U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

DRAFT – PHA Agency Plan

Annual Agency Plan for Fiscal Year 2016

Shola Olatoye
Chair & Chief Executive Officer

Date: June 26, 2015

PHA Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011

1.0 PHA Information

PHA Name: **New York City Housing Authority** PHA Code: **NY005**

PHA Type: ☐ Small ☐ High Performing ☒ **Standard** ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): **01/01/2016**

2.0 **Inventory** (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 177,666 Number of HCV units: 88,467

3.0 Submission Type

☐ **5-Year and Annual Plan** ☒ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 **5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 **Mission.** State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The New York City Housing Authority (NYCHA)'s mission is to increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services. More than 400,000 New Yorkers reside in NYCHA's 328 public housing developments around the five boroughs, and another 235,000 receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Leased Housing Program. To fulfill its vital mission and even better serve residents while facing dramatic reductions in traditional government funding, NYCHA is developing new financing options and building innovative partnerships across the public, private, and non-profit sectors. These strategies are helping NYCHA to address many key challenges, from preserving aging housing stock through timely maintenance and modernization of developments, to increasing resident access to a multitude of community, educational and recreational programs, as well as job readiness and training initiatives.

5.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PLEASE SEE ATTACHMENT F

6.0 **PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

PLEASE SEE ATTACHMENT B

7.0 **Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*

	PLEASE SEE ATTACHMENT C
8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable. **PLEASE SEE ATTACHMENT D**
8.1	**Capital Fund Financing Program (CFFP).** ☒ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	**Housing Needs**. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. **PLEASE SEE ATTACHMENT E**
9.1	**Strategy for Addressing Housing Needs**. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** **PLEASE SEE ATTACHMENT E**
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **PLEASE SEE ATTACHMENT F**
11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Supporting Documents Available for Review

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

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

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

NOTICE

New York City Housing Authority Proposed Amendment to the Agency Plan for FY 2015 and the Draft Agency Annual Plan for FY 2016

AVAILABILITY OF THE DRAFT AGENCY ANNUAL PLAN FOR PUBLIC INSPECTION

The public is advised that the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2016* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting June 26, 2015 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2016* and supporting documents. The *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2016* will *also* be available at the following locations:

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

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

PUBLIC COMMENT

The public is invited to attend any of the five scheduled town hall discussions at which the public may raise questions regarding the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Annual Plan for FY 2016*. These discussions will be held from 6:00 pm to 8:00 pm on the dates and locations shown below **unless noted otherwise**.

Thursday. July 9, 2015		**Thursday, July 16, 2015**
Brooklyn St. Francis College 180 Remsen Street Brooklyn, New York 11201		*Queens* Joint Industry Board 158-11 Jewel Avenue Flushing, New York 11365
Monday, July 20, 2015	**Wednesday, July 22, 2015**	**Monday, July 27, 2015**
Staten Island Gerard Carter Community Center 230 Broad Street Staten Island, New York 10304	***Bronx*** Cardinal Hayes High School 650 Grand Concourse Bronx, New York 10451	***Manhattan*** Borough of Manhattan Community College, 199 Chambers Street, New York, NY 10007

The public is also invited to comment on the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Annual Agency Plan for FY 2016* at a public hearing to be held on August 11, 2015 from 5:30 p.m. to 8:00 p.m. at:

Pace University - Schimmel Center for the Arts
3 Spruce Street
New York, New York 10038

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

Written comments regarding the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Annual Agency Plan for FY 2016* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than August 30, 2015.** Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to annualplancomments@nycha.nyc.gov.

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

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

AVISO

Enmienda propuesta al Plan de la Agencia para el año fiscal 2015 y el Borrador del Plan de la Agencia para el año fiscal 2016 de la Autoridad de Vivienda de la Ciudad de Nueva York

DISPONIBILIDAD DEL BORRADOR DEL PLAN DE LA AGENCIA PARA SU INSPECCIÓN PÚBLICA

Se anuncia al público que la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016* estarán disponibles para su inspección pública en la oficina central de NYCHA ubicada en 250 Broadway, New York, NY, a partir del 26 de junio de 2015 entre las 9:30 a.m. y las 4:30 p.m. Si desea concertar una cita para revisar la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016* y los documentos de respaldo, llame al (212) 306-3701. La *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016* también se encontrarán disponibles en los siguientes lugares:

- En el sitio de NYCHA en Internet, que se encuentra en **http://www.nyc.gov/nycha**
- En la oficina de la administración de *cada* residencial de vivienda pública de NYCHA durante el horario de oficina.
- En los centros comunitarios/oficinas municipales que se enumeran a continuación en el horario de 9:00 a.m. a 7:30 p.m.:

Centro Comunitario de Manhattanville 530 West 133rd Street Nueva York, Nueva York Taft Senior Center 1365 5th Avenue Nueva York, Nueva York Centro Comunitario de Sedgwick 1553 University Avenue Bronx, New York	Centro Comunitario de Soundview 1674 Seward Avenue Bronx, New York Operaciones Comunitarias de Queens Oficina Municipal 70-30 Parsons Boulevard Flushing, New York	Operaciones Comunitarias de Staten Island Oficina Municipal 126 Lamport Avenue Staten Island, New York Centro para la Tercera Edad de Brownsville 528 Mother Gaston Boulevard Brooklyn, New York

COMENTARIO PÚBLICO

El público está invitado a participar de cualquiera de las cinco asambleas públicas en las cuales se podrán realizar preguntas acerca de la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual para el año fiscal 2016.* Estas asambleas se llevarán a cabo entre las 6:00 p.m. y las 8:30 p.m. en las fechas y localidades que se muestran a continuación, **a menos que se indique lo contrario**.

Jueves 9 de julio de 2015		**Jueves 16 de julio de 2015**
Brooklyn St. Francis College 180 Remsen Street Brooklyn, New York 11201		*Queens* Joint Industry Board 158-11 Jewel Avenue Flushing, New York 11365
Lunes 20 de julio de 2015	**Miércoles 22 de julio de 2015**	**Lunes 27 de julio de 2015**
Staten Island Centro Comunitario Gerard Carter 230 Broad Street New York, New York 10304	***Bronx*** Cardinal Hayes High School 650 Grand Concourse Bronx, New York 10451	***Manhattan:*** Borough of Manhattan Community College, 199 Chambers Street, New York, NY 10007

También invitamos al público a expresar sus comentarios acerca de la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016* durante una audiencia pública que se celebrará el **11 de agosto de 2015** entre las 5:30 p.m. y las 8:00 p.m. en:

Pace University - Schimmel Center for the Arts
3 Spruce Street
New York, New York 10038

Todas las localidades que se mencionan anteriormente son accesibles para personas con limitaciones físicas y se puede llegar a ellas utilizando transporte público. Si desea obtener información acerca de opciones de trasporte diríjase a http://tripplanner.mta.info o llame a la línea de información sobre transporte público de la MTA/NYC al (718) 330-1234.

Alentamos la presentación de comentarios escritos sobre la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016.* Para que se los tome en consideración, **los comentarios deben recibirse mediante correo postal de los Estados Unidos o fax a más tardar el 30 de agosto de 2015.** Los comentarios escritos pueden enviarse por fax al (212) 306-7905. Los comentarios pueden enviarse a la dirección que aparece a continuación y también pueden enviarse por correo electrónico a annualplancomments@nycha.nyc.gov.

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

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Primera Ejecutiva

ANNUAL PLAN MEETINGS

NEW YORK CITY HOUSING AUTHORITY

Join the conversation and get informed on issues impacting your home and community.

Highlights of the meeting presentation can be found at on.nyc.gov/nycha-fy16

Public Hearing

Tuesday, August 11, 2015
5:30 p.m. to 8:00 p.m.
Pace University
Michael Schimmel Theater
3 Spruce Street (near Gold Street)
New York, NY 10038

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Covering:

NYCHA's Draft FY 2016 Annual Plan and Amendment to FY 2015 Annual Plan

All Town Hall Discussions take place 6–8 pm.

Brooklyn
Thursday, July 9, 2015
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Staten Island
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Bronx
Wednesday, July 22, 2015
Cardinal Hayes High School
650 Grand Concourse
Bronx, NY 10451

Manhattan
Tuesday, July 28, 2015
Borough of Manhattan Community College
199 Chambers Street
New York, NY 10007

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Executive Summary
NYCHA's Draft Agency Plan for FY 2016

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

The Draft Agency Plan for FY 2016 is available for public review at NYCHA's Central Office and each development's management office as well as on NYCHA's web page (www.nyc.gov/nycha). NYCHA will also provide a copy of the Draft Agency Plan to each public housing Resident Association President.

NYCHA will hold five town hall meetings during July and a public hearing at Pace University in Manhattan on August11, 2015. NYCHA will accept written comments on the Draft Agency Plan through its post office box and fax through August 30, 2015. Please see the Notice on page 6. Comments may also be emailed to annualplancomments@nycha.nyc.gov. NYCHA met with the Resident Advisory Board ("RAB") members for their comments in eight meetings between February and May 2015.

NYCHA's Draft Agency Plan to the U.S. Department of Housing and Urban Development ("HUD") will be submitted on October 19, 2015. Following NYCHA's submission, HUD has 75 days in which to review and approve the plan.

NYCHA's priorities for the coming year are outlined on pages 12 through 17.

NextGeneration NYCHA

On May 19, 2015, Mayor de Blasio and NYCHA Chair and CEO Shola Olatoye announced NextGeneration NYCHA (NextGen), a comprehensive ten-year plan to stabilize the financial crisis facing New York City's public housing and deliver long-needed improvements to residents' quality of life by changing the way NYCHA is funded, operated and how it serves its residents. Developed with the input of hundreds of stakeholders and residents, NextGen is the most inclusive plan in City history to tackle the critical needs in public housing head on.

In its worst financial position in more than 80 years, NYCHA faces nearly $2.5 billion in a cumulative projected operating deficit over the next ten years, and nearly $17 billion in unmet capital needs for major infrastructure repairs. Billions in underfunding from all levels of government, outdated and inefficient management, and rapidly deteriorating buildings have jeopardized the future of the nation's oldest and largest public housing authority.

Developed over one year from 150 collaborative meetings with NYCHA residents, stakeholders and elected officials, NextGen builds on the de Blasio administration's commitment to stabilize, preserve and revitalize public housing. By cutting costs, instituting modern and effective management practices, and targeting new sources of revenue, over ten years the plan's 15 strategies will both reduce NYCHA's capital needs by $4.6 billion and produce a cumulative operating surplus of over $200 million. NextGen will transform NYCHA into a more effective and efficient property management that has the funding and flexibility to be more responsive to the over half-million New

Yorkers it serves. Collectively, these advances will help physically and financially safeguard public housing for future generations.

The full report – including complete goals and strategies – can be viewed at on.nyc.gov/nextgeneration and social media activity can be followed at #NextGenNYCHA.

Goal 1: A Secure Financial Future – *achieve short-term financial stability and diversify funding for the long term*

- ***Immediate Stabilization***: City relief of NYCHA's Payment in Lieu of Taxes (PILOT), building on the already-waived $70 million annual payment to the NYPD, to achieve an additional $30 million in operating savings per year.
- ***Streamlining Operations***: Integration and attrition of 1,000 central office positions into other City services and agencies to achieve approximately $90 million in operating savings per year.
- ***Modernized Rent Collection***: Improving rent and fee collection by working closely with residents and updating procedures to achieve $30 million in revenue per year.
- ***Reducing Commercial Vacancies***: Efficiently lease more of the over two million square feet of non-residential ground floor spaces to achieve up to $1 million in operating revenue per year.
- ***Increasing Parking Revenues***: Boost parking revenues – while capping resident parking rates at no more than $150 a month – by increasing occupancy and rates to achieve up to $5 million in operating revenues per year.

Goal 2: Property Management For Tomorrow – *operate efficiently and effectively*

- ***Mobile Solutions***: Launch MyNYCHA, a mobile app for residents to create, submit, track and update maintenance service requests, view alerts and outages, and schedule inspections 24/7 to achieve enhanced customer service. There will still be a call-in number for residents.
- ***Enhanced Development Operations***: Immediately begin reducing time to deliver basic maintenance to seven days at 18 developments identified for NYCHA's new Optimal Property Management Operating Model (OPMOM) system. During 2016, begin to roll out best practices from this work to all NYCHA developments with the goal of achieving similar service response times portfolio wide.
- ***Improved Sustainability***: Join citywide efforts to reduce waste and implement recycling across NYCHA developments by the end of 2016 to achieve greater sustainability.
- ***Increased Energy Efficiency***: Execute a series of competitive Energy Performance Contracts (EPCs) to upgrade and retrofit thousands of buildings to achieve lower energy costs and energy consumption.
- ***Resiliency:*** Deploy $3 billion of funding from FEMA to repair and protect over 200 buildings that sustained significant damage from Superstorm Sandy to achieve more resilient developments.
- ***Safety & Security***: Building on capital from the Mayor and City Council, NYCHA will invest an additional $100 million to install enhanced security measures, including exterior lighting, cameras, news doors and layered access, which have already led to a ten percent reduction in violent crime at 15 high-crime developments.

Goal 3: (Re)build & Reinvest – *rebuild, expand, and preserve the City's public and affordable housing stock*

- ***Roof Replacements***: Allocate $100 million per year for the next three years and call on the State to match the funds for a comprehensive roof replacement program to reduce mold, repair leaks, and restore paint to reduce capital needs by $600 million.
- ***Expand Affordable Housing***: Transform underutilized NYCHA-owned property to create 10,000 affordable housing units – five percent of the new construction called for in Housing New York. NYCHA will also explore a limited number of mixed-income developments on underutilized land over the next ten years, with 50 percent of new housing dedicated to low-income families making no more than 60 percent AMI, or approximately $46,600 for a family of three (the average NYCHA household size is 2.3). These efforts will bring at least $500 million in revenue over ten years for building improvements and better community amenities at adjacent developments, and to support NYCHA's broader financial needs.
- ***Leveraging HUD preservation programs***: NYCHA will renovate and upgrade thousands of units by maximizing the more prevalent and flexible federal subsidy available through Section 8. In all circumstances, NYCHA retains decision-making control, ensuring that affordability and tenant rights are maintained and protection is in place from future conversion to market-rate units.
- ***Rental Assistance Demonstration (RAD) Program***: NYCHA will shift approximately 1,400 units at Ocean Bay Apartments – Bayside in Far Rockaway to project-based Section 8 through HUD's Rental Assistance Demonstration (RAD) program, financing critical building repairs and achieving ten-year operating revenue of $66 million and reducing capital needs by $87 million.
- ***Increase Operating Subsidy***: Subject to HUD approval, over the next ten years NYCHA will more aggressively pursue federal subsidy, including Section 8, for its 5,000 currently unsubsidized units, achieving new operating revenue of $60 million per year.
- ***Convert Scattered-Site Portfolio to Section 8***: Over ten years, subject to HUD approval, NYCHA could convert 6,380 public housing units in scattered site developments – which are more difficult and costly to manage – to project-based Section 8 to achieve ten-year operating revenue of $18 million and reduce capital needs by $1.35 billion.
- ***Rehabilitate "Obsolete" Units***: Over ten years, subject to HUD approval, NYCHA could convert 8,313 public housing units in properties where the cost of rehabilitation exceeds the cost of new construction to project-based Section 8 to achieve ten-year operating revenue of $26 million and reduce capital needs by $1.6 billion.
- ***Strategic Planning for Capital Repairs***: For the first time, NYCHA will institute a capital planning process by analyzing the needs of the entire portfolio, rather than the current case-by-case basis, and prioritizing repairs and upgrades that make the most effective use of limited funds and deliver capital projects more efficiently.
- ***Modern Design***: Update its decades-old design guidelines for renovations and new construction, focusing on modern and efficient design, accessibility, appeal, and safety to improve the quality of life for residents.

Goal 4: Forward, Together – *connect residents to best-in-class social services*

- ***Better Social Services for Residents***: NYCHA will move away from directly providing social services to connecting residents to best-in-class services from expert providers. As part of this partnership coordination effort, beginning July 1, the Department of Youth and Community

Development (DYCD) will begin to operate 24 community centers and the Department for the Aging (DFTA) will begin to operate 17 senior centers, providing residents best-in-class services from specialized providers, saving NYCHA an average of $16 million per year.

- ***Leverage Philanthropic Funding***: Launch the Fund for Public Housing, a nonprofit 501(c)(3) with the goal of raising $200 million over three years in philanthropic dollars to support linking NYCHA residents to third-party service providers to improve social service delivery and access to economic opportunity for residents.
- ***Economic Empowerment:*** Double the number of residents connected to jobs in next ten years to 4,000 annually through NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) and community partners.
- ***Pathway to Trade Jobs***: Provide over 500 residents with apprenticeships and a pathway to union membership over the next five years through a Project Labor Agreement with the Building and Construction Trades Council of Greater New York to help residents achieve skills and access to better paying jobs.

We have already begun to transform our operations through a ***NextGeneration NYCHA*** lens:

- The City has already waived – in perpetuity- NYCHA's annual payment to the NYPD.
- The City Council provided the funds to install 29 additional CCTV projects in 2015.
- Upon receipt, NYCHA will deploy $100 million in asset forfeiture funds to install exterior lighting, cameras, new doors, and layered access, and to develop programming, at 15 high-crime developments designated through the Mayor's Action Plan for Neighborhood Safety.
- In January 2015, NYCHA launched the new Optimal Property Management Operating Model (OPMOM) to empower local property managers at 18 developments spanning 22,386 units to build their own budgets, hire their own staff, and purchase materials from the central office. NYCHA will ultimately assemble best practices from OPMOM and deliver them portfolio-wide to all 328 developments by 2016, with the goal of reducing repair times for basic maintenance to a maximum of seven days at OPMOM developments.
- A new recycling initiative launched in May 2015 will make our developments more sustainable while improving quality of life for residents. Through this collaborative effort with the Department of Sanitation, NYCHA will be in compliance with the City's recycling law by the end of 2016.
- Our public/private partnerships continue to model the power of collective impact in solving complex problems. For example, Citi and NYCHA have created a public/private partnership to launch Doorways to Opportunity, a $1.4 million suite of programs that will provide NYCHA residents with access to employment training, jobs, financial counseling, tax preparation services, and business development support.
- HUD recently accepted NYCHA's participation in Rental Assistance Demonstration (RAD). In June 2015, NYCHA will release a Significant Amendment to the FY 2015 Annual Plan shift approximately 1,400 units at Ocean Bay Apartments – Bayside in Far Rockaway to project-based Section 8 through HUD's Rental Assistance Demonstration (RAD) program, financing critical building repairs and achieving ten-year operating revenue of $66 million and reducing capital needs by $87 million.
- NYCHA will be releasing an RFP in the summer of 2015 for development of affordable housing at the three ***NextGeneration NYCHA*** pilot sites (Ingersoll, Mill Brook, and Van Dyke). NYCHA will negotiate with selected developers to obtain a share of the developer fee. NYCHA residents will have the opportunity to apply for the units in the new buildings through a HUD regulated lottery.

NextGeneration NYCHA – Community Visioning

In the summer of 2014, three NYCHA developments were selected to participate in the NextGeneration NYCHA pilot, an initiative to convene residents to create long-term visions for their communities. Through this process, NYCHA aims to strengthen partnerships and redirect resources from duplicative services, enabling a variety of improvements to NYCHA communities and their surrounding neighborhoods. The pilot developments have a combined total of 4,917 apartments with almost 11,000 residents:

- Mill Brook Houses, Mott Haven, South Bronx
- Ingersoll Houses, Fort Greene/Downtown Brooklyn
- Van Dyke Houses, Brownsville, Brooklyn

Residents led the creation of community vision plans to guide each community into the next generation. The common and clear themes of the residents' visions informed the ***NextGeneration NYCHA*** vision of "safe, clean, and connected communities." The community vision plans were published in November 2014, and NYCHA has been working directly with residents since then to facilitate implementation of the vision plans. The residents meet monthly to tackle the priorities they identified: topics like affordable housing, safety and security, maintenance and repairs, jobs, neighborhood services, issues concerning children and older adults, and needs of the physical environment.

NextGeneration NYCHA reflects the hard work and input of NYCHA's residents and staff to realize the vision of safe, clean, and connected NYCHA communities.

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

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

NYCHA has already played a key role in advancing **Housing New York's** goals. In 2014, NYCHA contributed land for the creation of 499 units of affordable housing. To combat homelessness, NYCHA has provided homes to more than 1,000 homeless families over the last year (865 in public housing and more than 280 through Section 8). ***NextGeneration NYCHA*** lays out how the Authority will contribute further to the affordable housing goals of **Housing New York**.

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

Lastly, ***NextGeneration NYCHA*** is a part of **OneNYC**, the Mayor's plan for growth, sustainability, resiliency, and equity released in April 2015. As NYC heads into its fifth century and tackles the

challenges of a growing population, an evolving economy, and growing inequality, ***NextGeneration NYCHA*** plays an important role in ensuring the vision of a thriving, just, equitable, sustainable and resilient city.

ATTACHMENT B
PHA PLAN UPDATE

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

• Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures • Financial Resources • Rent Determination • Operation and Management • Community Service and Self-Sufficiency • Hope VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, and Project Based Vouchers • Housing Needs	• Statement of Progress in Meeting Mission and Goals – FY 2015 to FY 2019 • Admissions Policy for Deconcentration • Resident Advisory Board Members • PHA Management Organizational Chart • Assessment of Site-Based Waiting List • Agendas of Meetings Held with NYCHA's Resident Advisory Board • Resident Employment Data

B) Identify the specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan.

The *Draft Agency Annual Plan for FY 2016* is available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY between the hours of 9:30 a.m. to 4:30 p.m. *The Draft Agency Annual Plan for FY 2016* is also available at the following locations:

- On NYCHA's webpage, which is located on **http://www.nyc.gov/nycha**
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 a.m. to 7:30 p.m.:

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

C) PHA Plan Elements (24 CFR 903.7)

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

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)

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

☐ Other: (describe)

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe)

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

c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

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

(2)Waiting List Organization

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

☐ Community-wide list
☒ Sub-jurisdictional lists *(By NYC Borough)*
☒ Site-based waiting lists ***See Attachment K***
☐ Other (describe)

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

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

NYCHA maintains three Customer Contact Centers serving the five boroughs of New York City. Applicants may also apply online at NYCHA's website.

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

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

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

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

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

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

NYCHA maintains three Customer Contact Centers serving the five boroughs of New York City.

(3) Assignment

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

☒ One
☐ Two
☐ Three or More

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

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

(4) Admissions Preferences

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

Approximately 68 percent of the families admitted to public housing during calendar year 2014 have been households with incomes at or below 30 percent of area median income.

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies *(fire related or uninhabitable only)*
☐ Overhoused
☐ Underhoused
☐ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)

Tenant transfers for reasonable accommodation – NYCHA is considering assigning these tenants a higher transfer priority in TSAP. Currently the persons with a disability requesting a reasonable accommodation transfer are assigned a T3 priority. The transfer priorities for reasonable accommodation range from T3 to T0.

Families displaced for development renovation that must move within six months.

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

Families displaced due to a natural disaster.

Accessible Apartments.

Under occupied families as a result of a stipulation in a Termination of Tenancy proceeding.

Families willing to cooperate with NYPD as witnesses on condition they are transferred to a different location.

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

Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

Intimidated Witnesses.

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

Doubled up in apartment not subsidized by NYCHA .

Overcrowded in apartment not subsidized by NYCHA.

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

Referrals from the New York City Department of Homeless Services.

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

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

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

Date and Time

Former Federal preferences:
1, 3 Homelessness
1 Involuntary Displacement (Disaster, Government Action, Inaccessibility, Property Disposition)
2 Victims of Domestic Violence
3 Action of Housing Owner
3 Substandard Housing
3 High Rent Burden
Other preferences (select all that apply)

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

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

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

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

2 - Intimidated Witnesses.

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

3 – Doubled up in apartment not subsidized by NYCHA.

3 – Overcrowded in apartment not subsidized by NYCHA.

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

3 - Families headed by persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including NYCHA residents and homeless persons, who are referred by designated public and private social service agencies (Stanton Street).

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

Admission income limits apply at certain developments, as follows: At tax credit developments, family income must not exceed 60 percent of area median income. At Section 8 project based developments, family income must not exceed 50 percent of area median income. At Forest Hills Coop, there is an adjusted minimum income limit (after allowable deductions) based on the number of bedrooms, and families are required to pay equity based on the number of bedrooms. At all other developments, family income must not exceed 80 percent of area median income.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

All lower income developments.

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

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

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

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

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

☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:
All lower income developments.

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

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

B. Section 8

(1) Eligibility

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

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

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

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

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

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

☐ Criminal or drug-related activity
☒ Other (describe below)
If requested, NYCHA will provide the property owner with the voucher holder's last address.

(2) Waiting List Organization

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

☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

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

☐ PHA main administrative office
☒ Other (list below)

NYCHA's waitlist is currently closed. However, if the waitlist were to reopen, persons interested in applying may do so online; or may complete an application in person at a NYCHA Customer Contact Center. There is a Customer Contact Center in the Bronx, Brooklyn, and Queens.

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Preferences	Description
1	Homeless Referrals from NYC agencies
2	Intimidated Witness or Victim of Domestic Violence- Referred by Prosecutorial or Law Enforcement Agency to NYCHA's Family Services Department

	Intimidated Witness - Referred by Prosecutorial or Law Enforcement Agency to NYCHA's Family Services Department
3	NYCHA residents required to move because unit is not habitable
4	Mobility Impaired and Residing in Inaccessible Housing
5	Extremely under occupied in a NYCHA apartment, and on waiting list
6	Elderly persons and persons with disabilities
7	All other applicants

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

Date and Time

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

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

Preferences	Description
1	Homeless Referrals from NYC agencies
2	Intimidated Witness or Victim of Domestic Violence- Referred by Prosecutorial or Law Enforcement Agency to NYCHA's Family Services Department
3	NYCHA residents required to move because unit is not habitable
4	Mobility Impaired and Residing in Inaccessible Housing
5	Extremely under occupied in a NYCHA apartment, and on waiting list
6	Elderly persons and persons with disabilities
7	All other applicants

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application

☐ Drawing (lottery) or other random choice technique

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

☐ Through published notices
☒ Other (list below)

NYCHA Canvasses applicants on its regular wait list who appear to meet qualification for special programs. NYCHA also accepts referrals from City and other agencies, like the US Department of Veterans Affairs.

Veterans Affairs Supportive Housing (VASH)

The Authority has a total allocation of 2,616 vouchers. NYCHA is administering VASH vouchers in partnership with the US Department of Veterans Affairs ("VA") and the New York City Department of Homeless Services ("DHS"). Applicants are identified, screened, and referred by the VA to NYCHA for eligibility certification and voucher issuance.

2. Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: 2016 Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. Federal Grants (FY 2016 grants)		
a) Public Housing Operating Fund	$909,823,807	
b) Public Housing Capital Fund (2015 Grant)	$306,356,088	
c) Annual Contributions for Section 8 Tenant-Based Assistance	$1,007,441,263	
d) Community Development Block Grant	$675,000	*Provide services to the elderly*
Other Federal Grants (list below)		
Childcare Feeding Program	$2,500,000	*Provides meals and snacks at approximately 115 developments*
2. Prior Year Federal Grants (unobligated funds only) (as of March 11, 2015		
FY 2012 Capital Fund	$9,161,586	*Modernization*
FY 2013 Capital Fund	$23,695,590	*Modernization*
FY 2014 Capital Fund	$134,169,638	*Modernization*
Replacement Housing Factor	$5,573,440	*Modernization*
HOPE VI Revitalization	$6,757,161	*Modernization and upgrades at Prospect Plaza*
Public Housing Development Grants	$2,133,012	*Modernization of former City/State developments*
1. Public Housing Dwelling Rental Income (includes City and State Developments)	$1,020,784,655	*Public housing operations, safety and security, and supportive Services*
4. Other income (list below)		
Other Revenue from Operations (includes City and State Developments)	$19,652,860	*Public Housing Operations*
Interest Income	$3,234,918	*Public Housing Operations*
Dept of Information Technology and Telecommunications Grant	$550,000	*Support Community Learning Centers and offer an array of new resources for digital literacy*

Financial Resources: 2016 Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Miscellaneous Income (includes Debt Service)	$46,070,956	*Public housing operations, safety and security, and supportive services*
Total resources	**$3,498,579,974**	

3. Rent Determination

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☒ $0
☐ $1-$25
☐ $26-$50

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

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

Rather than subject public housing residents to a two-step system, NYCHA has adopted a policy of allowing families with severe hardships, to have their rent obligation immediately reduced to a

level reflecting the family's verified income. In an appropriate case, rent could be as low as the minimum rent set out above. However, nothing in the Authority's policy lessens the family's obligation to cooperate and to verify the household's current income.

Residents may apply for an interim rent change when there is a 5 percent reduction in gross income, the current rent is more than 30 percent of net income and the reduction of income has lasted two months. The new policy reduces the waiting period from 3 months to 2 months of unemployment or long term disability.

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

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

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

The 2014 Omnibus Appropriations Act (PL 113-76), which funded federal discretionary programs through September 30, 2014, was passed by Congress and signed into law by President Obama on January 17, 2014. Under Section 210 of the law, all public housing authorities are required to increase public housing flat rents to a minimum of 80 percent of Fair Market Rent (FMR). The law required all public housing authorities to make mandatory adjustments in rent and to come into compliance by June 1, 2014, with the understanding that that no family's rent will be increased by more than 35 percent in any year.

On July 25, 2014, NYCHA submitted a Significant Amendment to its FY 2014 Annual Plan to amend its flat rent policies to comply with the new federal law requirements. NYCHA requested HUD approval to phase in the flat rent increase over a five-year period for families with incomes less than 80 percent of FMR due to the potential financial burden of the rent increase on affected households. HUD approved a three-year phase-in of flat rent increases starting with the June 1, 2015 annual income reviews.

The Brooke Amendment concerning income-based rents remains in effect even with this change in law. Accordingly, rent will not exceed 30 percent of a household's income because public housing households will still pay the <u>lower</u> of the flat rent or 30 percent of household income.

Effective October 31, 2014, all **newly-admitted public housing residents or transfers** have the option of paying either the flat rent amount shown in the chart on the next page, or an income-based rent representing 30 percent of the household income, whichever is lower. NYCHA automatically charges the lower rent.

Apartment Size	FY 2015 Fair Market Rent	80% of FY 2015 Fair Market Rent	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	$1,196	**$957**	$957	$957	$957	$1,017
1 Bedroom	$1,249	**$999**	$999	$999	$999	$1,062
2 Bedroom	$1,481	**$1,185**	$1,185	$1,185	$1,185	$1,259
3 Bedroom	$1,904	**$1,523**	$1,523	$1,523	$1,523	$1,618
4 Bedroom	$2,134	**$1,707**	$1,707	$1,707	$1,707	$1,814
5 Bedroom	$2,454	**$1,963**	$1,963	$1,963	$1,963	$2,086
6 Bedroom	$2,774	**$2,219**	$2,219	$2,219	$2,219	$2,358

Please note: The Area Median Income (AMI) levels, as set by the U.S. Department of Housing and Urban Development (HUD), are the amounts in effect as of July 1, 2014.

For **current public housing residents**, NYCHA will offer two options at the family's next annual income review, staring in the third quarter of 2016 (**June 1st 2016 Annual Income Reviews**): either the flat rent amount shown in the chart below or an income-based rent representing 30 percent of the household income, whichever is lower. NYCHA automatically charges the lower rent.

Apartment Size	FY 2015 Fair Market Rent	80% of FY 2015 Fair Market Rent	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	$1,196	**$957**	$811	$861	$957	$1,017
1 Bedroom	$1,249	**$999**	$846	$900	$999	$1,062
2 Bedroom	$1,481	**$1,185**	$1,003	$1,065	$1,185	$1,259
3 Bedroom	$1,904	**$1,523**	$1,290	$1,370	$1,523	$1,618
4 Bedroom	$2,134	**$1,707**	$1,446	$1,536	$1,707	$1,814

5 Bedroom	$2,454	**$1,963**	$1,661	$1,766	$1,963	$2,086
6 Bedroom	$2,774	**$2,219**	$1,879	$1,997	$2,219	$2,358

- Current flat rent households with incomes less than 60 percent Area Median Income (AMI) currently pay less than 80 percent of FMR for their flat rent. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will increase their rents over the next two years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less.

    - There are approximately 11,000 flat rent households at NYCHA with incomes less than 60 percent AMI; this is 6 percent of the total number of NYCHA households.
    - The proposed rent increase of 18 percent will result in an average increase of $142 per month for 2016 for those families that are still at the Flat Rent. Most of these families (about 7,600) will transition to paying the income-based rent (30 percent of income) and are estimated to have an average rent increase of $37 (4 percent)
    - The average household income for these families is $38,560 and they currently pay an average of $798 a month in rent.
    - NYCHA will increase their rents over the next two years starting with the **June 1, 2016** annual income reviews.

- Flat rent households with incomes between 60 percent and 80 percent AMI currently pay less than 80 percent of the FMR for their flat rents. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will increase their rents over the next two years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less.

    - There are approximately 10,000 flat rent households at NYCHA with incomes between 60 percent and 80 percent AMI; this is 6 percent of the total number of NYCHA households.
    - The proposed rent increase of 10 percent will result in an average increase of $100 per month for 2016.
    - The average household income for these families is $50,108 and they currently pay an average of $968 a month in rent.
    - NYCHA will increase their rents over the next two years starting with the June 1, 2016 annual income reviews.

- Flat rent households with incomes between 80 percent and 100 percent AMI were charged 80 percent of the FMR for their flat rents with the 2014 fourth quarter annual income reviews and are in compliance with the FY 2014 Appropriations Act. These households will not have an additional rent increase in 2016 unless HUD increases the Fair Market Rents (FMR).

- Flat rent households with incomes greater than 100 percent of AMI currently pay 85 percent of the FMR for their flat rent and are in compliance with the FY 2014 Appropriations Act.

These households will not have an additional rent increase in 2016 unless HUD increases the Fair Market Rents (FMR).

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

☒ For the earned income of a previously unemployed household member

NYCHA has implemented the 24-month earned income disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).

☐ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

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

☐ Other (describe below)

e. Ceiling rents

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

☐ Yes for all developments

☐ Yes but only for some developments

☒ No

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

☐ For all developments

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

☐ For specified general occupancy developments

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

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

☐ Other (list below)

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

☐ Market comparability study

☐ Fair market rents (FMR)

☐ 95th percentile rents

☐ 75 percent of operating costs

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

☐ Operating costs plus debt service

☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

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

☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☒ Other (list below)

Decreases in family income must be reported as well as any change in family composition.

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

(2) Flat Rents

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

☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☒ Other (list/describe below)

NYCHA's Flat Rents are based on the requirements of the FY2014 Omnibus Appropriations Act (PL 113-76).

Section 8 Tenant-Based Assistance

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90 percent but below100 percent of FMR
☐ 100 percent of FMR
☒ Above 100 percent but at or below 110 percent of FMR
☐ Above 110 percent of FMR (if HUD approved; describe circumstances below)

NYCHA's payment standard can be set between 90 percent and 110 percent of FMR.

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

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

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket
☒ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)
☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below)

Federal Budget appropriation

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☐ $1-$25
☒ $26-$50

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

Exemption policies are described in the Section 8 Administrative Plan, which is a Supporting Document available for review. Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting NYCHA's central office, located at 250 Broadway, New York, New York, at (212) 306-3701 to schedule an appointment to review the documents.

4. Operation and Management

[24 CFR Part 903.7 9 (e)]

During FY 2016, NYCHA reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended.

A. PHA Management Structure

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

☒ An organization chart showing the PHA's management structure and organization is attached. (**Attachment J)**

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	**Units Or Families Served At Year Beginning 2016**	**Expected Turnover**
Public Housing	177,666	5,330
Section 8 Vouchers	88,467	3,546
ROSS Service Coordinator Grant 2012: To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	74 individuals	N/A
Service Coordinator	An average of 439 residents served monthly	N/A
Other Federal Programs(list individually)		

Child Care Feeding	5,400 youth served daily	N/A
Summer Lunch	Anticipate serving 3,750 youth daily	N/A
Elderly Safe at Home	An Average of 525 residents served monthly	N/A
Senior Resident Advisor	An average of 1,058 residents are served monthly	N/A
Family Self Sufficiency Program: A HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.	278 program participants	N/A

C. Management and Maintenance Policies

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

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

- NYCHA Management Manual
- NYCHA Housing Applications Manual
- NYCHA Human Resources Manual
- NYCHA Emergency Procedure Manual

- NYCHA Contract Procedure Resolution
- NYCHA General Memoranda
- NYCHA Deputy General Manager Memoranda
- NYCHA Standard Procedures

(2) Section 8 Management: (list below)

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

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

5. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☒ Other (list below)

Written request to the Leased Housing Correspondence Unit

6. Designated Housing for Elderly and Disabled Families

[24 CFR Part 903.7 9 (i)]

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to com7ponent 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

On May 11, 2015, NYCHA submitted a request to HUD for approval to continue to extend the designation of the elderly-only developments and buildings for an additional two years.

Designation of Public Housing Activity Description
1a. Development name: **Louis Armstrong I** 1b. Development (project) number: **NY005012100**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 95

7. Coverage of action (select one)
☒ Part of the development
☐ Total development

Designation of Public Housing Activity Description

1a. Development name: **Baruch Houses Addition**
1b. Development (project) number: **NY005010600**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 197
7. Coverage of action (select one)

☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **Dr. Ramon E. Betances I**
1b. Development (project) number: **NY005012110**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 88
7. Coverage of action (select one)
☒ Part of the development
☐ Total development

Designation of Public Housing Activity Description

1a. Development name: **Mary McLeod Bethune Gardens**
1b. Development (project) number: **NY005011250**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 210
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **Borinquen Plaza I**
1b. Development (project) number: **NY005012430**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒

Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 144 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: **Boston Road Plaza** 1b. Development (project) number: **NY005010390**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 235 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Bronx River Addition** 1b. Development (project) number: **NY005010320**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Reverend Brown** 1b. Development (project) number: **NY005012520**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Cassidy-Lafayette** 1b. Development (project) number: **NY005011170**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐

Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 380 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Chelsea Addition** 1b. Development (project) number: **NY005011340**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 96 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Claremont-Franklin** 1b. Development (project) number: **NY005013420**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 116
7. Coverage of action (select one)
☒ Part of the development
☐ Total development

Designation of Public Housing Activity Description

1a. Development name: **College Avenue/East 165th Street**
1b. Development (project) number: **NY005013080**

5. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 95
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **College Point Rehab** 1b. Development (project) number: **NY005011860**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 13 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **John Conlon LIHFE Towers** 1b. Development (project) number: **NY005010910**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 216 7. Coverage of action (select one) ☐ Part of the development

☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Edward Corsi** 1b. Development (project) number: **NY005010640**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 171 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Davidson** 1b. Development (project) number: **NY005013420**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 56
7. Coverage of action (select one)
☒ Part of the development
☐ Total development

Designation of Public Housing Activity Description

1a. Development name: **East 152nd Street-Courtlandt Avenue**
1b. Development (project) number: **NY005010280**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 130
7. Coverage of action (select one)
☒ Part of the development
☐ Total development

Designation of Public Housing Activity Description

1a. Development name: **Fort Washington Avenue**
1b. Development (project) number: **NY005013090**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒

Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Marcus Garvey (Group A)** 1b. Development (project) number: **NY005012520**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 86 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: **Glebe Avenue-Westchester Avenue** 1b. Development (project) number: **NY005010670**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 132 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Bernard Haber** 1b. Development (project) number: **NY005011660**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 380 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Harborview Terrace** 1b. Development (project) number: **NY005010220**
2. Designation type: Occupancy by only the elderly ☒

Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
6. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 195 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: **Hope Gardens** 1b. Development (project) number**: NY005012470**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected:130 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: **International Tower** 1b. Development (project) number: **NY005010910**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected:159
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **Kingsborough Extension**
1b. Development (project) number: **NY005010100**

2. Designation type:
Occupancy by only the elderly
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 184
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **LaGuardia Addition** 1b. Development (project) number: **NY005010760**
3. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Leavitt/34th Avenue** 1b. Development (project) number: **NY005011860**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected:83 7. Coverage of action (select one) ☐ Part of the development

☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Lower East Side I Infill** 1b. Development (project) number: **NY005011000**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 72 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: **Thurgood Marshall Plaza** 1b. Development (project) number: **NY005011250**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?

6. Number of units affected:180
7. Coverage of action (select one)

☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **Meltzer**
1b. Development (project) number: NY005011000

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 231
7. Coverage of action (select one)

☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **Middletown Plaza**
1b. Development (project) number: **NY005010340**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 179
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **John P. Mitchel**
1b. Development (project) number: **NY005011450**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 165
7. Coverage of action (select one)
☒ Part of the development
☐ Total development

Designation of Public Housing Activity Description

1a. Development name: **Morris Park Senior Citizens Home**
1b. Development (project) number: **NY005012410**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒

Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 97 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Morrisania Air Rights** 1b. Development (project) number: **NY005012670**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 300 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: **New Lane** 1b. Development (project) number: **NY005010350**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one)

Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 277 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name**: Palmetto Gardens** 1b. Development (project) number: **NY005012470**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 115 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **P.S. 139 (Conversion)** 1b. Development (project) number: **NY005011110**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐

Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 125 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Randall Avenue – Balcom Avenue** 1b. Development (project) number: **NY005010630**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 252 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Reid Apartments** 1b. Development (project) number: **NY005011670**

2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 230 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Ira S. Robbins Plaza** 1b. Development (project) number: **NY005011390**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description

1a. Development name: **Eleanor Roosevelt I** 1b. Development (project) number: **NY005011350**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 159 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: **Shelton Houses** 1b. Development (project) number: **NY005010910**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 155 7. Coverage of action (select one) ☐ Part of the development

☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Sondra Thomas Apartments** 1b. Development (project) number**: NY005011270**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 87 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Stuyvesant Gardens II** 1b. Development (project) number: **NY005012210**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 150
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **Surfside Gardens**
1b. Development (project) number: **NY005011700**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 270
7. Coverage of action (select one)
☒ Part of the development
☐ Total development

Designation of Public Housing Activity Description

1a. Development name: **Twin Parks East**
1b. Development (project) number: **NY005012270**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 219
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **Union Avenue/East 163rd Street**
1b. Development (project) number: **NY005013240**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒
Planned application ☐

4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015

5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 200
7. Coverage of action (select one)
☐ Part of the development
☒ Total development

Designation of Public Housing Activity Description

1a. Development name: **UPACA (Site 5)**
1b. Development (project) number: **NY005012410**

2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one)
Approved; included in the PHA's Designation Plan ☐
Submitted, pending approval ☒

Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **UPACA (Site 6)** 1b. Development (project) number: **NY005012410**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Van Dyke II** 1b. Development (project) number: **NY005011680**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐

Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 112 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Vandalia Avenue** 1b. Development (project) number: **NY005011940**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 293 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **West Brighton II** 1b. Development (project) number: **NY005010130**
2. Designation type:

Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 108 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **West Tremont/Sedgwick Avenue** 1b. Development (project) number: **NY005010450**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 148 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Gaylord White**

1b. Development (project) number: **NY005010090**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 247 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: **Carter G. Woodson** 1b. Development (project) number: **NY005011680**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☒ Planned application ☐
4. Date this designation approved, **submitted**, or planned for submission: May 11, 2015
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 407 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

7. Community Service and Self-Sufficiency

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

- Data Sharing – March 28, 2001
- Electronic Funds Transfer – April 9, 1998

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

☒ Public housing rent determination policies:

For the earned income of a previously unemployed household member, NYCHA has implemented the Earned Income Disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).

☒ Public housing admissions policies:

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

☐ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families

☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

☐ Preference/eligibility for public housing homeownership option participation

☐ Preference/eligibility for section 8 homeownership option participation

☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Program Name	**Units or Families Served at Year Beginning 2015**	**Expected Turnover**
ROSS Service Coordinator Grant 2012: To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	74 individuals	N/A
Family Self Sufficiency Program: A HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.	278 program participants as of 2/28/2015	N/A

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) Intake & Assessment				
REES Information Sessions: Participants receive an orientation to REES and REES partner services, as well as an individual assessment and referrals to REES partner providers for appropriate services	1,115 Public Housing residents attended an information session as of 2/28/2015	Self-referred, unemployed and under-employed public housing & Section 8 residents	REES offices located at central office location in Downtown Brooklyn / Offsite information sessions once a month at NYCHA community centers	Public Housing Residents/ Section 8 Residents
REES Hotline Activity: The REES hotline serves facilitates over the phone resident self-refers to partner programs and serves as a resource for residents reserve for upcoming events, testing and information sessions.	5,511 calls received as of 2/28/2015	Self-referred, unemployed and under-employed public housing & section 8 residents	Via phone	Public Housing /Section 8 residents
REES Microsite Activity: The microsite provides information about economic opportunity services, events and job opportunities available through REES and its partners. Residents can use the site to take action and "self-refer" to programs through downloadable referral slips and RSVP for events.	24,340 unique visitors as of 2/28/2015	Self-referred, unemployed and under-employed public housing & section 8 residents	Via REES' microsite: www.opportunitynycha.org	Public Housing / Section 8 residents
REES Job Placement				
Direct job placement facilitated by REES through the Section 3 mandate, the NYCHA REP policy, the NYCHA Resident Training Academy	329 residents placed in jobs in as of	Self-referred unemployed and under-employed public housing residents	REES offices located at central office location in Downtown Brooklyn	Public Housing Residents

	2/28/2015			
Section 3: A HUD-mandated regulation whose purpose is to ensure that employment and other economic opportunities generated by Federal assistance to public housing authorities shall, to the greatest extent feasible, be directed to public housing residents and other low and very low-income persons. Resident Employment Program (REP): An alternative program for implementing Section 3. Established on January 1, 2001, REP requires that 15 percent of the total labor cost (including fringe benefits) of a contract in excess of $500,000 for modernization, new construction and building maintenance work taking place at public housing developments, be expended on resident hiring and/or training.	Total Projected Hires on contracts award as of as of 2/28/2015: 463	Public Housing and Section 3 Residents	REES offices at Downtown Brooklyn, Contractor and work locations throughout NYCHA	Public Housing & Section 3 residents
Jobs Plus: Through 9 coordinated sites, the Jobs Plus employment program seeks to raise the level of employment for the residents of selected developments by increasing family income through: Employment related services Rent incentives that help make work pay Neighbor to neighbor support to work • Jobs-Plus is administered by NYCHA, HRA, CEO and OFE	624 Placements as of 2/28/2015	Public Housing Residents	• East Harlem – Hostos Community College • South Bronx Site I – Bronx Works • South Bronx Site I – FEGS/East Side Settlement House • Western Queens – Urban Upbound • Lower East Side – Henry Street Settlement House	Public Housing Residents of Must be a public housing resident of target site location.

			• Central Brooklyn – Bedford Stuyvesant Restoration Corporation • Northwest Bronx – Goodwill Industries • Staten Island – Arbor ResCare	
REES Connection to Services				
Recruitment for Cohort Based Services and program enrollment: Services in the following categories are offered through REES partners in the five boroughs Vocational Training Adult Education Financial Education • Business Planning	115 residents enrolled in classes and trainings as of 2/28/2015	Residents are recruited in time-bound, targeted recruitment campaigns that may include information sessions, pre-screening events, and targeted mailings, phone-banking and web-based outreach. Recruitment is based on minimum criteria of each program	Services provided at partner locations	Public Housing Residents/ Section 8 residents
Referrals to Ongoing Services: Services in the following categories are offered through REES partners in the five boroughs • Vocational Training • Adult Education • Financial Counseling • SNAP Access • Workforce Development • Business Planning	896 residents were referred to ongoing services as of 2/28/2015	Residents are referred by NYCHA staff from multiple departments, including REES, through a web based system that notifies providers to engage with a referred resident. There are no minimum criteria	Services provided at partner locations	Public Housing / Section 8

		other than the residents consent to participate in the service provision.		
NYCHA Resident Training Academy (NRTA): Provides employment-focused training and job placement assistance to NYCHA residents in the constructional and janitorial fields (supported by the Robin Hood Foundation)	79 graduates in the NRTA program year as of 2/28/2015	Public housing residents are recruited through multiple outreach channels and complete an initial pre-screen with REES staff. Program referrals are based on testing, pre-screening, interest, and other eligibility requirements and qualifications.	CITY Technical College/ Brooklyn Workforce Innovations	Public Housing Residents

(2) Family Self Sufficiency Program

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2013 Estimate)	Actual Number of Participants (As of: 03/01/15)
Public Housing	0	0
Section 8	0	266

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

REES restarted the Housing Choice Voucher (HCV) (Section 8) Family Self Sufficiency (FSS) program in the fall of 2010 which was discontinued in 2008 due to insufficient funding. Upon restarting the program, REES offered enrollment priority to families who were participants when the program was discontinued. Currently, enrollment is opened to all Section 8 voucher holders. To date, the program has enrolled 226 participants, of which 33 percent have escrow accounts averaging $1,491 per participant in escrow. At the end of 2013 and continuing in 2014, REES piloted a new "central enrollment" method leveraging the department's Outreach and Intake Team to conduct information sessions and complete applications, therefore expanding capacity of the FSS coordinator

to enroll more residents. REES currently has funding for one FSS coordinator. We expect to continue this method in 2014 as a way to move toward our minimum required enrollment numbers more quickly.

C. Welfare Benefit Reductions

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

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies

☒ Informing residents of new policy on admission and reexamination

☒ Actively notifying residents of new policy at times in addition to admission and reexamination. ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

☒ Establishing a protocol for exchange of information with all appropriate TANF agencies

☐ Other: (list below)

8. Safety and Crime Prevention

[24 CFR Part 903.7 9 (m)]

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

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

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments

☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

☐ Residents fearful for their safety and/or the safety of their children

☐ Observed lower-level crime, vandalism and/or graffiti

☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

☒ Other (describe below)

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

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

☒ Safety and security survey of residents

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

3. Which developments are most affected? (list below)
The Strategic Plan for the New York City Police Department's Housing Bureau is included in the Supporting Documents of the Annual Plan.

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

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

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

2. Which developments are most affected? (list below)
The Strategic Plan for the New York City Police Department's Housing Bureau is included in the Supporting Documents of the Annual Plan.

C. Coordination between PHA and the police
1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

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

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

9. Pet Policy

♦ **Registration:** A resident **MUST** submit to NYCHA a registration form (available at the management office) for every dog, cat or Service Animal within **30** days after it is obtained. The dog weight limit of 25 pounds and specific breed restrictions apply to any dog registered on or after May 1, 2009. (**Compliance with the new policy was extended to February 1, 2010**). After the registration form is submitted the resident is given a grace period of up to an additional 90 days to submit a veterinarian certification showing that the dog or cat was examined, was spayed or neutered, has a current rabies vaccination and that the dog is licensed by the NYC Department of Health and Mental Hygiene.

A dog or cat that is not registered is prohibited and may not reside in or visit a NYCHA apartment.

♦ **Dog/Cat:** A household may own either **one** dog or **one** cat.

♦ **Weight limit-Dogs:** Dogs that are expected to weigh over **25** pounds when full grown, are not permitted.

♦ **Prohibited Dogs:** Residents are not permitted to keep dangerous dogs, fighting dogs or attack dogs on NYCHA property. Specifically prohibited dog breeds (either full breed or mixed breed) include: **Doberman Pincher**, **Pit Bull** and **Rottweiler**.

♦ **Other Pets:** Reasonable quantities of other pets such as small caged birds (parakeets, canaries), fish and small caged animals (hamsters, gerbils guinea pigs), maintained in accordance with the NYC Health Code, are permitted. These animals do not need registration. This paragraph does not include dogs or cats.

♦ **Dangerous Pet:** Animals that are vicious, threatening, bite people or are otherwise prohibited by law, are forbidden.

♦ **Pet Conduct:** Pets must be kept in a manner that will not create a nuisance, not create excessive noise and not create an unsafe or unsanitary condition. A pet must not injure, cause harm to or threaten other people; must not cause damage to personal property or to other animals. A pet must not damage NYCHA property or premises, including buildings (inside or outside an apartment), elevators, common grounds, trees, shrubs or ground cover.

♦ **Pet Waste:** Pet owners must clean up after their pets, in their apartment and in public areas. Dispose of pet waste, including cat litter box filler, in the compactor with the regular garbage, **not** in the toilet.

♦ **Dog Leash:** A dog must always be kept on a leash, **six** feet long or less, while in a public area.

♦ **Pet-Free Zone:** Pets are not allowed to enter a designated "no-pet" area, such as a Management Office, playground, Community Center, laundry room, basement area, barbecue area, roof or roof landing.

- **Spay/Neuter:** Dogs and cats must be spayed or neutered.
- **Vaccination:** Dogs and cats must have a current rabies vaccination.
- **Dog Tag:** A dog must be licensed by the NYC Department of Health and Mental Hygiene and must wear its metal license tag when in public. All dogs (including dogs that are Service Animals) must be registered with NYCHA and wear its metal NYCHA registration tag when in public, displayed on a collar about its neck at all times.
- **Dog License:** A dog must be licensed and must wear its metal license tag when in public.
- **Service Animal:** *A Service Animal is one that assists, supports or provides service to a person with disabilities,* as verified by a medical doctor. One example is a guide dog for a blind person. Service Animals are exempt from any registration fee, weight limit or breed restriction.
- **Fee:** A tenant must pay a one-time, non-refundable fee of **$25,** valid for his/her entire NYCHA tenancy.
- **Fee Exemptions:** The following are exempt from paying the $25 pet registration fee:
  A resident of a development designated exclusively for **Senior Citizens,** a resident of a **Section 8 Project Based** development, or a resident who maintains a verified **Service Animal.**

TO REPORT A VICIOUS, THREATENING, OR PROHIBITED ANIMAL WITHIN YOUR DEVELOPMENT:

CALL THE NYC 24 HOUR CITIZEN SERVICE CENTER (CALL 311)

10. Civil Rights Certification

[24 CFR Part 903.7 9 (o)]

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

11. Fiscal Year Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
   Yes. The most recent fiscal audit for the year 2013 was electronically submitted to HUD in September 2014.
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
   Yes. The 2013 audit had one finding related to Public Housing Program.
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
   If yes, how many unresolved findings remain?____
5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
   If not, when are they due (state below)?

   The pertinent Corrective Action Plan for the finding reported in the 2013 audit was included in the electronic submission to HUD.

12. Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

13. Violence Against Women Act (VAWA)

NYCHA adheres to the federal Violence Against Women Act ("VAWA") by providing protections to victims of domestic violence, dating violence, sexual assault, and stalking. In accordance with VAWA, NYCHA (i) protects authorized household members from eviction or termination of Section 8 assistance merely because a household member is a victim of domestic violence, dating violence, sexual assault, or stalking; (ii) may terminate public housing tenancy or occupancy rights or Section 8 assistance to an abuser while protecting the rights of the victim and other authorized household members ("bifurcation"); and (iii) protects applicants from being denied admission based on their status as VAWA victims.

Apart from VAWA requirements, NYCHA has for many years been proactive in providing assistance to, and programs for, Victims of Domestic Violence, Intimidated Victims, Intimidated Witnesses and Child Sexual Victims (*VDV/IV/IW/CSV*). These programs and procedures, some provided directly by NYCHA and some in partnership with an external service provider, are designed to (i) help the victim obtain or maintain housing; (ii) enhance the victim's safety; (iii) resolve social issues resulting from victim status; and (iv) provide education and sensitivity training to NYCHA residents & staff, and NYPD Housing Bureau Police Officers. Briefly, these programs and procedures are designed to provide:

- A preference in admission to qualified applicants.

- A preference to residents who qualify as Victims of Domestic Violence, Intimidated Victims, Intimidated Witnesses, and Child Sexual Victims to transfer confidentially to another location of the city, under NYCHA's Emergency Transfer Program.

- Case management and social work services, provided by the NYC Human Resources Administration (HRA), to acclimate new tenant families to their neighborhoods, help familiarize them with their neighbors, and help them cope with problems in adjustment.

- Community education for residents and resident leaders on the topic of domestic violence, in conjunction with the Mayor's Office to Combat Domestic Violence

- Sensitivity training and education on domestic violence for NYCHA staff and NYPD Housing Bureau Domestic Violence Police Officers provided by case managers contracted by HRA through the Domestic Violence Intervention and Education Program (DVIEP).

- The Domestic Violence Intervention and Education Program (DVIEP) combines experienced Domestic Violence Case Managers with uniformed police officers who jointly contact and counsel NYCHA families where there has been a police report of domestic violence.

ATTACHMENT C
HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP, AND PROJECT-BASED VOUCHERS

A) Hope VI or Mixed Finance Modernization or Development

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

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

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

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

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

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

In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes demolition of the three remaining vacant Prospect Plaza buildings containing 240 apartments. The balance of the Prospect Plaza project (third phase) will be accomplished through a mixed-finance, mixed-income, three-phased development comprised of rental units and public housing units owned and managed by private, third party development and

management entity. The development will include 80 public housing units and approximately 284 affordable rental units. The non-public housing units will be affordable to households making up to 60 percent AMI. In addition, the project will include a supermarket, a community center and space for recreation. Design of the project was based on input received from former Prospect Plaza residents and other community stakeholders during the three-day design workshop ("*Re-Vision Prospect Plaza*") held by NYCHA in June 2010. In December 2011, NYCHA and the New York City Department of Housing Preservation and Development (HPD) released a Request for Proposals (RFP) for development. Responses to the RFP were submitted in April 2012. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work commenced in May 2013 and ended in the Spring of 2014. Construction of Phase I (110 units including 38 public housing units)started in July 2014 and will end on December 2015. Construction of Phase II (149 units including 42 public housing units) started in March 2015 and will end on December 2016. Closing of Phase III is scheduled for December 2015.

Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community. A site-based waiting list created from the Authority's existing public housing waiting list will be used to tenant the public housing units.

A. Phillip Randolph Houses – A Request for Proposals ("RFP") was issued on August 22, 2011 that called for the redevelopment of Randolph Houses in two phases: (i) Phase One as a mixed-finance transaction whereby the south side lots would be ground leased and the south side buildings conveyed to a private developer for gut rehabilitation with the creation of at least 140 public housing units and (ii) Phase Two as the conveyance of the north side properties for the redevelopment of mixed income housing. In October 2012, the Authority selected the development team of Trinity Financial, Inc. and West Harlem Group Assistance, Inc. This team was selected due to their previous success with mixed finance transactions and historic preservation experience.

Phase 1

On December 23, 2013, NYCHA disposed of 22 contiguous buildings located on the south side of West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard for the redevelopment of 307 vacant units. The buildings will undergo major structural repair and will yield 168 units including one superintendent unit as well community and open space for the residents. Of the 168 units, 147 will be public housing units. The New York State Historical Preservation Office determined these buildings to be eligible for historic designation therefore; many elements of the buildings including its exteriors will be restored. NYCHA will contribute up to $40 million to the project.

Phase 2

Phase 2 entails the redevelopment of 14 contiguous buildings on the north side of West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard for affordable housing to households at or below 60 percent of the Area Median Income. This phase is in pre-development.

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

If yes, list developments or activities below:

West Side Developments – In December 2006, HPD and NYCHA jointly issued an RFP for the following West Side Developments.

- Harborview - NYCHA and HPD selected a developer in September 2007 to construct two buildings with a minimum of 210 units on the Harborview parking lot mid-block on West 56th Street between 10th Avenue and 11th Avenue. The required ULURP land use review procedure was completed in November 2008; however due to changes in the City's inclusionary housing program and the affordable housing finance markets, this project is currently being reevaluated by NYCHA and HPD.

- Fulton - In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 150 units.

Bronx Properties at Soundview and Highbridge Gardens – On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 400 new rental units and 18 two-family townhouses at Soundview for homeownership.

- Soundview – In 2008, NYCHA and HPD conditionally designated a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. The plan included two eight-story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for homeownership in a multi-phased affordable housing development project.

  - Phase 1 – On June 27, 2013, NYCHA disposed of a 68,500 square foot lot for construction of 120 rental units for low-income households. Phase 1 is in-construction.

  - Phase 2 – On December 19, 2013, NYCHA disposed of a 48,452 square foot lot for construction of 86 units for low-income seniors. Eighty five Section 8 Housing Choice Vouchers are reserved for the new senior residents. Phase 2 is in-construction.

  - Phase 3 – Entails the construction of 16 two family townhomes for sale. Phase 3 is postponed until the first two phases are complete and for-sale home market improves in this part of the Bronx.

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

an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building took place in 2013. The conveyance of the last parcel for the final phase of the housing project is anticipated following relocation of the Church to the corner lot of the block.

Washington Houses, Manhattan – In 2012, NYCHA conveyed a parcel of approximately 29,807 square feet (and up to 150,000 square feet of development rights) on a portion of Block 1652, Lot 1 at Washington Houses in Manhattan to accommodate the construction of a 58,000 square foot charter school and a 5,000 square foot community and office space as well as approximately 89 units of affordable housing. This project is scheduled for completion in 2015.

East 165th Bryant Avenue, Bronx -- NYCHA intends to dispose of a site at 1071 Bryant Avenue, to be merged with an adjacent parcel owned by HPD, for development of low income housing by a non-profit housing sponsor.

Betances V, Bronx -- NYCHA intends to dispose of a site at 450 East 143rd Street formerly used as a playground to facilitate the provision of low income housing as part of the Choice Neighborhood Initiative for the Mott Haven section of the Bronx.

Van Dyke I Houses, Brooklyn -- NYCHA proposes to convey to a developer a parcel of land of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn for supportive housing development in 2015 to accommodate homeless and low income families.

Astoria, Queens -- NYCHA intends to facilitate reopening of Astoria Boulevard as a private street for public access through a street easement, and dispose of sites for a new school and affordable housing in conjunction with a mixed-use development in Queens on the waterfront at Hallets Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50 percent of the affordable units.

B) Demolition and/or Disposition

[24 CFR Part 903.7 9 (h)]

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

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

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

Demolition/Disposition Activity Description
1a. Development name: **Linden Houses and Boulevard Houses** 1b. Development (project) number: **NY005000950 and NY005000460**
2. Activity type: Demolition ☐ Disposition ☒ *In December 2006, NYCHA and HPD together issued an RFP to identify a developer to build 53 two*

and three-family townhouses for homeownership. In November 2007, a developer was selected to build the townhouses. In addition, NYCHA and HPD invited a non-profit housing sponsor to seek HUD Section 202 funding to develop an 80 unit senior residence with supportive services. All new buildings would be built on a parking lot in the middle of Linden and Boulevard Houses in Brooklyn. NYCHA will provide replacement parking spaces elsewhere within the developments for existing permit holders. The senior housing closed May 2013 and is under construction. Due to changing financial conditions, the developer selected to build homeownership units now plans to construct approximately 240 rental apartments; the disposition application was amended in 2014 to reflect the change from for sale townhomes to rental housing.
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date original application **approved**, submitted, or planned for submission: **September 21, 2011 and amended on December 16, 2014.**
5. Number of units affected: 0 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or **projected** start date of activity: **2012** b. **Projected** end date of activity: **2016**

Demolition/Disposition Activity Description
1a. Development name: **FHA Repossessed Houses – Group V [Formerly Groups II, V, and VI]** 1b. Development (project) number: **NY005012090**
2. Activity type: Demolition ☐ Disposition ☒ *NYCHA intends to dispose of six (6) units in three (3) vacant properties comprised of three two-family homes located in Queens. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. The costs of rehabilitation, including Section 504 handicapped accessibility compliance, exceed the value from sale that will support other NYCHA public housing.* • *113-44 Springfield Boulevard, Queens Village, NY 11429, Total Units – 2 (One Bedroom = 1 and Two Bedrooms)* • *144-29 105th Avenue, Jamaica, NY 11435, Total Units – 2 (Three Bedrooms = 2)* • *69-33 Bayfield Avenue, Arverne, NY 11692, Total Units – 2 (One Bedroom = 1, Three Bedrooms = 1)*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned for submission**: **Summer 2015**

5. Number of units affected: 6
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. **Actual** or projected start date of activity: **May 2006**
b. **Projected** end date of activity: **Fall 2015**

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V [Formerly Group IX]**
1b. Development (project) number: **NY005012090**

2. Activity type: Demolition ☐
Disposition ☒ *NYCHA intends to dispose of seven (7) units in two (2) vacant properties; a vacant three-family home located at 99 Waverly Avenue, and a vacant four-family home located at 110 Waverly Avenue. Both properties are severely deteriorated, including structural instability and fire damage. The cost of rehabilitation exceeds the value if sold and proceeds dedicated to other NYCHA properties.*

- 99 Waverly Avenue, Brooklyn, NY 11205, Total Units = 3 (Three Bedrooms = 3)
- 110 Waverly Avenue, Brooklyn, NY 11205, Total Units = 4 (Two Bedrooms = 4)

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

4. Date application **approved**, submitted, or planned for submission: **January 10, 2013**

5. Number of units affected: 7
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. **Actual** or projected start date of activity: **May 2006**
b. **Projected** end date of activity: **Fall 2015**

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V**
[Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]
1b. Development (project) number: **NY005012090**
2. Activity type: Demolition ☐
Disposition ☒ *NYCHA intends to dispose of seventy-six (76) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP II)	103-16 109TH AVENUE	OZONE PARK	11417	3 BR
2	FHA (GROUP II)	210-35 113TH AVENUE	QUEENS VILLAGE	11429	4 BR
3	FHA (GROUP II)	190-17 115TH DRIVE	SAINT ALBANS	11412	4 BR
4	FHA (GROUP II)	177-19 120TH AVENUE	JAMAICA	11434	4 BR
5	FHA (GROUP III)	146-10 123RD AVENUE	JAMAICA	11436	2 BR
6	FHA (GROUP II)	133-18 134TH STREET	SOUTH OZONE PARK	11420	3 BR
7	FHA (GROUP II)	130-15 135TH PLACE	SOUTH OZONE PARK	11420	4 BR
8	FHA (GROUP IV)	129-41 135TH STREET	SOUTH OZONE PARK	11420	3 BR
9	FHA (GROUP IV)	144-41 158TH STREET	JAMAICA	11434	3 BR
10	FHA (GROUP III)	89-24 168TH PLACE	JAMAICA	11432	3 BR
11	FHA (GROUP II)	104-17 187TH STREET	SAINT ALBANS	11412	3 BR
12	FHA (GROUP II)	113-10 201ST STREET	SAINT ALBANS	11412	3 BR
13	FHA (GROUP I)	115-69 224TH STREET	CAMBRIA HEIGHTS	11411	3 BR
14	FHA (GROUP I)	17 EAST 92ND STREET	BROOKLYN	11212	2 BR
15	FHA (GROUP V)	171-48 119TH ROAD	JAMAICA	11434	2 BR
16	FHA (GROUP V)	101-64 132ND STREET	SOUTH RICHMOND HILL	11419	3 BR
17	FHA (GROUP V)	91-09 138TH PLACE	JAMAICA	11435	3 BR
18	FHA (GROUP V)	133-16 VAN WYCK EXPRESSWAY	SOUTH OZONE PARK	11420	3 BR
19	FHA (GROUP V)	978 LENOX ROAD	BROOKLYN	11212	3 BR
20	FHA (GROUP V)	556 SCHENECTADY AVENUE	BROOKLYN	11203	3 BR
21	FHA (GROUP VII)	168-31 118TH ROAD	JAMAICA	11434	3 BR
22	FHA (GROUP VII)	190-01 118TH ROAD	SAINT ALBANS	11412	3 BR
23	FHA (GROUP VII)	129-23 135TH PLACE	SOUTH OZONE PARK	11420	3 BR
24	FHA (GROUP VI)	129-59 135TH STREET	SOUTH OZONE PARK	11420	2 BR
25	FHA (GROUP VI)	218-38 140TH AVENUE	SPRINGFIELD GARDENS	11413	4 BR
26	FHA (GROUP VIII)	80-44 162ND STREET	JAMAICA	11432	3 BR
27	FHA (GROUP VI)	145-07 167TH STREET	JAMAICA	11434	3 BR
28	FHA (GROUP VIII)	89-55 208TH STREET	QUEENS VILLAGE	11427	3 BR
29	FHA (GROUP VI)	228-39 MENTONE AVENUE	SPRINGFIELD GARDENS	11413	3 BR
30	FHA (GROUP VI)	131-15 SUTTER AVENUE	SOUTH OZONE PARK	11420	3 BR
31	FHA (GROUP X)	197-18 116TH AVENUE	SAINT ALBANS	11412	3 BR
32	FHA (GROUP X)	198-14 119TH AVENUE	SAINT ALBANS	11412	2 BR
33	FHA (GROUP X)	130-16 149TH STREET	JAMAICA	11436	3 BR
34	FHA (GROUP X)	115-46 198TH STREET	SAINT ALBANS	11412	3 BR
35	FHA (GROUP X)	99-19 203RD STREET	HOLLIS	11423	3 BR
36	FHA (GROUP IX)	107-34 PRINCETON STREET	JAMAICA	11435	3 BR
37	FHA (GROUP IX)	107-16 REMINGTON STREET	JAMAICA	11435	3 BR
38	FHA (GROUP II)	111-14 169th STREET	JAMAICA	11434	3 BR
39	FHA (GROUP I)	111-33 205TH STREET	SAINT ALBANS	11412	3 BR
40	FHA (GROUP I)	116-02 139TH STREET	JAMAICA	11436	3 BR
41	FHA (GROUP V)	147-06 SUTTER AVENUE	JAMAICA	11436	2 BR
42	FHA (GROUP III)	171-15 144TH AVENUE	JAMAICA	11434	3 BR
43	FHA (GROUP V)	186-20 FOCH BOULEVARD	SAINT ALBANS	11412	3 BR
44	FHA (GROUP V)	221-02 131st AVENUE	SPRINGFIELD GARDENS	11413	3 BR
45	FHA (GROUP X)	32-10 102ND STREET	EAST ELMHURST	11369	3 BR
46	FHA (GROUP II)	109-11 208TH STREET	QUEENS VILLAGE	11429	4 BR
47	FHA (GROUP II)	131-68 225TH STREET	SPRINGFIELD GARDENS	11413	3 BR
48	FHA (GROUP III)	190-17 109TH ROAD	SAINT ALBANS	11412	4 BR

49	*FHA (GROUP VII)*	*195-09 119th AVENUE*	*SAINT ALBANS*	*11412*	*3 BR*
50	*FHA (GROUP IV)*	*202-02 111th AVENUE*	*SAINT ALBANS*	*11412*	*5 BR*
51	*FHA (GROUP X)*	*118-35 153rd STREET*	*JAMAICA*	*11434*	*2 BR*
52	*FHA (GROUP I)*	*123-25 152nd STREET*	*JAMAICA*	*11434*	*3 BR*
53	*FHA (GROUP IX)*	*115-41 147th STREET*	*JAMAICA*	*11436*	*3 BR*
54	*FHA (GROUP VIII)*	*117-31 135TH STREET*	*SOUTH OZONE PARK*	*11420*	*2 BR*
55	*FHA (GROUP X)*	*150-22 118th AVENUE*	*JAMAICA*	*11434*	*3 BR*
56	*FHA (GROUP VI)*	*167-08 110th AVENUE*	*JAMAICA*	*11433*	*3 BR*
57	*FHA (GROUP II)*	*168-32 119th AVENUE*	*JAMAICA*	*11434*	*2 BR*
58	*FHA (GROUP I)*	*177-48 BAISLEY BOULEVARD*	*JAMAICA*	*11434*	*3 BR*
59	*FHA (GROUP I)*	*114-26 208TH STREET*	*CAMBRIA HEIGHTS*	*11411*	*3 BR*
60	*FHA (GROUP X)*	*117-27 204TH STREET*	*SAINT ALBANS*	*11412*	*2 BR*
61	*FHA (GROUP IX)*	*222-33 143rd ROAD*	*SPRINGFIELD GARDENS*	*11413*	*4 BR*
62	*FHA (GROUP X)*	*102-47 187th STREET*	*HOLLIS*	*11423*	*2 BR*
63	*FHA (GROUP I)*	*223-19 111TH AVENUE*	*QUEENS VILLALGE*	*11429*	*3 BR*
64	*FHA (GROUP II)*	*178-25 93rd AVENUE*	*HOLLIS*	*11433*	*3 BR*
65	*FHA (GROUP II)*	*221-16 134TH ROAD*	*LAURELTON*	*11413*	*3 BR*
66	*FHA (GROUP VII)*	*131-23/25 224th STREET*	*LAURELTON*	*11413*	*3 BR*
67	*FHA (GROUP V)*	*241-51 132nd ROAD*	*ROSEDALE*	*11422*	*3 BR*
68	*FHA (GROUP I)*	*131-27 224TH STREET*	*SPRINGFIELD GARDENS*	*11413*	*3 BR*
69	*FHA (GROUP II)*	*137-35 220th PLACE*	*SPRINGFIELD GARDENS*	*11413*	*2 BR*
70	*FHA (GROUP IV)*	*117-41 219th STREET*	*CAMBRIA HEIGHTS*	*11411*	*3 BR*
71	*FHA (GROUP X)*	*201-10 99TH AVENUE*	*HOLLIS*	*11423*	*2 BR*
72	*FHA (GROUP I)*	*104-29 219TH STREET*	*QUEENS VILLLAGE*	*11429*	*3 BR*
73	*FHA (GROUP V)*	*212-44 112TH ROAD*	*QUEENS VILLLAGE*	*11429*	*3 BR*
74	*FHA (GROUP X)*	*214-05 112th ROAD*	*QUEENS VILLLAGE*	*11429*	*3 BR*
75	*FHA (GROUP I)*	*43 HARBOR ROAD*	*STATEN ISLAND*	*10303*	*3 BR*
76	*FHA (GROUP VII)*	*118-46 198TH STREET*	*SAINT ALBANS*	*11412*	*3 BR*

3. Application status (select one)

Approved ☐
Submitted, pending approval ☐
Planned application ☒

4. Date application approved, submitted, or **planned for submission**: **Winter 2015**

5. Number of units affected: 76

6. Coverage of action (select one)

☒ Part of the development
☐ Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Winter 2004**
b. **Projected** end date of activity: **Autumn 2015**

Demolition/Disposition Activity Description

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

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

2. Activity type: Demolition ☐

Disposition ☒ *NYCHA intends to dispose of nine (9) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These*

units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.

Building #	*Development*	*Address*	*City*	*Zip Code*	*DU Size*
1	*FHA (GROUP IV)*	*119-12 219TH STREET*	*CAMBRIA HEIGHTS*	*11411*	*3 BR*
2	*FHA (GROUP III)*	*144-23 166TH STREET*	*SPRINGFIELD GARDENS*	*11434*	*3 BR*
3	*FHA (GROUP I)*	*143-03 105TH AVENUE*	*JAMAICA*	*11435*	*3 BR*
4	*FHA (GROUP VIII)*	*106-10 215TH STREET*	*QUEENS VILLAGE*	*11429*	*4 BR*
5	*FHA (GROUP V)*	*142-06 FOCH BOULEVARD*	*SOUTH OZONE PARK*	*11436*	*2 BR*
6	*FHA (GROUP I)*	*100-40 202ND STREET*	*HOLLIS*	*11423*	*2 BR*
7	*FHA (GROUP VIII)*	*220-23 135TH AVENUE*	*LAURELTON*	*11413*	*2 BR*
8	*FHA (GROUP VI)*	*167-08 110th Avenue*	*Jamaica*	*11433*	*3 BR*
9	*FHA (GROUP I)*	*114-11 130th Street*	*South Ozone Park*	*11420*	*3 BR*

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

4. Date application approved, submitted, or **planned for submission**: **Summer 2016**

5. Number of units affected: 7
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
   a. Actual or **projected** start date of activity: **Winter 2015**
   b. **Projected** end date of activity: **2017**

Demolition/Disposition Activity Description

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

2. Activity type: Demolition ☐
Disposition ☒ *NYCHA intends to dispose of one (1) vacant four-family FHA Repossessed House. Due to its scattered location and wood frame construction, this property cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

- *305 Atkins Avenue, Brooklyn NY 11208, Total Units – 4 (One Bedroom = 1 and Two Bedrooms =3)*

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

4. Date application approved, submitted, or **planned for submission**: **Summer 2016**

5. Number of units affected: 4
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
   a. Actual or **projected** start date of activity: **Winter 2015**
   b. **Projected** end date of activity: **2017**

Demolition/Disposition Activity Description
1a. Development name: **Fulton Houses** 1b. Development (project) number: **NY005001360**
2. Activity type: Demolition ☐ Disposition ☒ *In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 150 units.*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned for submission**: **2015**
5. Number of units affected: 0 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or **projected** start date of activity: **2013** b. **Projected** end date of activity: **2017**
Demolition/Disposition Activity Description
1a. Development name: **Harborview Terrace Houses** 1b. Development (project) number: **NY005010220**
2. Activity type: Demolition ☐ Disposition ☒ *NYCHA intends to dispose of the Harborview Terrace parking lot on West 56th Street and the abutting basketball courts along with up to 61,000 square feet of excess, unused development rights emanating from the Harborview Terrace development. The disposition of the 34,282 square foot parcel of land along with the development rights will facilitate the construction of two apartment buildings containing up to 342 dwelling units, including 226 affordable apartments.*
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, submitted, or **planned for submission: 2016**
5. Number of units affected: 0 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or **projected** start date of activity: **2007** b. **Projected** end date of activity: **2018**
Demolition/Disposition Activity Description
1a. Development name: **A. Phillip Randolph Houses** 1b. Development (project) number: **NY005010300**

2. Activity type: Demolition ☒
Disposition ☒

NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses in two phases. In the first phase, 22 vacant tenements will be rehabilitated using historic tax credits to create147 public housing units and 21 r rental units for low-income households on the south side of West 114th Street. In the second phase, 14 tenements on the north side of West 114th Street will be rehabilitated to create low-income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments who wish to return to the rehabilitated development. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.

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

4. Date application **approved**, submitted**,** or planned for submission: **December 2013**

5. Number of units affected: 452
6. Coverage of action (select one)
☐ Part of the development
☒ Total development

7. Timeline for activity:
a. **Actual** or projected start date of activity: **January 2013**
b. **Projected** end date of activity: **December 2017**

Demolition/Disposition Activity Description

1a. Development name: Soundview Houses
1b. Development (project) number: NY005000710

2. *Activity type: Demolition* ☐
Disposition ☒ *In September 2007, NYCHA and HPD issued an RFP to identify a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. A developer was selected to build two eight story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. The project will be developed in three phases beginning with the family rental housing.*

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

4. Date application **approved**, submitted, or planned for submission: **January 30, 2013**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **2012**
b. Projected end date of activity: **2017**

Demolition/Disposition Activity Description

1a. Development name: **Highbridge Gardens**
1b. Development (project) number: **NY005000780**

2. Activity type: Demolition ☐
Disposition ☒
Through a Request for Proposals issued in September 2007 jointly with HPD, NYCHA disposed of a vacant 2.5 acre parcel of land at the intersection of Dr. Martin Luther King, Jr. Boulevard and West 167th Street to the selected developer to build 220 rental units for low-income households in two buildings. Construction commenced on the first building in January 2011 and construction for the second building commenced in early 2012. A parcel was conveyed to the School Construction Authority (SCA) to construct a 390-seat intermediate school. A long-term lease was executed to provide for SCA maintenance as well as shared use of the housing development's existing basketball court by the new school's students as well as Highbridge Gardens' residents.

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

4. Date application **approved**, submitted, or planned for submission: **June 24, 2010**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. **Actual** or projected start date of activity: **2009**
b. **Projected** end date of activity: **2015**

Demolition/Disposition Activity Description

1a. Development name: **East 165th – Bryant Avenue**
1b. Development (project) number: **NY005015300**

2. Activity type: Demolition ☐
Disposition ☒ *NYCHA intends to dispose of a site at 1071 Bryant Avenue, to be merged with an adjacent parcel owned by HPD, for development of low income housing by a non-profit housing sponsor.*

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

4. Date application approved, submitted, or **planned for submission**: **2016**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. **Actual** or projected start date of activity: **July 2009**
b. **Projected** end date of activity: **2018**

Demolition/Disposition Activity Description

1a. Development name: **Betances V**
1b. Development (project) number: **NY005012110**

2. Activity type: Demolition ☐
Disposition ☒ *NYCHA intends to dispose of a site at 450 East 143rd Street formerly used as a playground to facilitate the provision of low income housing.*

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

4. Date application approved, submitted, or **planned for submission**: **2015**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. **Actual** or projected start date of activity: **July 2009**
b. **Projected** end date of activity: **2017**

Demolition/Disposition Activity Description

1a. Development name: **Boston Secor**
1b. Development (project) number: NY005011380

2. Activity type: Demolition ☐
Disposition ☒ *NYCHA proposes to convey to the NYC School Construction Authority ("SCA") a parcel of approximately 51,268 square feet on a portion of Block 5263, Lot 70 at Boston Secor in the Bronx. Under a ground lease with NYCHA since 1969, SCA built a one-story special education annex (P723X) on this parcel. This disposition will facilitate the on-going provision of special education programs and possible building replacement by SCA in the future.*

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

4. Date application **approved**, submitted, or planned for submission: **May 12, 2011**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. **Actual** or projected start date of activity: **July 2010**
b. **Projected** end date of activity: **2016**

Demolition/Disposition Activity Description

1a. Development name: **Van Dyke I Houses**
1b. Development (project) number: NY005000610

2. Activity type: Demolition ☐
Disposition ☒
NYCHA proposes to convey to a developer a parcel of land of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn and approximately 70,000 square feet of development rights for a supportive housing development to accommodate homeless and low income families.

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

4. Date application approved, submitted, or **planned for submission**: **2014**

5. Number of units affected: 0

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

7. Timeline for activity:
a. **Actual** or projected start date of activity: **2012**
b. **Projected** end date of activity: **2017**

Demolition/Disposition Activity Description

1a. Development name: **Washington Houses**
1b. Development (project) number: NY005010620

2. Activity type: Demolition ☐
Disposition ☒ *NYCHA proposes to convey a parcel of approximately 29,807 square feet (and up to 150,000 square feet of development rights) on a portion of Block 1652, Lot 1 at Washington Houses in Manhattan. The parcel will accommodate the construction of a 58,000 square foot charter school and a 5,000 square foot community and office space as well as approximately 89 units of affordable housing.*

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

4. Date application **approved**, submitted, or planned for submission: **May 15, 2012**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. **Actual** or projected start date of activity: **May 2012**
b. **Projected** end date of activity: **2015**

Demolition/Disposition Activity Description

1a. Development name: **Astoria Houses**
1b. Development (project) number: NY005000260

2. Activity type: Demolition ☐
Disposition ☒
NYCHA intends to facilitate reopening of Astoria Boulevard as a private street for public access through a Street Easement, and dispose of sites for a new school and affordable housing (including development rights and easements) in conjunction with a mixed-use development in Queens on the waterfront at Hallets Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50 percent of the affordable units.

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

4. Date application **approved**, submitted, or planned for submission: **August 28, 2014**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: Fall 2016

b. Actual or projected end date of activity: Fall 2023

Demolition/Disposition Activity Description

1a. Development name: **Prospect Plaza**
1b. Development (project) number: **NY005002440**

2. Activity type: Demolition ☒
Disposition ☐

In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes the demolition of the three remaining Prospect Plaza buildings (1765 Prospect Place; 1750 - 1760 Prospect Place; and 1776 - 1786 Prospect Place) containing 240 vacant apartments. A demolition contractor was procured by the New York City Department of Housing Preservation and Development (HPD) and demolition work ended in the spring of 2014. In June 2010, NYCHA held a series of HUD sponsored workshops with residents and community stakeholders called the Re-Vision Prospect Plaza Community Planning Workshop. Participants at the workshop called for the demolition of the remaining three vacant towers at Prospect Plaza and redevelopment with buildings that resemble the scale of the surrounding neighborhood.

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

4. Date application **approved,** submitted**,** or planned for submission: **May 2011**

5. Number of units affected: 240
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or **projected** start date of activity: **May 2013**
b. **Projected** end date of activity: **April 2014**

Demolition/Disposition Activity Description

1a. Development name: **Prospect Plaza**
1b. Development (project) number: **NY005002440**

2. Activity type: Demolition ☐
Disposition ☒ *Disposition of the Prospect Plaza sites (approximately 197,451 square feet, or 4.5 acres) will be accomplished in three phases. Phase I will be a mixed-finance transaction and will include 72 low-income units for households making up to 60 percent AMI and 38 public housing units. Phase II will be a mixed-finance transaction and will include 106 low-income units for households making up to 60 percent AMI and 42 public housing units. Phase III will benefit from the federal low-income housing tax credits and will include 105 low-income units for households making up to 60 percent AMI. The three phases will have approximately 364 low-income units, 80 of which will be public housing units. In December 2011, NYCHA and HPD released a Request for Proposals (RFP) for selection of a developer for the completion of Prospect Plaza. In January of 2013, NYCHA and HPD selected Blue Sea and Partners as the development team. Phase I closed in June 2014 and construction completion is expected in December 2015. Phase II closed in December 2014 and construction completion is expected in December 2016. Construction closing of Phase III is scheduled for December 2015 and construction completion is expected in June 2017. Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community. A site-based waiting list created from NYCHA's*

existing public housing waiting list will be used to tenant the remaining public housing units.

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

4. Date application **approved,** submitted**,** or planned for submission: **January 3, 2014**

5. Number of units affected: 0
6. Coverage of action (select one)
☐ Part of the development
☒ Total development

7. Timeline for activity:
   a. Actual or **projected** start date of activity: **June 2014**
   b. **Projected** end date of activity: **December 2017**

Demolition/Disposition Activity Description

1a. Development name: Ocean Bay Apartments (Bayside and Oceanside)
1b. Development (project) number: NY005010980

2. Activity type: Demolition ☐
Disposition ☒ *In 2003, as part of the Ocean Bay HOPE VI Plan, NYCHA acquired through eminent domain a blighted and underused shopping strip opposite Ocean Bay Apartments, consisting of seven contiguous parcels representing an area of approximately 37,111 SF.*

NYCHA intends to sell the parcels to a developer for the purpose of constructing neighborhood retail space inclusive of a grocery store. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets across the street south of Oceanside Apartments and across the street east of Bayside Apartments.

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

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

4. Date application approved, submitted, or **planned for submission**: **December 2014**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: June 1, 2013
b. Projected end date of activity: **2016**

Demolition/Disposition Activity Description

1a. Development name: East 173rd Street-Vyse Avenue Houses
1b. Development (project) number: NY005015300

2. Activity type: Demolition ☐
Disposition ☒ *NYCHA intends to dispose of land along Hoe Avenue that includes a parking lot, basketball court and landscaped grounds to accommodate a proposal from a sponsor for a three-phase, low-income housing project. The proposal to build a total 224 dwelling units, including 56 senior citizen apartments, also requires the transfer of up to 60,000 sq. ft. of development rights. Conveyance of each of the three phases' building sites is pending funding approval for the sponsor to proceed with each of three apartment buildings. The first parcel of land was conveyed December 21, 2009 to site an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building was completed in 2013. The conveyance of the last parcel to site the final phase of the housing project is anticipated in 2018 following relocation of an existing church building to the corner lot of the subject block.*

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

4. Date application **approved**, submitted, or planned for submission: **November 14, 2009**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: November 21, 2008
b. Projected end date of activity: **2020**

Demolition/Disposition Activity Description

1a. Development name: **Straus Houses**
1b. Development (project) number: **NY005011530**

2. Activity type: Demolition ☐ Disposition ☒
Disposition through an easement of an approximate 300 square foot strip adjacent to the neighboring church property to facilitate provision of a handicap accessible walkway to the side door of the church building.

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

4. Date original application approved, submitted, or **planned** for submission: **May, 2015**

5. Number of units affected: 0
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: 2015
b. Projected end date of activity: **2015**

Demolition/Disposition Activity Description

1a. Development name: **Mill Brook Houses**

1b. Development (project) number: **NY005010840**
2. Activity type: Demolition ☐ Disposition ☒ *Disposition of an approximate 18,000 square foot parcel on Block 2548 Lot 1 with approximately 100,000 square feet of development rights for affordable senior housing development.*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date original application approved, submitted, or **planned** for submission: **February, 2016**
5. Number of units affected: 0 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: **2018**
Demolition/Disposition Activity Description
1a. Development name: **Ingersoll Houses** 1b. Development (project) number: **NY005000140**
2. Activity type: Demolition ☐ Disposition ☒ *Disposition of an approximate 10,000 square foot parcel on Block 2034 Lot 1 with approximately 130,000 square feet of development rights for affordable housing development.*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date original application approved, submitted, or **planned** for submission: **February, 2016**
5. Number of units affected: 0 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: **2018**

Demolition/Disposition Activity Description
1a. Development name: **Van Dyke I Houses** 1b. Development (project) number: **NY005000610**
2. Activity type: Demolition ☐ Disposition ☒ *Disposition of an approximate 30,000 square foot parcel on Block 3777 Lot 1 with approximately 210,000 square feet of development rights for affordable housing development.*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒

4. Date original application approved, submitted, or **planned** for submission: **February, 2016**
5. Number of units affected: 0 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: **2018**

B) Conversion of Public Housing

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

Conversion of Public Housing Activity Description
1a. Development name: **University Avenue Rehab** 1b. Development (project) number: **NY005013410**
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☒ Other (explain below) **This development has an occupancy rate of 99.5 percent and should not be considered a candidate for conversion.**
3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☒ Other: (describe below) **This development has an occupancy rate of 99.5 percent and should not be considered a candidate for conversion.**

Conversion of Public Housing Activity Description

1a. Development name: **Prospect Plaza**
1b. Development (project) number: **NY005002440**

2. What is the status of the required assessment?
☐ Assessment underway
☐ Assessment results submitted to HUD
☐ Assessment results approved by HUD (if marked, proceed to next question)
☒ Other (explain below) **Prospect Plaza is a HOPE VI development which will contain a total of 364 low-income units. Eighty units will be public housing units with priority for former Prospect Plaza residents who wish to return.**

3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)
☐ Conversion Plan in development
☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one)
☐ Units addressed in a pending or approved demolition application (date submitted or approved:
☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☒ Other: (describe below) **Prospect Plaza is a HOPE VI development which will contain a total of 364 low-income units. Eighty units will be public housing units with priority for former Prospect Plaza residents who wish to return.**

Conversion of Public Housing Activity Description

1a. Development name: **Howard Avenue-Park Place (Park Rock Consolidated)**
1b. Development (project) number: **NY005013510**

2. What is the status of the required assessment?
☐ Assessment underway
☐ Assessment results submitted to HUD
☐ Assessment results approved by HUD (if marked, proceed to next question)
☒ Other (explain below) **This development has an occupancy rate of 99.6 percent and should not be considered a candidate for conversion.**

3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

☐ Conversion Plan in development
☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one)
☐ Units addressed in a pending or approved demolition application (date submitted or approved:
☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☒ Other: (describe below) **This development has an occupancy rate of 99.6 percent and should not be considered a candidate for conversion.**

Conversion of Public Housing Activity Description

1a. Development name: **West Brighton Consolidation**
1b. Development (project) number: **NY005010130**

2. What is the status of the required assessment?
☐ Assessment underway
☐ Assessment results submitted to HUD
☐ Assessment results approved by HUD (if marked, proceed to next question)
☒ Other (explain below) **This development has an occupancy rate of 93 percent and should not be considered a candidate for conversion.**

3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)
☐ Conversion Plan in development
☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one)
☐ Units addressed in a pending or approved demolition application (date submitted or approved:
☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☒ Other: (describe below) **This development has an occupancy rate of 93 percent and should not be considered a candidate for conversion.**

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

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

Of the plan-approved 8,400 public housing units, as of October 3, 2014, there were 3,346 Section 8 conversions in the City and State-built developments (see table below). Subject to voucher and funding availability, NYCHA will be designating units and implementing a process to transition families in the City and State Developments to complete the HUD-approved conversion plan thereby maintaining the long-term sustainability of the properties.

AMP Number	Development Name	Total Units	Number of Units to be Converted to Section 8	Number of Units Converted by 6/5/15 (Tenant Based and Project Based)
NY005021850	344 EAST 28TH STREET	225	107	50
NY005021870	AMSTERDAM ADDITION	175	107	23
NY005020920	BAY VIEW	1,610	447	306
NY005021260	BAYCHESTER	441	234	112
NY005020460	BOULEVARD	1,441	438	306
NY005020860	BUSHWICK	1,220	471	182
NY005020800	CASTLE HILL	2,025	1,097	310
NY005021340	CHELSEA	425	179	56
NY005021110	DREW HAMILTON	1,217	525	235
NY005021400	INDEPENDENCE TOWERS	744	332	99
NY005020950	LINDEN	1,586	442	360
NY005020810	MANHATTANVILLE	1,272	575	189
NY005020490	MARBLE HILL	1,682	498	211
NY005020830	MARLBORO	1,765	775	281

NY005021330	MURPHY	281	201	98
NY005020990	RUTGERS	721	277	89
NY005020930	SAINT MARY'S PARK	1,007	362	182
NY005023770	SAMUEL (CITY)	664	347	87
NY005021140	STAPLETON	693	471	91
NY005021280	WILLIAMS PLAZA	577	315	69
NY005021270	WISE TOWERS	399	200	76
	Total	**20,170**	**8,400**	**3,412**

D) Homeownership

[24 CFR Part 903.7 9 (k)]

1. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: **FHA Repossessed Houses Group V [formerly Groups I through X]** 1b. Development (project) number: NY005012090
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program - *Section 5(h)* Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program **approved**, submitted, or planned for submission: **(12/04/2008)**
5. Number of units affected: 51 6. Coverage of action: (select one) ☒ Part of the development ☐ Total development *Original Section 5(h) Plan Amendment approved in 2007 to include 184 occupied single-family units intended for sale to public housing residents. On September 11, 2014, HUD issued a final Section 5(h) Plan amendment granting approval for the sale of 51 units to residents under the Section 5(h) Plan and mandating Plan termination after the sale of the 51 units.*

Subject to HUD and any required governmental approvals, as of January 1, 2016, the Frederick E. Samuel Housing Development, which consists of 73 public housing residential units in 7 buildings located in Manhattan, will no longer be included in NYCHA's Multifamily Homeownership Program ("MHOP") and will NOT be converted to cooperative ownership to residents pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended ("Section 5(h)"). This development will be operated as conventional federal public housing and applicants for this development will be selected from the public housing waiting list.

E) Project-Based Vouchers (PBVs)

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

Federal law allows NYCHA to provide Section 8 project-based voucher assistance for up to 25 percent of the total units in privately owned, existing, substantially rehabilitated or newly-constructed multi-family residential developments. This limit can be exceeded if the units are made available to families that receive qualifying supportive services.

1. As of March 31, 2015 NYCHA has executed HAP contracts for 37 buildings at which 1,138 project based apartments were receiving subsidy. In addition, there were 638 project based apartments at NYCHA's LLC mixed finance developments.
2. Of NYCHA's approved HUD funding for about 88,000 Section 8 tenant based vouchers as of March 31, 2015, NYCHA expects to utilize no more than approximately 2058 project based units for this initiative, representing 4 percent of the annual HAP budget.
3. NYCHA understands that all new project-based assistance agreements must be for units within census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exception. 66 Fed. Reg. 3608.
4. NYCHA will carry out this program in accordance with 42 USC §1437f(o)(13), as amended by §232 of the *FY 2001 VA-HUD Appropriations Act*, and in conformity with the non-discrimination requirements specified in 24 CFR §903.7(o). In carrying out this program, the Authority will act affirmatively to further fair housing.

5. The Section 8 Project-Based Initiative will be consistent with NYCHA's FY 2015Draft Agency Plan because:
    a. Project-basing in certain locations is needed to assure the availability of units for a period of years.
    b. Project-basing broadens the scope of NYCHA's program for applicants and landlords. It allows NYCHA to assist families who would not otherwise be eligible for assistance.
    c. Consistent with the goals of NYCHA's Five-Year plan, the Section 8 Project-Based Initiative:
        i. expands the supply of assisted housing;
        ii. increases assisted housing choice;
        iii. ensures equal opportunity, and
        iv. deconcentrates poverty and expands economic opportunities.

6. NYCHA will create site-based waiting lists for developments selected to receive project-based assistance. Applicants on NYCHA's housing choice voucher waiting list will have the opportunity to apply for placement on site-based waiting lists. Placement on a site-based waiting list will not affect the applicant's standing on the tenant based waiting list.

ATTACHMENT D
CAPITAL IMPROVEMENTS

HUD FORM 50075.2 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN WAS SUMBITTED TO HUD FOR APPROVAL ON MAY 6, 2015.

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

ATTACHMENT E
HOUSING NEEDS
[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	723,126	5	5	4	1	3	4
Income >30% but <=50% of AMI	433,068	5	5	4	1	3	4
Income >50% but <80% of AMI	490,421	5	5	3	1	3	3
Elderly (62+)	764,485	5	5	4	4	2	3
Families with Disabilities	452,487	5	5	3	4	3	3
Race/Ethnicity							
Hispanic	744,573	5	5	4	1	3	4
Black	663,981	5	5	4	1	3	4
White	1,218,721	5	5	4	1	3	4
Asian	336,973	5	5	4	1	3	4
Other	59,084	5	5	4	1	3	4

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

☒ Consolidated Plan of the Jurisdiction
Indicate year: **2014**
☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
☒ American Housing Survey data
Indicate year: **2011** (1 year)
Other housing market study
Indicate year:
☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the PHA's Waiting Lists – Public Housing (As of 3/17/2015)			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of Families	% of Total Families	Annual Turnover[1]
Waiting list total	270,201		2.8%
Extremely low income <=30% AMI	200,362	74.2%	
Very low income (>30% but <=50% AMI)	53,474	19.8%	
Low income (>50% but <80% AMI)	16,365	6.0%	
Families with children	121,877	45.1%	
Elderly families	28,529	10.6%	
Families with Disabilities[2]	51,271	19.0%	
Race/Ethnicity			
White	23,483	8.7%	
Black	107,404	39.7%	
Hispanic	99,739	36.9%	
Asian	29,868	11.1%	
Other	9,706	3.6%	
Characteristics by Bedroom Size			
0 BR	114,090	42.2%	
1BR	72,698	26.9%	
2 BR	69,003	25.5%	
3 BR	12,850	4.8%	
4 BR	1,526	0.6%	
5+ BR	34	0.0%	

[1] Figure represents turnover (move-outs from Public Housing) during FY 2014.
[2] "Disabled" indicates a person, regardless of age, who falls within the definition of "disability" contained in §233 of the Social Security Act.

Housing Needs of Families on the PHA's Waiting Lists – Public Housing (As of 3/17/2015)
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: **HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?** Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the PHA's Waiting Lists – Section 8 (As of 3/17/2015)			
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of Families	% of Total Families	Annual Turnover
Waiting list total[3]	121,356		4.1% (for 2014)
Extremely low income <=30% AMI	98,408	81.1%	
Very low income (>30% but <=50% AMI)	22,612	18.6%	
Low income (>50% but <80% AMI)	336	0.3%	
Families with Children	50,863	41.9%	
Elderly Families	20,998	17.3%	
Families with Disabilities[4]	23,553	19.4%	
Race/Ethnicity			
White	16,950	14.0%	
Black	36,546	30.1%	
Hispanic	54,934	45.3%	
Asian	6,300	5.2%	
Other	6,626	5.4%	
Characteristics by Bedroom Size			
0BR	51,111	42.1%	
1 BR	30,140	24.8%	
2 BR	32,336	26.6%	
3 BR	6,685	5.6%	
4 BR	961	0.8%	

[3] Waiting list total includes both *extremely low-income* (below 30 percent of Area Median Income) and *very low-income* (30 percent to 50 percent of Area Median Income) families.

[4] "Disabled" indicates a person, regardless of age, who falls within the definition of "disability" contained in §233 of the Social Security Act.

Housing Needs of Families on the PHA's Waiting Lists – Section 8 (As of 3/17/2015)			
5+ BR	113	0.1%	
Housing Needs of Families on the PHA's Waiting Lists – Section 8			
Is the waiting list closed (select one)? ☐ No ☒ Yes *NYCHA's Section 8 Waiting List was reopened on February 12, 2007 to applicants for a ninety day period. It closed on May 14, 2007.* If yes: **How long has it been closed (# of months)?** 86 months as of March 31, 2015 Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes			

3. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

☒ Apply for additional section 8 units should they become available
☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☐ Other: (list below)

Need: Specific Family Types: Families at or below 30 percent of median

Strategy 1: Target available assistance to families at or below 30 percent of AMI
Select all that apply

☐ Exceed HUD federal targeting requirements for families at or below 30 percent of AMI in public housing

Approximately 68 percent of the families admitted to public housing during calendar year 2014 have been households with incomes at or below 30 percent of area median income.

☒ Exceed HUD federal targeting requirements for families at or below 30 percent of AMI in tenant-based section 8 assistance
☐ Employ admissions preferences aimed at families with economic hardships
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: Families at or below 50 percent of median
Strategy 1: Target available assistance to families at or below 50 percent of AMI
Select all that apply

☒ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: The Elderly
Strategy 1: Target available assistance to the elderly:
Select all that apply

☒ Seek designation of public housing for the elderly

On May 11, 2015, NYCHA submitted a request to HUD for approval to continue to extend the designation of the elderly-only developments and buildings for an additional two years.

☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities
Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs
Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

ATTACHMENT F
ADDITIONAL INFORMATION

1) STATEMENT OF PROGRESS IN MEETING MISSION AND GOALS – FY 2015 TO FY 2019

Goal: **Increase the availability of decent, safe, and affordable housing**.
PHA Goal: ***Expand the supply of assisted housing***.
Objective: Apply for additional rental vouchers.
Progress: NYCHA's monthly average voucher utilization rate for the total Section 8 program was approximately 87 percent as of April 30, 2015 while HAP utilization for the same period was at 96 percent.

PHA Goal: ***Improve the quality of assisted housing***

Objective: Improve public housing management (PHAS score)
Progress: NYCHA will strive to be designated as a high performing PHA under HUD's Public Housing Assessment Program (PHAS).

Objective: Improve Section 8 Management Assessment Program SEMAP scores.
Progress: NYCHA continually conducts staff training to improve voucher management. The Leased Housing Department has a quality control program to identify areas for improvement. As a result, cycle times have been reduced for both Housing Quality Standards inspections and recertification's. On time rates have steadily increased and met HUD SEMAP requirements.

Objective: Increase customer satisfaction

Progress: Section 8 property owners now have the ability to create an online account to access their inspection notices, submit inspection certifications, generate lease renewal requests, update their mailing address, register available apartments for Section 8 rental, and to enroll in NYCHA's Direct Deposit program for electronic payment of subsidies.

Section 8 tenants also have the ability to create an account to perform select transactions online. NYCHA is currently phasing-in online annual recertification's. Increased online services have reduced customer wait times at NYCHA's Section 8 borough offices and have also reduced the number of Section 8 related calls received by the Customer Contact Center.

Key new functionality that will be available through e-service channels are listed below:

Applicants	Applicants can update their information, and submit documents, and respond to request for additional information.
Section 8 Participants	Annual Recertification, Transfer Requests, reasonable accommodations and briefings.
Section 8 Owners	Additional Online service requests and Notifications.

Objective: To use information technology to transform how we conduct our day-to-day business thereby improving service to all NYCHA's customers.

Progress: A significant portion of the technology initiatives included in NYCHA's portfolio are designed to improve to how NYCHA conducts its daily business by streamlining interactions between staff and customers. In 2015/2016, NYCHA will leverage its technology investments to streamline business processes and improve customer interactions related to preventive and corrective maintenance, resident recertification and rent collection, applicant management, physical plant violation management and compliance, and other core business processes. Continued improvements in the internal processes related to technology implementation and IT quality assurance will help NYCHA better leverage its significant technology investments.

Some examples of the transformation business projects include:

Department	**Project**
Property Management	Mobile Work Ticket Application.
Property Management	Field Force Automation Related to Maintenance of Physical Assets.
Property Management	Public Housing On-Line Annual Recertification System
Property Management	Rent Collection System Enhancements
Applications	On-Line Applicant Interviews and Application Updates.
Human Resources/Property Management	Digital conversion of millions of paper documents to Digital Files
Technical Services	Data Exchange with Various NYC Regulatory Agencies

Objective: To protect NYCHA's information technology investment by maintaining and supporting its technology infrastructure

Progress: Ensuring business continuity through a robust and resilient infrastructure is a key objective of NYCHA's FY2015-FY2020 technology strategy. Near term projects include: refreshing NYCHA desktop applications (e.g., IE 11; MS Windows and Office, etc.) as well as upgrading core business application environments to keep up-to-date with our commercial off the shelf (COTS) software (e.g., Siebel and Oracle eBusiness Suite) . Over the next five years, NYCHA will also begin looking to leverage cloud-based facilities and infrastructure to improve agility, reduce costs, and minimize downtime in case of a disaster or outage of any type (natural or man-made). Cloud solutions will be reviewed and evaluated for our data center, legal case management system, construction management application, desktop applications, disaster assessment, GIS applications, needs, as well as for any new business applications under IT's Cloud First strategy.

The projects shown below will strengthen and protect NYCHA's technology investments, and help to ensure service excellence and continuity. Key initiatives are included below:

Area	▪ **Project**
Desktops	▪ Internet Explorer Upgrade ▪ Refreshing desktops
Disaster Recovery	▪ Review and update Disaster Recovery Planning; Data Center management; and Damage Assessment

Routine or Required Upgrades	▪ Key business systems will be addressed, including: Siebel, Oracle, Fusion, Universal Content Management, Markview,
Infrastructure Upgrade	▪ Virtualization and Data Storage Initiatives ▪ NextGen Network Security Enhancements ▪ Moving Infrastructure and Applications to the Cloud

Objective: Renovate or modernize public housing units

Progress: Continued compliance with the timeframes for obligation and expenditure of capital funding as provided under 9(j) of the Housing Act of 1937, as amended 42 USC 1437G(J).

Objective: Demolish or dispose of obsolete public housing

Progress: NYCHA continues to review its portfolio to identify properties that are underutilized or obsolete, and that might be brought back into service. In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes the demolition of the three remaining vacant Prospect Plaza buildings. The cleared sites will be redeveloped as part of a mixed-finance, mixed income, three- phased development including 80 public housing units and approximately 284 low-income units affordable to households making up to 60 percent AMI. Preference for the lease up of the public housing units will be given to relocated Prospect Plaza residents in good standing who wish to return to the redeveloped community. In addition, the project will include open space, a community center, and retail space, as per the Re-Vision Prospect Plaza Community Plan developed in June 2010 with input from former Prospect Plaza residents and other community stakeholders. NYCHA, in collaboration with the New York City Department of Housing Preservation and Development (HPD) released a Request for Proposals (RFP) for development in December 2011. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work was completed in April 2014. HUD approved disposition of the Prospect Plaza sites in January 3, 2014. Construction of Phase I started in August of 2014 and will be completed by December 2015. Construction of Phase II started in March 2015 and will be completed in December of 2016. Construction closing of Phase and III is scheduled for December 2015.

Randolph Houses consists of 36 tenement buildings, located on the north and south sides of West 114th Streets between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard, Central Harlem; 22 structures on the south side, 14 on the north side. In 2013, NYCHA began to implement a plan to rehabilitate the properties through two mixed-finance transactions. The first phase closed December 2013, 22 vacant buildings on the south side of the street are being reconfigured to create 168 units, add elevators and increase the amount of light and air. In order to preserve the historic feel of the block, the building facades will be restored and the stoops will be retained. The 14 north side buildings remain occupied by public housing residents who will relocate to completed apartments on the south side of the street. When vacant, renovations of the north side buildings will begin (estimated closing December 2015). When complete, Randolph Houses will be managed by a private, third party entity.

Objective: Implement public housing or other homeownership programs
Progress: Through disposition of a Bronx site for affordable housing, homeownership opportunities will be provided to eligible NYCHA families. The housing to be developed for sale includes 16 two-family townhouses at Soundview.

NYCHA is currently offering existing residents of its single-family FHA Repossessed Houses the opportunity to qualify and purchase the home they rent. Primarily located in Southeast Queens, the homes are being offered for sale under the Authority's 5(h) Project HOME Homeownership Plan. In accord with the Plan NYCHA is repairing the homes to assure they meet NYC Building Code standards; residents with incomes sufficient to pay real estate taxes, assessments, utilities and maintenance on the homes will attend homeownership counseling to prepare to assume ownership.

Objective: Expand partnerships with various sectors to help develop and fund energy and water efficiency initiatives aimed at reducing electricity and gas consumption, including engaging residents to conserve energy.

Progress: In addition to expanding its existing partnerships with the Department of Environmental Protection (DEP), other city agencies, and non-profit organizations, NYCHA is pursuing new partnerships in the public and private sector to fund and implement energy efficiency initiatives.

Since 2011 DEP and NYCHA have completed green infrastructure systems at Bronx River, Seth Low, and Hope Gardens thus contributing to enhance the water quality for New Yorkers. The next site identified for green infrastructure installations is Edenwald. NYCHA and DEP executed an updated Memorandum of Understanding for Edenwald, Wyckoff Gardens and Gowanus in March 2015.

NYCHA continues to work with Con Edison who had named NYCHA its Public Partner of the Year in 2012. Con Edison's Green Team is providing rebates to NYCHA for the installation of new energy efficient boilers and wireless energy monitors. NYCHA will receive about $1.4 million in utility rebates through this partnership.

NYCHA and National Grid began working together to perform combustion efficiency testing at NYCHA's boiler plants. The testing and subsequent adjustments have improved boiler efficiencies by up to 10%.

NYCHA continued its collaboration with Green City Force through the Love Where You Live Challenge, whereby residents receive compact fluorescent bulbs (CFLs) for their apartment and energy conservation information from NYCHA's Green Guide: The Power is in Your Hands. The program has been expanded to a total of eight NYCHA developments with the intent to expand further pending additional funding.

NYCHA has been working with Enterprise Community Partners and representatives from the Division of Housing and Community Renewal to determine if NYCHA's smaller developments might be eligible and potentially funded through the State's Weatherization Assistance Program. This program upgrades qualifying facilities with energy efficiency equipment and appropriate health and safety improvements.

NYCHA has partnered with several different NYC based engineering consulting firms as part of funding programs through the US Department of Energy and New York State Energy Research and Development Authority. These programs are evaluating energy efficiency opportunities in our developments.

Objective: Maintain the accuracy rate of public housing tenant information in HUD's on-line Public and Indian Housing Information Center (PIC) at 95 percent or better

Progress: As of April 30, 2015, 98 percent of NYCHA's public housing tenant information was transmitted to the PIC system.

Objective: $18 million Energy Performance Contract (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures.

Progress: In mid-April of 2012 NYCHA submitted an $18,045,580 EPC plan to the HUD that was approved by HUD on January 25, 2013. NYCHA then entered into a financing agreement with the Bank of America Public Capital Corp (BOA), following a public procurement process, for a loan of up to $18,045,580 with repayment not to exceed $20,728,390.18 over thirteen (13) years and four (4) months. The funds will be used to upgrade much needed boiler replacements, instantaneous hot water heaters, apartment temperature sensors, upgrade of NYCHA's computerized heating automated system (CHAS) at six developments and upgrade of apartment convectors at one of the six sites. The developments are the following: 1) Washington Houses; 2) Lexington Houses; 3) 131 St. Nicholas Avenue Houses; 4) East 180th Street-Monterey Avenue Houses; 5) WSURA Brownstone; and 6) Hope Gardens.

The EPC enabled NYCHA's Capital Projects Division (CPD) to free up $10.4 million in Federal Capital Funds that had been allocated for the boiler replacement projects at these six NYCHA developments and an additional $4.6 million in additional energy conservation work that would otherwise have to be funded through NYCHA's scarce Federal Capital funds. The freed up Federal Capital funds will be utilized to fund other much needed capital improvements in NYCHA's five year Capital Plan. Construction is anticipated to be completed by summer 2015.

PHA Goal: ***Increase assisted housing choices for Section 8 residents and applicants***

Objective: Conduct outreach efforts to potential landlords

Progress: Section 8 owners can log on to the NYCHA Owner Extranet to manage their Section 8 portfolio and register vacant apartments on GoSection8.com Prospective Section 8 Owners can visit the NYCHA Section 8 website for general information on the Section 8 program. Owners also have the option to call the NYCHA Customer Contact Center (CCC) at 718-707-7771 Regular updates are made to the Leased Housing Department's website, which provides information about the Program, payment standards, and other general areas of concern specific to landlords.

Objective: Implement public housing or other homeownership programs

Progress: Through disposition of a Bronx site for affordable housing, homeownership opportunities will be provided to eligible NYCHA families. The housing to be developed for sale includes 16 two-family townhouses at Soundview.

NYCHA is currently offering existing residents of its single-family FHA Repossessed Houses the opportunity to qualify and purchase the home they rent. Primarily located in Southeast Queens, the homes are being offered for sale under the Authority's 5(h) Project HOME Homeownership Plan. In accord with the Plan NYCHA is repairing the homes to assure they meet NYC Building Code standards; residents with incomes sufficient to pay real estate taxes, assessments, utilities and maintenance on the homes will attend homeownership counseling to prepare to assume ownership.

Objective: Convert public housing units to vouchers: Maximize Section 8 rentals at the former City/State developments

Progress: As of March 20, 2015, there were 3,378 Section 8 conversions in the 21 developments.

Goal: **Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

NYCHA is exempt from developing an additional Deconcentration Plan because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

See Attachment G
[Goal: Reduce crime and improve quality of life of residents]

PHA Goal: ***To reduce crime and improve the quality of life of our residents***

Objective: NYCHA will seek funding in order to install additional Closed Circuit Television ("CCTV") cameras within its developments. Small Scale Program was initiated in 2004.

Progress: The Housing Authority has installed 15 large scale CCTV systems citywide that have reduced crime 10 percent since 2005 at those locations. A benefit of remotely monitoring these developments is an improved police response time. Posted signs informing residents and guests that the property is under video surveillance continue to aid in the reduction of crime and enhancing the safety and security of our residents. While the program has been very successful, funding is costly for initial equipment costs and for equipment maintenance after installation. At the initial 15 locations

where NYCHA installed large scale CCTV systems the New York City Police Department provides on-site monitoring which incurs considerable costs to the NYPD.

Given the cost of installing, maintaining and operating the initial on-site monitored CCTV Systems, NYCHA modified its original program in an attempt to reduce costs while achieving the benefits of the CCTV program. The CCTV Program in the Manhattan Program Unit of Capital Projects administers contracts for the purchase, installation and maintenance of CCTV Systems.

Through the innovative use of technology, police resources, and the cooperation of local government, NYCHA has created a highly successful program to install small-scale closed circuit television systems. Since the inception of NYCHA's CCTV program, 12,062 security surveillance cameras (large and small scale) have been installed citywide.

Operation Safe Housing

In June 2004, NYCHA developed a streamlined Termination of Tenancy procedure as part of the Operation Safe Housing joint program developed by NYCHA, the New York City Police Department, and the Mayor's Office of the Criminal Justice Coordinator. The Termination of Tenancy procedure, targets a list of specified crimes designated by the Police Department as having the most serious impact on NYCHA residents. The list includes homicides, sex offenders and crimes, firearms offenses and drug sales.

In addition, within NYCHA's Impartial Hearing Office, a Special Hearing Part with a designated Chief Hearing Officer was organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a Holdover Unit monitors these matters as they reach Landlord/Tenant court, and helps to expedite the actual eviction process. Under these procedures, cases involving these serious crimes are completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of March 9, 2015, 4,489 terminations of tenancy proceedings have been concluded under Operation Safe Housing.

From inception, the Authority initiated a total of 776 Registered Sex Offender (RSO) cases, of which 20 are pending a decision, and a total of 756 have been closed as follows: 499 cases have resulted in Permanent Exclusion from NYCHA property; 60 have had their tenancy terminated; 18 are on probation, 6 tenancies were found eligible after a hearing, 4 were remaining family member grievants who lost their grievance cases and the apartments were recovered, and 169cases have been withdrawn due to the RSO being incarcerated, deceased or the resident has moved out of NYCHA.

PHA Goal: Increase and diversify services for elderly residents to promote independence and healthy living, and reduce social isolation.

Progress: Currently NYCHA operates 32 Senior Centers which provide an array of recreational, social, and cultural services. NYCHA is working towards creating a greater network of providers, who are not exclusively on NYCHA campuses, to increase the range of services available to Senior residents.

Also, there are broad initiatives and planning underway from which the Seniors will benefit. As examples:

i. Choice neighborhoods;

ii. Smoke-free housing;
iii. Active design planning collaborations;
iv. New York Academy of Medicine (NYAM) Age-Friendly districts;
v. Senior focused SNAP outreach; and,
vi. Department for the Aging's Grandparents Program offering supports for Grandparents who care for their grandchildren.

Naturally Occurring Retirement Communities (NORC) program provides comprehensive supportive services to residents aging in place. In partnership with the New York City Department for the Aging (DFTA), NYS SOFA (State Office for the Aging), and United Hospital Fund, NORC sites are operated within twelve different NYCHA developments throughout New York City. Examples of services include case management, on-site nursing services, medication management, physician services, on-site assessment, information & referral services, assistance with activities of daily living (ADL), and instrumental activities of daily living (IADL). Additionally, the program provides ancillary services such as transportation, shopping, financial management, housekeeping, personal care, support groups, and intergenerational activities, among many others.

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

Based on DFTA's reports, from January 1, 2014 to December 31, 2014, the NYCHA NORC program provided the following services:

Case Management & Assistance	-	22,651
Health Care Management & Assistance	-	4,150
Number of residents receiving at least 1 core service	-	7,950
New this Calendar Year (CY)	-	1,154

In Fiscal Year 2015, DFTA awarded $2,573,988 to twelve NYCHA NORCS, as follows:

Forest Hills	-	196,000
Elliot – Chelsea	-	275,000
Smith Houses	-	179,258
Sheepshead/Nostrand	-	251,000
Lincoln/Amsterdam	-	261,989
Stanley Isaacs	-	263,000
Ravenswood	-	282,641
Vladeck	-	275,000
Pelham	-	200,000
Grand Street Settlement	-	78,000
Coney Island Active Aging NORC	-	102,950
Bushwick/Hylan NORC	-	209,150

NORC-type Initiatives:

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

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

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

- Bilingual Social Services – case assistance, case management, entitlement/benefits assistance, service linkage and coordination, crisis intervention, support services, 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 and B.E.S.T program reports from January 1, 2014 to December 31, 2014, the Grand Street Settlement NORC Program provided the following core services:

		Units of Service
Case management & Assistance	-	2,032
Health Care Management & Assistance	-	458
Residents receiving Core Services	-	870
New This Calendar Year (CY)	-	24

Senior Resident Advisor/Service Coordinator Programs provide supportive services to elderly (ages 62 and over) and non-elderly disabled residents in select sites. This initiative helps seniors to maintain independent and dignified living by assisting them with accessing public benefits, advocating with service providers on their behalf, and a Senior Volunteer Floor Captain program, through which seniors serve as Floor Captains on their floor and meet monthly to discuss health and safety issues. Floor Captains work through a buddy system to ensure the safety and well-being of each other - especially their frail and disabled neighbors.

From January 1, 2014 through December 31, 2014 the SRA/SCP programs provided 68,934 units of Supportive Service to an average of 2,347 residents monthly, and conducted 21,083 home visits.

Elderly Safe-At-Home Program, formerly known as the Claremont Village Anti-Crime Program, provides supportive services to residents at seven (7) New York City Housing Authority developments in the South Bronx. The program provides crime prevention education; crisis intervention; assistance with benefits and entitlements; referral for transportation services; meals-on-wheels and homecare; and escort to medical facilities, banks and light emergency shopping. Resident volunteers augment staff support by monitoring the seniors' well-being and engaging and assisting other residents in getting involved in community and program-related activities, thus enhancing their safety and viability.

From January 1, 2014 through December 31, 2014, the Elderly Safe at Home Program provided 16,616 units of Supportive Services to approximately 515 residents' monthly, and conducted 4,723 home visits.

Senior Companion Program assigns Senior Companions, through a partnership with Henry Street Settlement, to help homebound or isolated fellow seniors live independently. Senior Companions provide friendly home visits, as well as escort and light shopping services, to frail and socially isolated residents at nine NYCHA developments in Brooklyn, Manhattan, Queens and Staten Island. This initiative is funded by the Corporation for National Service.

From January 1, 2014 through December 31, 2014 the Senior Companion Program conducted 1,941 home visits, and provided 133 Escorts Services to approximately 20 residents monthly.

PHA Goal: Increase collaborative partnerships with public & private agencies to maximize and leverage resources, expand funding base and reduce service duplication.

Progress: NYCHA's Department of Community Operations along with the Office of Public Private Partnerships has leveraged partnerships with public and private agencies to provide the following programs:

Choice Neighborhoods Initiative Planning Grant: Choice Neighborhoods Initiative Planning Grant: The New York City Housing Authority (NYCHA) concluded implementation of a $300,000 planning grant from the U.S/ Department of Housing and Urban Development (HUD) for the Choice Neighborhoods Initiative (CNI). The goal of the CNI planning process is to organize residents, local community organizations, city institutions and local and state agencies and elected officials to develop a comprehensive Transformation Plan for the South Bronx community of Mott Haven.

In October 2014, NYCHA submitted the final Transformation Plan for Mott Haven and in February 2015 the agency submitted an application in response to the Notice of Funding Availability for Implementation. After two years of engagement with residents, nonprofit groups, and the community at large, Make Mott Haven...is a plan that addresses housing, health, education, jobs and safety. Key highlights from the plan include comprehensive rehabilitation for a section of the Betances Houses, possible new development of affordable housing, additional programming and community infrastructure to address chronic disease such as diabetes, programming for children ranging from early education to career, redesign of open spaces to address unsafe spaces, and revitalization of the Betances senior center and new programs for seniors. The Plan details how implementation will leverage existing neighborhood assets, build the capacity of residents and CBOs, and catalyze investment in the neighborhood. CNI is committed to the preservation of affordable housing, building stronger neighborhoods, and creating partnerships with public, private, and non-profit entities.

NYCHA's Healthy Homes Program: NYCHA concluded the three-year funded period of this project to promote resident health by reducing exposure to secondhand smoke and increasing resident access to cessation resources for smokers who want to quit. The initiative has been implemented in collaboration with the NYC Department of Health and Mental Hygiene (DOHMH) and was supported by a $481,000 sub-award grant through the Fund for Public Health in New York. The project has engaged residents as partners in efforts to increase awareness of the health impacts of smoking and secondhand smoke, improve adherence to existing rules prohibiting smoking in common areas, and build dialogue around additional opportunities to improve indoor air quality by reducing smoking in individual apartments. Accomplishments in 2014 include expanding awareness of smoking cessation resources and piloting resident-led smoking cessation programs, executing an

innovative voluntary smoke-free housing pledge drive at 830 Amsterdam, and convening NYCHA residents and partners in a citywide discussion on Smoking and Health.

The JPMorgan Chase Foundation awarded NYCHA a one-year (November 2013 – November 2014), $200,000 grant which has been extended until June 2015, to support the NYCHA Resident Economic Opportunity Expansion Project. Under this Project, two key areas of NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) will be expanded and enhanced to better serve NYCHA residents: the NYCHA Resident Training Academy (NRTA) and the Resident Business Development Unit (RBDU). The NRTA will be expanded to include a financial services training track to provide resident participants with the skills to qualify for entry-level positions in the field, and the RBDU will develop and roll out four initiatives to support the entrepreneurial endeavors of NYCHA residents by providing access to capital and space.

Citi Community Development made a $115,000 grant through the Mayor's Fund for REES's Service Connection Tool, an E-Service Initiative Referral System which enhance and integrate existing databases, allowing REES to serve additional residents, increase their management capabilities and improve service delivery. The grant term is October 1, 2014 through September 30, 2015.

Youth Violence Prevention program: NYCHA received and 18 month grant extension of $157,000 from the New York Community Trust to continue its Youth Violence Prevention program. This grant enables NYCHA to institutionalize youth violence prevention tactics across departments addressing violence and gang involvement for youth living in NYCHA developments, with a focus on layering multiple evidence-based violence prevention strategies together and increasing youth involvement in education, work readiness and employment opportunities. This grant has been extended until April 2016.

U.S. Housing and Urban Development (HUD): For the fifth year in a row, NYCHA was awarded $69,000 for the Family Self Sufficiency (FSS) program. This funding allows NYCHA's department of Resident Economic Empowerment & Sustainability (REES) to dedicate staff to work with participating Section 8 residents to increase their families earned income by providing opportunities for education, job training, counseling and other forms of social service assistance.

NYCHA Youth Chorus: In 2014, the David Rockefeller Fund made a $15,000 donation to the NYCHA Youth Chorus. The Chorus engages residents ages 9 to 21 in vocal training and public singing performances to provide its members with a positive environment to learn music and grow as performers. This support from the David Rockefeller Fund provides the Youth Chorus the opportunity to recruit additional members, enhance their musical training and increase the number of performances.

United States Tennis Association (USTA): The USTA Serves, USTA Eastern and USTA Junior foundations combined to grant $11,000 to NYCHA for the 2014-15 Tennis Initiative. For the second year in a row, NYCHA's Sports programming offered tennis on a city-wide basis with 200 - 8 to 12 year olds participating in the Tennis Initiative's course. For many of the participants it was their first time playing tennis and the Tennis Initiative gives all of these children an opportunity to learn the sport and to be physically active.

NFL Football Officiating Academy: The FOA – Football Officiating Academy - now in its sixth year of operation, is a unique collaboration between NYCHA and the National Football League (NFL). The objective of the FOA is to provide men and women with the critical skills necessary to become a game official. The program also aims to teach valuable life skills that correlate with standard officiating characteristics (i.e. confidence, decisiveness, & integrity.) The overall goal of the FOA is to provide officiating job opportunities through direct connections with local PSAL and Pop Warner league assignors, as well as create a resource pipeline for graduating participants to continue in all developmental opportunities connected to the NFL. In addition the FOA helps the National Football League with broadening the pool of officials nationally, while inspiring elevated awareness of officiating and to encourage participants to focus on building officiating knowledge and character development.

The Football Officiating Academy is a co-ed initiative designed for NYCHA residents and the surrounding community ages 17 – 30. The FOA is held each year for eight weeks during the summer months.

Citywide Boys & Girls Basketball League: The Citywide Boys and Girls Basketball League is the largest inner-city basketball program of its kind with 250 teams (3,000 co-ed participants). The aim of the Citywide Boys and Girls Basketball League is to develop strong social skills, sportsmanship, the fundamentals of basketball and, most importantly, the life lesson of staying active to live a healthy life. Games are played simultaneously at 10 locations throughout the 5 boroughs of New York and citywide champions are crowned within each age group.

From 2011 – 2014, ENYCE Fashion Apparel Company provided the Citywide Boys and Girls Basketball League with 9,000 sets of basketball uniforms, at a value of $300,000 savings to NYCHA.

New York City Connected Communities (NYCCC): The New York City Department of Information Technology & Telecommunications ("DoITT") has been allocated funding from the Office of Management and Budget ("OMB") to support broadband use and adoption among all City residents, particularly among low-income residents, whose adoption rates lag citywide, under the New York City Connected Communities Program ("NYCCC").

As a partner in NYC Connected Communities, NYCHA will sustain broadband internet technology to Community Centers in 12 public housing developments throughout the five boroughs. These Centers will serve vulnerable populations residing in these developments together with other members of the general public living within proximity to the Centers. There is a growing need for low-income New Yorkers, predominantly African-American and Latino-American, to improve their Broadband opportunities for success in school and in life. The unemployed, senior citizens, children and people with disabilities will benefit from greater access to Broadband internet resources, and from a variety of internet employment training and job search skills.

Technology, Educational, and Municipal Facilities Grant ("**TEMF Grant**"): The Cable Franchise Agreement between the City and Verizon New York Inc. establishes the Technology, Educational, and Municipal Facilities (TEMF) Grant to be used by the City to support the provision of technology services to City government locations and/or City government related locations in each of the five boroughs of the City where technology services are made or are to be made available to the community. DoITT used the funds from the TEMF Grant to provide funding to NYCHA for the creation and maintenance of technology labs at 7 community center locations across the city: Marcus Garvey, Kingsborough, Wyckoff Gardens and Williams Plaza in Brooklyn; Murphy and St, Mary's in

the Bronx; and Lehman Village in Manhattan. The grant allows for the purchase of hardware, software, peripherals, furniture and consumable supplies as well as broadband access, for the next five (5) years.

Global Partners Junior: The Global Partners Junior Program is a collaboration between the Office of the Mayor and NYCHA 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 for 2 hours every week at four NYCHA community centers: Drew Hamilton and Lehman Village in Manhattan; Saratoga Village in Brooklyn; Parkside in the Bronx. Approximately 8-10 students participate at each site and are supervised by staff who have been trained to implement the program's curriculum. Students work together on a curriculum developed by New York City Global Partners staff which focuses on topics such as sustainability, the environment, city parks, history and culture, amongst others. They research, hold discussions, create projects, and post messages to their international peers on the internet forum. During the 2014-2015 program year, Global Partners is serving 37 youth participants

New York City Early Literacy Learning (NYCELL): The NYCELL Program seeks to strengthen language and pre-reading skills of children between the ages of one and four so that they enter school ready to learn and to succeed. NYCELL is a collaborative effort between the Mayor's Office, the Department of Education and NYCHA. The program helps foster a network of parent support that engages and empowers parents to get involved in their children's education and exposes children to opportunities to strengthen literacy skills. This program is being offered at five NYCHA Community Centers: Bronx Classic at Melrose Houses and Justice Sonia Sotomayor Houses in the Bronx; Van Dyke Community Center in Brooklyn; and Rutgers and King Towers Community Centers in Manhattan.

CMOM Health and Literacy Exhibits and Education Programs at Johnson Houses: The Children's Museum of Manhattan (CMOM) has partnered with the New York City Housing Authority (NYCHA) and Union Settlement Association, Inc. to create a permanent interactive exhibit and hands-on educational programs through its Built to learn leadership project. Built to Learn is being funded by a National Leadership Grant from the Institute of Museum and Library Services (IMLS) and a grant from the NYC Mayor's Fund to Advance New York City.

The James Weldon Johnson Houses in East Harlem is the first Built to Learn demonstration site to integrate 2,000 square feet of CMOM interactive exhibits into its community center and day care classrooms. Built to Learn adopted CMOM's IMLS-funded PlayWorks™ early childhood exhibit and EatSleepPlay™:Building Health Every Day exhibition to provide families and children (ages birth through eight) living in and around Johnson Houses with the experiences and skills needed for lifelong success. Working with NYCHA staff and families at the Johnson Houses, CMOM developed programming based on the EatSleepPlay health curriculum as well as arts and health related festivals. The program goal is to strengthen the family and community by providing lifelong learning, teaching adults how to prepare children for preschool and learn healthy habits. The exhibit offers 25 interactive stations targeting core skills in math, literacy, science, health and art. Also, the graphic signage provides ongoing "coaching" to parents, teachers and caregivers as they become active partners in the child's learning. In addition, the project provides parent and child engagement programs, professional development programs, workforce programs and community resource development.

Saturday Night Lights Program: This initiative uses sports as a hook to get young people off of the streets and into structured programming and the program offers academic support to help ensure graduation from middle school and high school. The initiative was started in October of 2011 as an effort to provide kids a safe space on weekend nights, when the risks for juvenile crime and victimization were at their highest. The Manhattan DA's office formed a partnership with the NYPD, NYCHA, PAL, and Pro Hoops to open up a gym on Saturday nights in Harlem so that kids had a safe, healthy place where they were offered free, professional sports training. The success of this effort has led to additional programming on weekend nights throughout Manhattan. Currently this program is being operated at 6 locations and offers five sports: basketball, volleyball, softball/baseball, tennis and soccer. Each site has a program run by a Lead Sports Trainer and most sites have an Academic Success Advocate. During the 2013-14 school year the initiative has rolled out the academic component of the program, Advocate to Graduate (A2G) in five of the nine sites. Professional Sports Training: Drill & Play, AllStar Volleyball, RBI Skills, Tennis Clinics & Soccer Skills. On weekend nights, the professional sports trainers run high quality training sessions at six sites. Each session consists of warm-ups, skill-specific drills, and games. Some sites also have a weeknight league. In addition, the basketball programs offer three all-site tournaments per year. To date, the sports programs have served over 4000 youths.

Academic Success: ***Advocate to Graduate (A2G) Program:*** During the week, through a partnership with the Department of Education and the Mayor's Office, an Academic Success Advocate reviews participants' school attendance and academic standing at five of our sites. The advocate works with the participant and their family to explore and assess any barriers to academic success and comes up with an action plan to reach specific academic goals. Advocates track the progress and outcomes of these steps toward success.

Objective: Objective: To inform residents about personal disaster preparedness and the private and public resources and programs that can increase their ability to handle emergencies.

Progress: Since the last hurricane season of 2013, Resident Engagement (RE) has scheduled and conducted emergency preparedness presentations citywide at 23 developments including 18 senior developments address the need of disseminating timely information to some of our most vulnerable population. Presentations were also conducted at the last Senior Benefit & Entitlement Fair (an annual NYCHA event that brings together over 2,000 seniors from all 5 boroughs) on September 18, 2013. Presentations were also conducted at Lafayette Gardens and Campos Plaza at the request of the Resident Associations. Over 650 residents attended all of the aforementioned presentations.

NYCHA also partnered with NYC's Office of Emergency Management (OEM) to provide resources including Ready New York My Emergency Plan booklets, evacuation zone pamphlets, an expert presenter and a fully loaded Go-Bag. RE staff also received training in a "train the trainer" model in order to present when OEM was unavailable.

At NYCHA Prepares "Tent Events", RE provided outreach assistance, signed-in residents as they entered the tent and conducted a free raffle for Go-Bags at regular intervals. RE staff gathered needed supplies and put the Go-Bags together.

In January 2014, RE expanded to include 50 new staff. They are organized into teams responsible for developments within nine districts across the city.

RE staff from all nine district teams received the following emergency preparedness trainings in May 2014:

- Scheduling and Outreach
- "Train the Trainer" on emergency preparedness by OEM) - to prepare RE staff to present on how to prepare for hurricanes and what to do when there is a weather related emergency alert
- "Train the Trainer" on Fire Safety by the FDNY- to prepare RE staff to present information about fire safety and precautions in response to fires

RE teams are moving forward with scheduling emergency preparedness presentations at all remaining senior developments (24) by the end of 2014. All will cover weather related emergencies (i.e. hurricanes), fire safety and NYCHA Prepares activities including: NYCHA Alerts, Emergency Tents and the development of Resident Response Team Leaders. Our partners, OEM and FDNY will provide materials for all presentations and presenters as needed.

We also aim to provide residents in a "train the trainer" model with contacts and information and training that will enable volunteers to facilitate future emergency preparedness events at their own developments. As example, on June 5th Resident Engagement is supporting a Fire and Safety Preparedness Event that is being hosted by the Ravenswood Houses Resident Association with the support of OEM and FDNY and other NYCHA departments including from the GM's Office, Operations, ESD, Family Services, and Community Operations.

Objective: Develop at least one urban farm to provide affordable fresh food to residents and the surrounding community, as well as to expand green space.

Progress2014:
Currently, NYCHA is working in partnership with three non-profit organizations to support the operations of two urban farms with the planned expansion of third urban farm at Pink Houses in the East New York neighborhood of Brooklyn in partnership with the United Community Centers/ East New York Farms in 2015.

Farm 1 - In the summer of 2012 NYCHA partnered with the Active Citizens Project to start an urban farm at Frederick Douglass Houses (FDH). The farm was started on a non-used tennis court with several feet of mulch and topsoil imported to create a growing medium on the site. In the first year the primary crops that were grown at the site were cover crops to establish the space. In 2013, the farm was programmed with more training sessions for NYCHA residents to learn about growing their own vegetables and produce on the site. In July of 2013, a farmers market was started at the development to provide residents with fresh affordable produce from the farm site along with skills training for NYCHA residents. In 2014, the partnership with Active Citizens Project and work on the farm continued with the construction of farm storage shed in partnership with students from the Parson's School of Design through the New School of NYC. Over 700 pounds of produce was harvested from the FDH site in 2014. In addition to the produce harvested 20 farm stand days were held with 1,200 farm stand visits from NYCHA residents and community members from June to November. In 2015 ACP and NYCHA aim to harvest 1,000 pounds of produce and increase the number of farm stand visits to 1,500. ACP and NYCHA will also explore options for small scale composting on site and creating a compost drop off site at FDH through a partnership with the NYC Department of Sanitation.

Farm 2 - Through a partnership consisting of NYCHA, Added Value, (technical partner) and Green City Force (work force development partner) the first large scale (approximately 1 acre) urban farm on NYCHA property was set to be created in the fall of 2012. As planned, work started and ground was broken in the fall of 2012 on NYCHA property at Red Hook West Houses. However due to Super Storm Sandy, work at the site was stopped, as all work was focused on hurricane relief efforts at the development and throughout the city by all entities. Construction of the farm began in earnest in early April 2013 and an official launch occurred in June of 2013. Several tons of food were grown and distributed to NYCHA residents who volunteered on the farm as well as donated to the local food shelf. In the first full season of operations approximately 4,000 pounds of produce was harvested on the site, with approximately 200 pounds of food waste collected from NYCHA residents and composted of site. The site provided provide opportunities for approximately 60 children and 61 high school students to be engaged in Food & Farm Based Learning, Finally, 162 NYCHA Residents were engaged in cooking demos and 200 NYCHA residents and community volunteers engaged in the farm (planting, harvesting, composting, etc. …) In 2015 growing season the partners and NYCHA aim to increase production to 5,000 pounds of produce harvested and increase the number of NYCHA residents and community members engaged in onetime or ongoing healthy eating and agricultural programing to 600 participants.

The NYCHA Farm is supported directly by funds from Mayor's Office of Center for Economic Opportunity and the Obesity Task Force. Through this innovative alliance, Green City Force brings workforce development and national service to bear to create opportunity for young adults residing in public housing, who in turn with the support of Added Value work to engage and educate fellow NYCHA residents around healthy food and healthy food choices.

Expanded Green Space

Through its Garden & Greening program (the "program") the New York City Housing Authority increased the number of gardens from 743 in 2013 to approximately 672 gardens in 2014. In 2015 the program aims to increase the number of garden on NYCHA property to 700. Additionally, through partnerships with other city agencies, the program aims to support further opens space enhancement through shrub plantings and soil amendment by providing woodchips, mulch, and compost to local property management offices. Finally, through a partnership with the USDA, the program aims to complete a project that will aim rebuild several large gardens that were devastated by Super Storm Sandy in Far Rockaway Queens.

Goal: Promote self-sufficiency and asset development of families and individuals

Objective: Develop strategic partnerships and leverage external resources to connect residents to high quality economic opportunity services that support resident economic sustainability. (Increase job placements and job training opportunities, apprenticeship and educational enrollments.)

Progress:

A. Strategic Partnerships: REES Zone Partner Networks

Through the Zone Model, REES manages public/private partnerships with high-quality economic opportunity service providers. Through a formal application process, REES has established partnerships with best-in-class workforce, financial literacy, business development, adult education and training providers. REES launched inaugural Zone Partner networks in 2012-2013 in the following neighborhoods: Lower East Side, Downtown Brooklyn, South Bronx and Upper Manhattan. Zone Partners work collaborative with REES to develop strategic, outcome-focused projects that connect NYCHA residents to their services. These projects include receiving direct referrals through a web-based referral system; targeted recruitment campaigns for cohort-based services; reverse referrals of NYCHA residents to NYCHA job orders and employment-linked training programs; support and training from NYCHA in leveraging and integrating NYCHA policies into service delivery; and increase resident access to credit union services to remote capture rent payment and client conversion. At the close of the inaugural program year, REES saw a 22 percent increase in the volume of residents served through this new model, over 13,000 residents total. Building on this initial success, in late 2013 through 2014, REES expanded the Zone Model to additional neighborhoods including: Western Queens, Brownsville/East New York, East Harlem, Highbridge, Northwest Bronx, Rockaways, and Staten Island. As of February 2015, over fifty providers have entered into formal partnership with REES, expanding past traditional workforce, training and financial counseling services, to include new adult education partnerships through the SUNY's Educational Opportunity Center's and CUNY community college programs, as well as new business development and homebuyer education service providers.

i. Connecting to Services: Resident Outreach, Recruitment and Referrals

Through the Zone Model, REES has created multiple platforms for performing outreach and connecting residents to services. In 2013, REES launched OpportunityNYCHA.org, a web-based platform designed to connect residents to services and provide timely information on REES and partner programs. Since launching, OpportunityNYCHA.org has seen over **70,000** unique visitors and in 2014, REES launched a bi-weekly e-newsletter that reaches **35,000** subscribers. Residents utilize the microsite to register for information sessions and connect to programs. As of FY 2015, REES has seen **24,000** unique visitors to the site.

As of February 2015, REES served over **1,115** residents through event-based recruitment and resident information sessions. Events include twice-weekly information sessions hosted at REES' central office in downtown Brooklyn, in addition to similar sessions hosted offsite at NYCHA developments for a variety of vocational and other training programs, including Section 3 opportunities. REES also hosted employment pre-screening events with partners including the Brooklyn Navy Yard, Columbia University, and the New York City Police Department.

To date for FY 2015, there are **119** resident class/training enrollments and an additional **896** residents connected to providers through web-based referral.

ii. Financial Literacy and Asset Building Highlights

a. Financial Literacy Training

REES is collaborating with Neighborhood Trust Financial Partners (NTFP), a non-profit organization that helps to improve the financial standing of low-income people, to offer their "Getting Ahead" signature series of financial workshops to residents on site at various NYCHA Community Centers. In 2014, NYCHA hosted three Getting Ahead workshops in East Harlem, Gowanus and Bedford-Stuyvesant. REES is also partnering with Food Bank for New York City to provided free tax preparation services across fourteen NYCHA Community Centers and Jobs-Plus site to expand access to the "Virtual Volunteer Income Tax Assistance (VITA)" program. At least 1,300 returns will be filed at NYCHA locations offering free tax prep services with the goal of increase resident access to the EITC.

b. Prospect Plaza- Financial Planning and Management Services

Under a HOPE VI grant, NYCHA contracted with a financial management and education provider, Neighborhood Trust Financial Partners (formerly known as Credit Where Credit is Due), to provide financial planning, credit repair and counseling support services to former residents of Prospect Plaza and NYCHA residents in Brooklyn's Community Board 16, who are interested in becoming qualified for new affordable housing units. In order to return to the new development, all applicants must pass a credit check. Neighborhood Trust Financial Partners launched its official program services on August 1, 2011, and concluded offering services on July 31, 2014. Services include both one-on-one financial counseling and workshops/seminars. At the end of the contract period in July 2014, **332** former Prospect Plaza Residents or NYCHA residents of community board 16 have created financial action plans and are pursued one on-on-one counseling with Neighborhood Trust Financial Partners.

iii. Employment and Advancement Highlights

a. Jobs-Plus

Jobs-Plus is a proven place-based employment program that offers services to all working-age residents in one or a cluster of public housing developments. NYCHA, the Human Resources Administration, the Mayor's Center for Economic Opportunity, and the Department of Consumer Affair's Office of Financial Empowerment, partner to implement the Jobs-Plus program across twenty-three NYCHA developments. Jobs-Plus is a signature component of the City's Young Men's Initiative. The Jobs-Plus expansion marks a key milestone in NYCHA's new approach to better support its residents to increase their income and assets by working with public and private partners to identify gaps in service offerings and to develop strategies that attract high quality resources and proven economic opportunity models, like Jobs-Plus, into public housing neighborhoods. As of February 2015, **624** resident job placements have been made across eight active Jobs-Plus sites.

iv. Adult Education and Training Highlights

a. NYCHA Resident Training Academy (NRTA)

The NYCHA Resident Training Academy is a public/private initiative funded by the Robin Hood Foundation. The NRTA began in August 2010 as a citywide, employment-linked training program for NYCHA residents. Residents receive training from some of New York City's premier vocational training providers in preparation for jobs with NYCHA, its contractors, and the private sector. Since launching the program, over **1,000** NYCHA residents have completed training through the NRTA with 87 percent completing and **87 percent** of graduates going on to careers. As of February 2015, **79** residents completed training through the Academy.

b. Zone Partner Highlight: Green City Force

Green City Force, Clean Energy Corps is a 6 month full time service training program that provides college preparation and hands on work experience in the field of Green Energy. Green City Force has partnered with NYCHA's Office of Resident Economic Empowerment & Sustainability since 2009 to recruit qualified NYCHA Residents for a stipend-paid job training and college preparation service program. To date, **251** Residents have graduated from the program. Green City Force provides NYCHA residents 18-24 with training and leadership opportunities related to greening the economy. As of its last cohort, 82 percent of graduates are employed or enrolled in college. Between October 2012 and December 2014, 170 residents have enrolled in Green City Force and 106 completed the training. An additional **37** from the last cohort, which began in August 2014 graduated during the FY 2015 reporting period in January 2015.

v. Resident Business Development Highlights

a. Food Business Pathways Program

NYCHA, the NYC Economic Development Corporation (EDC), SBS, and Hot Bread Kitchen designed and launched the NYCHA Food Business Pathways Program in 2014 through support from Citi Community Development. Through this initiative, 90 NYCHAprenuers will have access to 10 weeks of customized business development classes and ongoing coaching. Graduates will have access to certain subsidies for permits and 15 individuals will be awarded free kitchen incubator space in 2015. **21** NYCHA residents enrolled in the initial cohort in late 2014 with completion to occur in 2015, along with the role out of additional cohorts.

New Business Development Zone Partners:

After piloting resident business development services between 2012-2103, REES expanded business development partnerships and collaborated to design programs and services for NYCHA entrepreneurs (NYCHAprenuers) that would fill key service gaps. NYCHA partnered with the NYC Department of Small Business Service's Business (SBS) Solutions Centers and other citywide non-profit providers to increase resident access to business planning services citywide. NYCHA also partnered with NYC Economic Development Corporation (EDC) on the Bronx Business Bridge program to viable spaces in which NYCHA entrepreneurs (NYCHAprenuers) can operate businesses. As a result, 2 NYCHAprenuers were invited to be part of Lehman's Bronx business Bridge Incubator;

EDC's first incubator tailored to the LMI population. REES also expanded existing partnerships through facilitating cross-referrals and establishing partner learning community of providers serving NYCHAprenuers.

Objective: Generate jobs and other economic opportunities for NYCHA Residents (Increase Section 3- related training, employment and contracting opportunities)

Progress:

i. Section 3 Employment

As of February 2015, REES facilitated **329** direct job placements. These job placements include those generated by outside contractors for various projects at NYCHA developments, in accordance with the employment –related provisions of the Housing and Urban Development ("HUD") Section 3 mandate and Resident Employment Program ("REP") policy 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.

During FY 2015, NYCHA entered into a new Project Labor Agreement that will create over 500 apprentice slots for residents in the skilled trades unions between 2015-2020. REES will play in integral role in this agreement—managing partnerships with the States direct-entry program providers and connect graduates from NYCHA's Resident Training Academy.

ii. Section 3 Business Concerns

REES initiated a learning group of public housing authorities (PHAs) and supporting PHA organizations to share Section 3 best practices to support NYCHA's overall Section 3 Business Concern Strategy. Over 15 organizations have participated in the group including the Chicago, Charlotte, LA and Minneapolis PHAs. The information gathered through this initiative and third party research was used to create NYCHA's Section 3 Business Concerns (S3BC) validation and registration policies in an effort to generate a S3BC list to enable contracting. REES launched an online public registration process through the OpportunityNYCHA.org portal with an accompanying marketing campaign to resident-owned business, MWSBE's and other vendors. To date nearly 40 self-certified Section 3 businesses have registered with the Authority.

iii. Increasing EID uptake

Leading an interdepartmental working group, REES was able to overhaul the tools available to NYCHA property management staff in identifying residents who qualify for and applying the Earned Income Disallowance (EID). REES worked with NYCHA's IT department to automate the EID process in NYCHA systems so that an increase in income triggers questions to see if a resident qualifies for EID and then the system tracks EID for the life of the disregard. Finally, REES has worked to educate our self-sufficiency program partners in the EID policy, its benefits for their clients and enlisted them to educate and orient residents about the EID. Since REES began tracking EID uptake in 2012, **5,619** residents have received the EID. **811** Residents received the EID at the close of 2014.

iv. Family Self-sufficiency Program

The Housing Choice Voucher or Section 8 Family Self-sufficiency (FSS) Program is a HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that no member has received cash public assistance in the preceding twelve months. The money may be used as a down payment on a home, as payment for higher education, as start-up capital for a business or to pursue other personal goals. Participating families run no risk to their Section 8 voucher and may continue to receive Section 8 assistance upon graduation from the program as long as they continue to meet Section 8 eligibility criteria. As of February 28, 2015, there were **278** participants in the program. **Eighty-one** (27 percent) of these had active escrow accounts with an average balance of $2,198. The cumulative amount in escrow was $171,406.

Goal: **Ensure equal opportunity in Housing for all Americans**

Progress: NYCHA reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates and organizations that assist people with disabilities and promote fair housing. NYCHA's Department of Equal Opportunity, Services for People with Disabilities 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 2014, the Unit responded to 1,372 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 460 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 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.

New York City Housing Authority affirmatively furthers fair housing by providing equal housing opportunities to residents and applicants. Residents and applicants may file internal housing discrimination complaints. 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 Services for People with Disabilities. Preliminary investigations of complaints filed by residents and applicants with the New York State Division of Human Rights, the New York City Commission of Human Rights and/or HUD Office Fair Housing & Equal Opportunity are investigated by NYCHA's Law Department. In 2014, NYCHA DEO investigated 18 complaints of housing discrimination, and there were no findings of housing discrimination. Three (3) applications of applicants who were determined

ineligible for public housing and who asserted the denial was because of their disability were reviewed by NYCHA between January 1, 2014 and December 31, 2014. The NYCHA Fair Housing Non-Discrimination Policy Statement is available on the NYCHA website at http://www.nyc.gov/html/nycha/html/community/equalopp.shtml and in audio format at 212-306-4600.

It is the policy of New York City Housing Authority (NYCHA) to take reasonable steps to ensure Limited English Proficient (LEP) persons may effectively participate in and benefit from NYCHA programs and activities. The policy is in accordance with the United States Department of Housing and Urban Development notice entitled, "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient (LEP) Persons." This final notice was published in the Federal Register at 72 FR 2732 (January 22, 2007).

NYCHA's Language Services Unit (LSU) provides interpretative and translation services to NYCHA departments to enable them to communicate effectively with both residents and applicants who have been identified as persons with limited English proficiency (LEP). On May 13, 2009 NYCHA adopted a Language Assistance Policy confirming NYCHA's commitment to take reasonable steps to ensure that LEP have meaningful access to NYCHA programs, services, and activities. In support of this policy, LSU annually assesses NYCHA's language assistance needs; and monitors NYCHA's language delivery assistance services in conjunction with NYCHA's delivery of programs, services, and activities for residents, applicants, and Section 8 voucher holders. Additionally, the unit recommends modifications to the Executive Department, as mandated, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency. The unit, staffed by two interpreters for each of the following languages, Spanish, Chinese, and Russian interpreters, manages a Language Bank. The Language Bank established in 1990 with 44 NYCHA employee volunteers providing language services in eight languages presently consist of 233 volunteers who collectively command and speak 39 languages

During 2014, NYCHA's Language Services Unit completed and handled 6,802 interpretation requests and 1,283 translations requests containing over 2,705 pages.

In addition, on NYCHA's website we strive to make content accessible to all users by posting most of our content in HTML and Adobe Acrobat. HTML can be read by electronic devices used by the visually impaired. Adobe Acrobat also has an audible feature that can read PDFs. Key documents are translated and posted on our website in Spanish, Chinese and Russian for site-users with Limited English Proficiency. Additionally, we have "Printer Friendly" content as well as "Translate this Page" feature on our Internet site. Some content is also available in audio format.

In 2011, NYCHA revised its Fair Housing Policy to specifically provide for accommodations for the visually impaired including qualified sign language interpreters, documents in Braille and other appropriate aids and services.

Goal: Violence Against Women Act (VAWA)

Objective: Assist residents who are victims of domestic violence obtain an expedited confidential transfer and to enhance their safety

Progress: From January 1, through December 31, 2014, four hundred and forty one (441) Domestic Violence cases were approved for transfer.

Objective: Provide support and assistance to residents approved for transfer to enhance their safety and viability and reduce the incidence of repeated domestic violence

Progress: The services were transitioned to the NYC Human Resources Administration ("HRA") Office of Domestic Violence and integrated with HRA's Alternative to Shelter Program. This program allows domestic violence victims the option of remaining in their homes instead of shelter placement by having a personal emergency response system ("P.E.R.S.") installed in their home. Ongoing services include, safety planning, emotional support and counseling for children affected by the violence, support and advocacy at the point of transfer into new home/community, information, case planning and referrals at post transfer to assist in achieving goals for education, job training/placement, career planning, referral and advocacy for medical, mental health, substance abuse services. All services are free, voluntary and confidential.

From January 1, through December 31, 2014, 431 new cases requesting services were received. From January 1, through May 31, 2015, (year-to-date) 182 new cases requesting services were received.

2) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN

Criteria for Significant Amendment or Modification of the Agency Plan and/or Capital Fund Program Five-Year Action Plan:

NYCHA will amend or modify its agency plan and/or Capital Fund Program Five-Year Action Plan upon the occurrence of any of the following events during the term of an approved plan(s):

1. A change in federal law takes effect and, in the opinion of NYCHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
2. Any other event that the Authority determines to be a significant amendment or modification of an approved annual plan and/or Capital Fund Program Five-Year Action Plan.
3. As part of the Rental Assistance Demonstration (RAD), the New York City Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

a) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
b) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
c) Changes to the financing structure for each approved RAD conversion.

3) OTHER INFORMATION

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name)

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process
a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance

☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *New York City*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of New York's Consolidated Plan serves as the City's official application for the four U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development entitlement programs. The Consolidated Plan includes an Action Plan, which includes two elements: 1) the description of the use of federal, state, city, private and nonprofit funding for housing, homeless assistance and prevention, supportive housing services, and community development activities; and 2) the Supportive Housing Continuum of Care for Homeless and Other Special Needs Populations which describes the City's coordination of supportive housing services to the homeless and other special needs populations.

The Public Housing Agency Plan embodies, in many respects, the concepts of HUD's Consolidated Plan. The Plan provides a planning mechanism by which a housing authority can examine its long-term and short-term needs, specifically the needs of the families it serves, and design both long-term strategies and short-term strategies for addressing those needs. Like the Consolidated Plan, the Agency Plan involves consultation with affected groups in the Plan's development.

D. Additional Information

Second Replacement Housing Factor (RHF) Funding Groups

1) ***Second RHF Funding Group – First Increment RHF Plan***

• NYCHA will accumulate five years of Second Funding Group, First Increment Replacement Housing Factor (RHF) grants totaling $7,110,861 for use in up-coming mixed-finance development activities. Since annual awards are small, NYCHA accumulates these grants over several years to have sufficient funding to complete a transaction. NYCHA has obligated all of grant NY36R005501-08 ($853,997), NY36R005501-09 ($790,086), NY36R005501-10 ($776,218) and NY36R005501-11 ($395,955) for construction of public housing units in Randolph South Mixed-Finance transaction. NYCHA has obligated all of grant NY36R005501-12 ($1,538,254) and a portion of NY36R005501-13 ($651,630), NY36R005501-13 ($628,726) and all of grant NY36R005501-14 ($1,475,995) for Phase II of the Prospect Plaza HOPE VI Revitalization Project.

2) ***Second RHF Funding Group – Second Increment RHF Plan***

• NYCHA will accumulate five years of Second Funding Group, Second Increment Replacement Housing Factor (RHF) grants totaling $2,578,340 for use in up-coming mixed-finance development activities. NYCHA will obligate all of grant NY36R005502-10 ($258,796), NY36R005502-11 ($333,158), NY36R005502-12 ($496,383), NY36R005502-13 ($646,103) and NY36R005502-14 ($743,900) for construction of public housing units in Phase II of the Prospect Plaza HOPE VI Revitalization Project.

Attachment G
Admissions Policy for Deconcentration

HUD regulations (24 CFR Part 903) require a discussion of HUD's Deconcentration Requirement in NYCHA's FY 2016 Annual Plan. It was determined from the following Deconcentration Analysis that NYCHA does not need to develop an additional Deconcentration Plan for its Fiscal Year 2016 Annual Plan to comply with HUD's requirement.

Although 11 of NYCHA's qualifying 130 consolidated developments fall outside of an Established Income Range (EIR), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 10 developments within the EIR primarily because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Deconcentration Analysis

The Rule to Deconcentrate Poverty and Promote Integration in Public Housing applies to all Public Housing Authorities (PHA) funded by HUD, but specifically excludes from its applications the following types of developments within a PHA:

- developments with fewer than 100 public housing units;
- developments that are designated for elderly and/or disabled persons only;
- developments that are part of a homeownership program; and
- developments that are operated in accordance with a HUD approved mixed-finance plan using HOPE VI or public housing funds.

The developments' characteristics and tenant income data are from the Tenant Data System database as of January 1, 2015. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 174,526 occupied units[5], there are 142,955 units within 130 consolidated developments[6] that do not meet the exemption criteria and therefore, were used in this analysis.

Gross mean incomes from the excluded types of developments and units were not used in the calculation of the overall NYCHA mean. In total, 31,571 occupied units were excluded from the analysis. Table I presents the number of these units that fall into each exclusion category. See the Appendix for a list of the individual excluded developments.

[5] There are 174,526 public housing households as of January 1, 2015.

[6] For the purposes of this analysis, there are 130 consolidated developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 130 developments that have been excluded.

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income[7] is less than 85 percent of the NYCHA mean; and a development will be considered above the EIR if its mean gross household income is above 115 percent of the NYCHA mean. The 2015 NYCHA mean gross household income is $23,948, resulting in a lower EIR limit of $20,356 and an upper EIR limit of $27,540. In a recent amendment to the Deconcentration Rule, the definition of the EIR has changed to::

> "include within the EIR those developments in which the average income level is at or below 30 percent of the area median income, and therefore ensure that such developments cannot be categorized as having average income 'above' the Established Income Range."

Thirty percent of the 2015 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is $19,110. However, this is less than 115 percent of the NYCHA mean gross household income, and therefore, NYCHA's 2015 upper EIR limit remains at $27,540.

Table I shows that out of the 130 consolidated NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 5 developments with 4,065 occupied units with gross mean household incomes below the EIR and 6 developments with 4,204 occupied units with gross mean household incomes above the EIR.

TABLE I
Summary Table

	LOWER INCOME DEVELOPMENTS MEAN INCOMES <$20,356		**HIGHER INCOME DEVELOPMENTS MEAN INCOMES >$27,540**		**TOTAL**	
Development Category	**Developments**	**Occupied Dwelling Units**	**Developments**	**Occupied Dwelling Units**	**Developments**	**Occupied Dwelling Units**
Non-exempt NYCHA Developments	5	4,065	6	4,204	130	142,955
FHA Homes	N/A	N/A	N/A	N/A	N/A	178
MHOP Program	N/A	N/A	N/A	N/A	N/A	
Elderly Only Developments	N/A	N/A	N/A	N/A	N/A	7,492
Developments with Fewer than 100 Units	N/A	N/A	N/A	N/A	N/A	1,980
Elderly Only Buildings	N/A	N/A	N/A	N/A	N/A	1,978
Mixed-Finance Developments	N/A	N/A	N/A	N/A	N/A	19,943
TOTAL						**174,526**

[7] Mean gross household income is defined as total household income before deductions.

TABLE II
LOWER INCOME DEVELOPMENTS

Table II lists the 5 consolidated developments with a mean gross household income of less than 85 percent ($20,356) of the NYCHA mean of $23,948.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Beach 41st Street-Beach Channel Drive	165	Queens	$19,555	709
Hammel	075	Queens	$19,423	845
Mill Brook	084	Bronx	$18,869	1,372
Pennsylvania-Wortman	194	Brooklyn	$20,049	332
Webster	141	Bronx	$19,884	807
		Total	**$19,403**	**4,065**

The table above only includes units within the consolidated developments that qualify for inclusion in the Deconcentration Analysis, i.e., it excludes units that are elderly-only, mixed-finance, FHA, Hope VI, or MHOP.

TABLE III
HIGHER INCOME DEVELOPMENTS

Table III lists the 6 consolidated developments with a mean gross household income greater than 115 percent ($27,540) of the NYCHA mean of $23,948.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Campos Plaza I	257	Manhattan	$30,730	224
Fulton	136	Manhattan	$31,891	941
Gompers	100	Manhattan	$28,215	1,196
Kraus Management (Private – Q1) *	200	Queens	$35,110	426
Lafayette	122	Brooklyn	$27,643	877
Union Avenue Consolidated	342	Bronx	$28,544	540
		Total	**$29,800**	**4,204**

The table above only includes units within the consolidated developments that qualify for inclusion in the Deconcentration Analysis, i.e., it excludes units that are elderly-only, mixed-finance, FHA, Hope VI, or MHOP.

*Forest Hills Co-Op has separate income and rent schedules, which are designed to make the development self-sufficient.

Step 4 of the Deconcentration Requirement is an "option to provide reasons developments are outside of the Established Income Range." In other words, it provides the opportunity to exclude entire developments or selected units from the application of the requirement to deconcentrate poverty and mix incomes if the income profile for these units or developments is consistent with furthering both the goals of deconcentration and the local goals and strategies contained in NYCHA's Annual Plan.

Developments and unit types that fall into this category are not limited to, but include those developments that:

- are subject to a consent decree agreement or a judicial decree covering the resident selection;
- are part of a PHA program/ strategy that is specifically authorized by statute such as mixed income or mixed finance developments, a homeownership program, a strategy designed to promote income-mixing in public housing or one designed to raise the income of public housing residents;
- are designed via size, location or other configuration to promote income deconcentration; or
- have income characteristics that can be explained by other circumstances.

One of NYCHA's 10 developments (Forest Hills Co-Op) has mean gross incomes outside of the EIR from the Deconcentration Requirement but should be excluded because they are covered by a court injunction, which restricts the types of resident applications that can be accepted at this development.

All 11 NYCHA developments that have mean gross incomes outside of the EIR from the Deconcentration Requirement should be excluded, because all NYCHA developments are part of NYCHA's explicit strategy to promote income-mixing in each of its developments. That strategy is spelled out in NYCHA's Tenant Selection and Assignment Plan ("TSAP"). Under the TSAP, each development must adhere to income-mix requirements each year, renting no less than 40 percent of its vacancies to Very Low Income Families (making 30 percent or less of area median income), but balancing that with the Working Family Preference, which gives priorities to higher-income and working families.[8] This plan has been in place since 1998. Over time, it should produce a generally uniform and healthy income mix in all NYCHA developments. Since NYCHA already has this deconcentration plan built into its rental scheme, it need not do anything more to comply with the Deconcentration Requirement.

NYCHA has chosen, however, to be more aggressive in addressing the income mix at the Lower Income Developments. It has therefore targeted its Economic Integration Plan to those developments.

Step 5 of the Deconcentration Requirement outlines the policy for deconcentrating poverty and income mixing in developments where the developments' income profiles outside the EIR cannot be explained or justified. Step 5 also specifies that a PHA will be found in compliance with the Deconcentration Requirement if:

- all of the PHA's developments are within the Established Income Range;

[8] Federal law requires PHAs to rent no less than 40 percent of their vacancies to Very Low Income families, but it does not require them to apply this requirement to each development. NYCHA has chosen to apply the requirement to each development, with the explicit goal of producing a more uniform income mix. Likewise, NYCHA has designed its Working Family Preference to bring more working families into *each* development, to achieve a healthy and uniform income mix.

- the PHA provides sufficient explanation in its Annual Plan to support the income mix of developments above or below the EIR as consistent with and furthering the goal of deconcentrating poverty, income mixing and the goals of the PHA's Annual and Five Year Plans; or

- the agency's deconcentration policy provides specific strategies to promote deconcentration of poverty and income mixing at developments that are outside the EIR.

As explained above for Step 4, NYCHA can justify all the developments outside the EIR, because they are all part of the TSAP income-mix rental scheme. Even if this could not satisfy Step 4, however, NYCHA's TSAP rental scheme would satisfy Step 5, since it already constitutes a sufficient deconcentration plan explicitly designed to achieve a uniform and healthy income mix in each development. However, as noted above in Step 4, NYCHA has chosen to be more aggressive in addressing the income mix at the Lower Income Developments, and has targeted its Economic Integration Plan to those developments. The Economic Integration Plan includes the following element:

- Applications Outreach to Tier III and Tier II applicants with incomes exceeding the "non-elderly average," informing them that they may be selected sooner for an eligibility interview if they are willing to accept one of the Working Family Priority Consolidations.

APPENDIX - Individual NYCHA Developments Exempt from Deconcentration Rule

Homeownership Developments

- FHA Homes

Developments with Fewer than 100 Units

- 104-14 Tapscott Street
- 1162-1176 Washington Ave
- 1471 Watson Ave
- 154 West 84th Street (Dome Site)
- 335 East 111th Street
- Bedford-Stuyvesant Rehab
- Belmont-Sutter Area
- Betances II-13, 18, & 9A
- Betances III-13, 18, & 9A
- Boynton Ave Rehab
- Bryant Ave-East 174th Street
- Eagle Ave-East 163rd Street
- East New York City Line
- Fenimore-Lefferts
- Franklin Ave I , II, & III Conventional
- Frederick Samuel I, II & III (former MHOPs)
- Grampion
- Harrison Ave Rehab (Group A)
- Highbridge Rehabs (Nelson Ave)
- Hoe Ave-East 173rd Street
- Lenox Road-Rockaway Parkway
- Longfellow Ave Rehab
- Lower East Side III
- Lower East Side Rehab (Group 5)
- Manhattanville Rehab (Group 2 & 3)
- Marcy Ave-Greene Ave Sites A & B
- Park Ave-East 122nd, 123rd Streets
- PSS Grandparent Family Apts
- Rehab Program (Wise Rehab)
- Rutland Towers
- Stanton Street
- Sterling Place Rehabs (St. Johns-Sterling)
- Teller Ave-East 166th Street
- Washington Heights Rehab Phase III
- Washington Heights Rehab Phase IV (C & D)
- West Farms Square Conventional
- WSUR (Site A) 120 West 94th Street

Developments Designated for the Elderly Only

- Glebe Avenue-Westchester Ave
- Baruch Addition
- Bethune Gardens
- Boston Road Plaza
- Bronx River Addition
- Cassidy - Lafayette
- Chelsea Addition
- College Avenue - East 165 Street
- College Point Rehab Program
- Conlon - LIHFE Tower
- Corsi
- Fort Washington
- Haber
- International Tower
- Kingsborough Extension
- La Guardia Addition
- Leavitt Street 34th Avenue
- Meltzer
- Middletown Plaza
- Morris Park Senior Citizens Home
- New Lane Shores
- P.S. 139 Conversion
- Palmetto Gardens
- Randall-Balcom
- Reid
- Reverend Brown
- Robbins Plaza
- Saratoga Square (Site 60)
- Shelton House
- Sondra Thomas Apartments
- Stuyvesant Gardens II
- Thurgood Marshall Plaza
- Twin Parks East
- Union Avenue & East 163rd Street
- UPACA Site 5
- UPACA Site 6
- Vandalia
- West Brighton II
- West Tremont – Sedgwick
- White
- Woodson
- Van Dyke II

Mixed-Finance Developments

- Bay View
- Boulevard
- Bushwick
- Independence
- Linden
- Marlboro
- Williams Plaza
- Baychester
- Castle Hill
- Marble Hill
- Murphy
- Saint Mary's Park
- 344 East 28th Street
- Amsterdam Addition
- Chelsea
- Drew-Hamilton
- Manhattanville
- Rutgers
- Samuel
- Wise Towers
- Stapleton

Attachment H
Resident Advisory Board Members
RAB DELEGATES/ALTERNATES 2015

	NAME	Development	District	Delegate/ Alternate
1	Lozano, Lilithe	Parkside	Bronx North	Delegate/CCOP
2	Butler, Harvey	Sack Wern	Bronx North	Delegate
3	Hawkins, Iona	Parkside	Bronx North	Delegate
4	Ramsey, Keith	Eastchester	Bronx North	Delegate
5	Gross, Sandra	Baychester	Bronx North	Delegate
6	McElveen, Mildred	Randall Balcom	Bronx North	Delegate
7	McNeill, Walter	Edenwald	Bronx North	Delegate
8	Johnson, John	Mott Haven	Bronx South	Delegate/CCOP
9	Cruz-Acevedo, Celia	Site 402	Bronx South	Delegate
10	Forbes, Maria	Clay Avenue	Bronx South	Alternate
11	Jamerson, Princella	Millbrook	Bronx South	Delegate
12	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
13	Primus, Gwendolyn	Webster/Morrisania	Bronx South	Alternate
14	Smitherman, Joann	Highbridge	Bronx South	Alternate
15	Pouge, Trudy	Franklin Avenue	Bronx South	Alternate
16	Holmes, Barbara	Morris	Bronx South	Alternate
17	Sierra, Sylvia	Adams	Bronx South	Alternate
18	Smith, Pamela	Mitchell	Bronx South	Alternate
19	Torres, Luis	Moore	Bronx South	Delegate
20	Serrano, Ray	Stebbins Hewitt	Bronx South	Delegate
21	Walker, Daniel Barber	Jackson	Bronx South	Delegate
22	Bowman, Reginald	Seth Low	Brooklyn East	Delegate/CCOP
23	Johnson, Naomi	Howard	Brooklyn East	Delegate
24	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
25	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
26	Munroe, Carlton	Section 8	Brooklyn East	Delegate
27	Prince, John	Rutland Towers	Brooklyn East	Delegate
28	Walton, Carolyn	Glenwood	Brooklyn South	Delegate/CCOP
29	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
30	Reed, Deborah Franklin	Coney Island (Houses)	Brooklyn South	Delegate
31	Aikens, Shirley	Carey Gardens	Brooklyn South	Delegate
32	Boyce, Sheryl	Bayview	Brooklyn South	Delegate

33	Joyner, Ilma	O'Dwyer Gardens	Brooklyn South	Delegate
34	Ballard, Raymond	Sumner	Brooklyn West	Delegate/CCOP
35	Keith, Leora	Tompkins	Brooklyn West	Delegate
36	Harrell, Cassandra	Bed Stuyvesant Rehab	Brooklyn West	Delegate
37	Shipman, Lohoma	Bushwick	Brooklyn West	Delegate
38	Stanback, Tyree	Lafayette Gardens	Brooklyn West	Delegate
39	Velez, Ethel	Johnson	Manhattan North	Delegate/CCOP
40	Rolle, Bettye	Audubon	Manhattan North	Delegate
41	Green, Nathaniel	Dyckman	Manhattan North	Delegate
42	Herman, Patricia	Lincoln	Manhattan North	Delegate
43	Coaxum, Henry	Thurgood Marshall	Manhattan North	Delegate
44	McNear, Bernadette	Rangel	Manhattan North	Delegate
45	Javier, Abigail	Jefferson	Manhattan North	Delegate
46	Morris, Ann	Manhattanville	Manhattan North	Alternate
47	Johnson, Stanley	Metro North Plaza	Manhattan North	Alternate
48	Davis, Annie	Taft	Manhattan North	Alternate
49	Williams, Barbara	Polo Grounds	Manhattan North	Alternate
50	Fuller, Charlene	Taft Rehabs	Manhattan North	Alternate
51	Barber, Barbara G.	Drew Hamilton	Manhattan North	Alternate
52	Alejandro, Laura	East River	Manhattan North	Alternate
53	Bergin, Rose	Isaacs	Manhattan South	Delegate/CCOP
54	Johnson, Christina	Lexington	Manhattan South	Delegate
55	Morales, Mona Lisa	Dome Site	Manhattan South	Delegate
56	Spain, Polly	WSURA 120 W. 94th St.	Manhattan South	Delegate
57	Morris, Ann Cotton	Woodside	Queens	Delegate/CCOP
58	Anglero, Karen	Latimer Gardens	Queens	Delegate
59	Larkins, Maggie	Redfern	Queens	Alternate
60	Coger, Claudia	Astoria	Queens	Delegate
61	Kinsey, Craig	Bland	Queens	Alternate
62	Jones, Geraldine	Bayside	Queens	Delegate
63	Wilkins, Carol	Ravenswood	Queens	Alternate
64	Parker, Geraldine	Stapleton	Staten Island	Delegate/CCOP
65	Charles, Brenda	Mariner's Harbor	Staten Island	Delegate
66	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
67	Everette, Beatrice	West Brighton	Staten Island	Delegate
68	Grossman, Florence	New Lane	Staten Island	Delegate
69	Lamonda, Patricia	Bronxchester	Section 8	Alternate
70	Brown, Lorraine	334 East 92nd St.	Section 8	Alternate

Attachment I
Community Service Description of Implementation

NEW YORK CITY HOUSING AUTHORITY
Community Service Policy Overview

According to requirements of Federal Law, all public housing residents who are not exempt must perform Community Service or Economic Self-Sufficiency activities for 8 hours each month as a condition of tenancy. This Community Service Policy Overview explains the exemptions and describes the Community Service requirement. During the Annual Review process the Authority will advise families of their Community Service status.

NYCHA will be increasing efforts to enforce this requirement and will be engaging with residents and resident leaders toward this end. NYCHA anticipates developing strategies to provide additional assistance to help residents comply with this mandate including:

1. Trying to increase the opportunities available through resident association driven activities to fulfill this requirement;

2. Providing additional information to residents using letters, posters, and Journal articles as well as the NYCHA website (including NYCHA activities that can be used to for Community Service and links to other websites with activities that can be found); and

3. Making it easier to document service by working with resident associations to provide receipts for Community Service hours at suitable events/activities.

NYCHA also anticipates requiring not complying residents to meet with their Housing Assistant.

For those required to perform Community Service, successful documentation of the needed hours is a condition of tenancy and failure to perform this service can result in termination of tenancy.

I. EXEMPTIONS FROM COMMUNITY SERVICE

There are many exemptions which allow residents not to perform Community Service. An exemption will excuse the resident from the performance of Community Service during the tenant's **one** year Lease term, unless the exemption is permanent. Some exemptions can be identified by NYCHA using information in the Annual Review or Resident file. Others may be granted only after residents submit documentation. Forms and information are available from your RSA. When documentation is required for an exemption all forms must be filled-out and signed and returned to the development management office.

Exemptions NYCHA identifies - NO ADDITIONAL DOCUMENTS NEEDED

1. **Age -** Below Age 18
2. **Age -** Age 60 and older (permanent exemption**)**

3. **Employed -** An adult with no child below age 13 in the household and earning at least $8,034 per year, or working a minimum of 30 hours per week
4. **Employed -** A single adult family with at least one child below age 13 in the household and earning at least $5,356 per year, or working a minimum of 20 hours per week
5. **Employed -** A two adult family with at least one child below age 13 in the household: either or both adults must work and must earn at least $9,373 per year, or either or both together must work a minimum of 35 hours per week, on the average
6. **Disability Income -** Receiving Supplemental Security Income (SSI)
7. **Public Assistance -** All authorized family members living in the same apartment will be exempt from performing community service for one year if at least one family member receives welfare assistance or participates in a program that receives welfare monies and is in compliance with the rules of the program *(This exemption may require signed documentation)*

B. Other exemptions - granted only with signed DOCUMENTATION

8. **Blind / Disabled** (Certification by a doctor is required).
9. **Receiving Social Security Disability** (SSD) Income.
10. **Primary caretaker for the blind or disabled.**
11. **Vocational educational training** (available only **one** time per resident).
12. **Job skills training** directly related to employment, including attendance in a trade school. (The resident might not be currently employed, but employment may be dependent on successful completion of job training).
13. **Education directly related to employment**, in the case of an individual who has not received a high school diploma or a certificate of high school equivalency, if employment is dependent on successful completion of job training.
14. **Satisfactory attendance at secondary school** or higher.
15. **Satisfactory attendance in a course of study** leading to a certificate of general equivalence, if the resident has not completed secondary school or received such a certificate.
16. **Work experience** (including work associated with the refurbishment of publicly assisted housing) if sufficient private sector employment is not available, e.g., Youthbuild.
17. **On-the-job** training.
18. **Childcare provider** to a NYCHA child resident age 5 or younger (including your own child), if the child's parent - also a NYCHA resident:
    - Is performing Community Service, OR
    - Is exempt by NYCHA from performing Community Service because the parent is employed
    - Childcare provider to a child age 6 through 12 may qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year
19. **Childcare provider to your own child** if childcare is otherwise unavailable:
    - You must be a single adult family.
    - Your child must reside in your apartment.
    - Your child must be age 5 or younger.
    - Your child age 6 through 12 may also qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year.
    - You must submit a letter from one local Child Care Center, on the Center's letterhead, stating that appropriate child care is not available. The Child Care Center must be licensed by the NYC Department of Health and be subsidized by NYC.
20. **Childcare provider to your own child**:
    - You must be a single adult family.
    - Your child must reside in your apartment.

- Your child must be age 12 months or younger.
- You must submit valid proof of the infant's birth, by providing a
  - Birth certificate, and/or
  - Court papers which indicate that the tenant is the birth/natural parent, adoptive parent or court ordered guardian of the infant child.

II. COMMUNITY SERVICE CREDITS

The following are CREDITS that reduce or eliminate the number of community service hours that a resident must perform in one year. These credits apply to the following special circumstances or activity. Note that the maximum number of hours that any resident must perform in one year is 96 hours (8 hours per month). One credit is equal to one hour of community service performed.

1. **Resident Association (RA) Officer**: A RA President, RA executive board members or Citywide Council of Presidents receive a credit of 8 hours of community service during any month in which they serve in office.
2. **Foster Parent**: A foster parent whose foster child(ren) lives in the same NYCHA apartment receives a credit of 8 hours of community service for every 30 days that the foster care relationship continues. Even if there is more than one foster child in the apartment, the credit remains at 8 hours per 30 days.
3. **Job Search and Job Readiness Assistance:** The resident is credited with **16** hours of community service (and not more than 16) for any job search activities during any lease year. This is **not** an Exemption although verified on the *Community Service Exemption Verification – Education Job Training* form.

   Job readiness assistance includes any of the following criteria:

   - Training in job-seeking skills
   - Training in the preparation of resumes or job applications
   - Training in interviewing skills
   - Participating in a job club
   - Other related activities that may assist an individual to secure employment
   - Receipt of Unemployment Insurance Benefits qualifies as job search.
4. **Military Service**: Any resident performing military service who is either on Active Duty (in the: Army, Air Force, Navy, Marine Corps or Coast Guard) or in a Reserve Component (in the: Army National Guard, Air National Guard, Army Reserve, Air Force Reserve, Navy Reserve, Marine Corps Reserve or Coast Guard Reserve) receives a credit of 96 hours of Community Service.
5. **Pregnancy:** A resident who is pregnant receives a total credit of 8 hours upon proof of pregnancy. No other medical factors are needed. This credit can be given only once during the same pregnancy. (This credit does not prevent a woman from qualifying for the Disability exemption based pregnancy.)
6. **Temporary illness:** A resident who is ill and unable to work shall receive a credit of 8 hours for every 30 days of illness.
7. **Victims of Domestic Violence, Intimidated Victims and Intimidated Witnesses (VDV/IV/IW)**: A resident whose request to transfer to another development as a VDV/IV/IW has been approved, receives a credit of 8 hours of community service for every 30 days that the transfer request is pending, or until the resident moves out of the apartment.

8. **Incarceration**: A resident shall be credited for 8 hours of community service for every 30 days during his/her incarceration. Upon release from jail, the resident is required to perform community service, unless otherwise exempt.

III. COMMUNITY SERVICE REQUIREMENT

Residents who are not exempt must perform Community Service or Economic Self Sufficiency activities at the rate of 8 hours per month. These hours may be performed flexibly. It is acceptable to perform less than 8 hours during any month if those hours are made up during another month. The resident **must**, however, be in compliance with the full number of hours at the annual review period, as reported on the Status Notice.

1. **Service Status Notice:** If the Service Status on the Status Notice for any household member is "Community Service Required," and more than 24 hours is owed you must meet with your RSA.

2. **Performance of Community Service:** Residents may perform Community Service either at a facility located within a NYCHA development or a non-NYCHA facility. There are a wide range of providers that residents may choose from who offer many different types of Community Service eligible activities. A resident may, but does not have to, perform all Community Service activities with one provider. The resident may perform a variety of Community Service or Economic Self-Sufficiency activities.

NOTICE	NYCHA does not endorse any particular organization or assume any liability in connection with a resident's Community Service. Each resident is solely responsible for seeking an appropriate organization to fulfill this federal law requirement.

Residents must provide verification of the services performed by submitting the *Community Service Performance Verification* form (Either short form or long form) to their development office by the time they submit their Annual Review documents. The long form (available from a RSA or from NYCHA website) must be filled out by the group or organization where the service was performed. The short form will be provided at NYCHA-sponsored events for which community service credit is available. Once the form is completed, residents should keep a copy and return the original to the development management office.

Definitions of Community Service and Economic Self-Sufficiency and examples of qualifying activities are:

Community Service is defined by the law as: the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service is not employment and may not include political activities.

Examples of where to find Qualifying Community Service Activities

Residents may volunteer to perform Community Service with NYCHA or any federal, state or municipal agency, or for any community or faith-based organization. Residents can visit their Property Management Office or access volunteer opportunities through the following:

- NYC Service – Located on the internet at www.nycservice.org
- By calling **3-1-1** the NYC Citizen Service Center
- The **Volunteer Match** database, located on the internet at www.volunteermatch.org

Residents can also perform service for groups not listed above. If there is any question about whether the service can be credited as Community Service it is advised that residents ask their Property Management Office.

Examples of NYCHA Community Service Activities

▪ Resident Watch ▪ Resident green Committees (RGC) ▪ Attendance at Resident Association meetings ▪ Delegate/Alternate at RAB meetings	▪ Community Center / Senior Center volunteer ▪ Help at Resident sponsored community clean-up days ▪ Attending meetings called by NYCHA

Examples of Non-NYCHA Community Service Activities
Volunteer for local government, community, or faith-based organizations that serve a public benefit

▪ Food bank ▪ Hospital ▪ Nursing Home / Hospice ▪ Ambulance service ▪ Programs providing support to families with hospitalized members ▪ Parks Department ▪ Library ▪ Reading Program ▪ Parent Teacher Association (PTA) meetings	▪ School ▪ After School Programs ▪ Day Care Facility ▪ Habitat for Humanity ▪ Boys or Girls Club ▪ AmeriCorps ▪ Police Department ▪ Auxiliary Police ▪ Youth Mentoring ▪ Vista ▪ Court ordered Community Service

Economic Self-Sufficiency is defined by the law as: any program that is designed to encourage, assist, train or facilitate the economic independence of its participants and their families. An *Economic Self-Sufficiency* program can also provide work for its participants.

Examples of Qualifying Economic Self-Sufficiency Activities

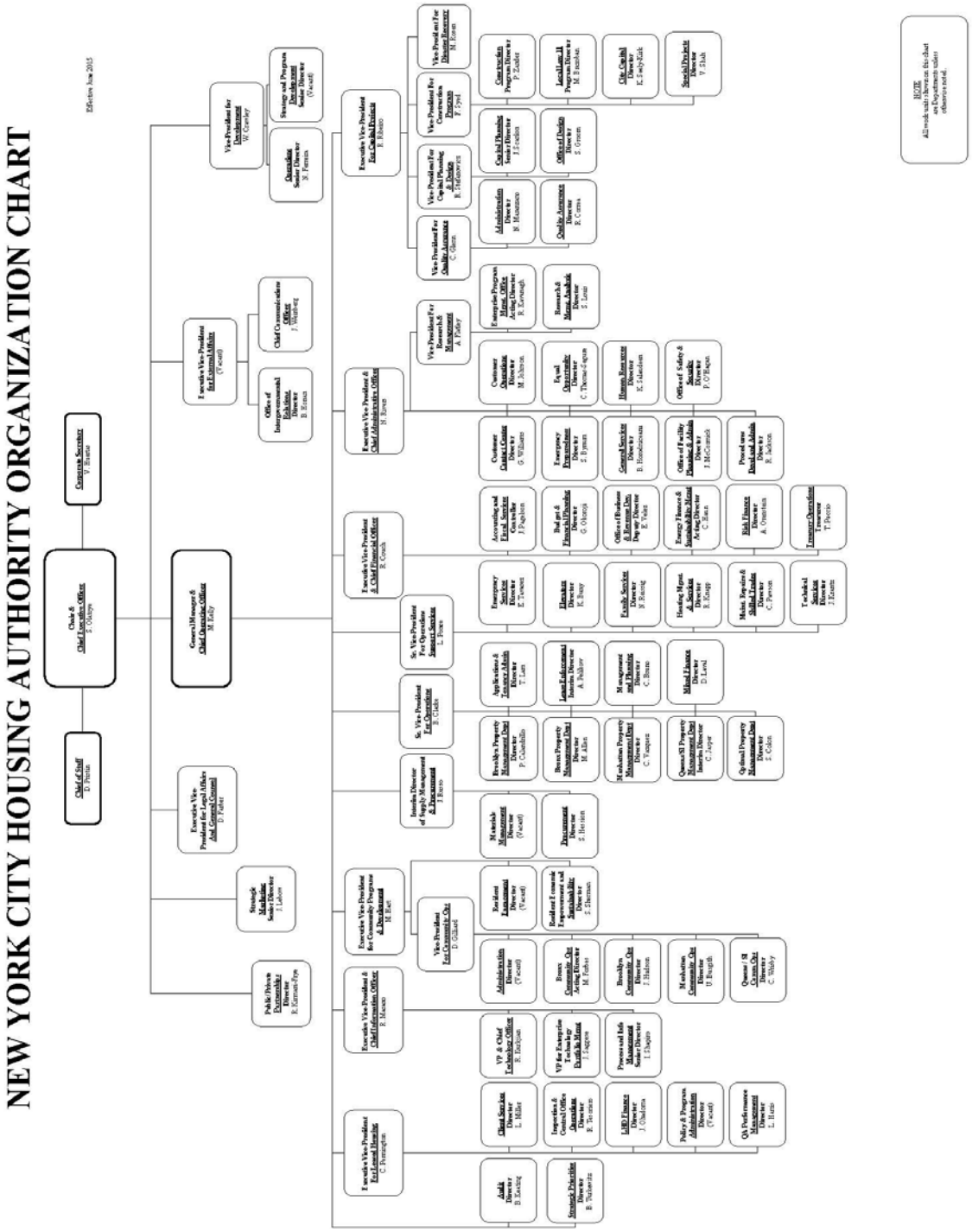
▪ Any REES or RES program [1] ▪ Work placement ▪ Apprenticeship ▪ Any program necessary to prepare a participant for work (including substance abuse or mental health	▪ Employment counseling ▪ Basic skills training ▪ English proficiency ▪ Workfare ▪ Financial management ▪ Household budgeting or management

treatment programs)		

[1] REES is NYCHA's Resident Economic Empowerment and Sustainability
RES is NYCHA's Resident Employment Services

Attachment J

PHA Management Organizational Chart



Attachment K
Assessment of Site-Based Waiting List
Development Demographic Changes

In accordance with 24 CFR §903.7(b)(2)(v)(A) and HUD Notice PIH 2000-43 (HA), the New York City Housing Authority provides the following assessment of racial, ethnic or disability related resident compositions for each PHA site that will operate under a site-based waiting list.

1. *Stanton Street (NY005013590)*

   Stanton Street is a 13-unit public housing development located at 189-191 Stanton Street, in lower Manhattan. The development is designed to serve a special needs population involving persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including homeless persons. The first priority for these apartments is given to applicant referrals from designated public and private social service agencies for Stanton Street who are homeless. The second priority is given to NYCHA residents who were originally referred by designated public and private social service agencies for Stanton Street.

Based on the data available on January 1, 2015, Stanton Street housed 12 households having the following racial/ethnic characteristics:

White	*Black*	*Hispanic*	*Other*
0	6	6	0

2. Prospect Plaza Redevelopment Project

On May 3, 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment. Two of the Prospect Plaza sites will be redeveloped as phased mixed-finance, mixed income projects including 80 public housing units and approximately 178 low-income rental units affordable to households making up to 60 percent AMI.

On June 26, 2014, NYCHA conveyed via a 99-year Ground Lease, the leasehold interest in the land located at 1765 Prospect Place, Brooklyn, aka Block 1458, Lot 52, in a mixed finance transaction known as Prospect Plaza Phase I (the “Phase I Site”). This Phase will consist of the new construction of two buildings containing 111 affordable units comprised of 38 public housing units, 72 non-public housing units and one (1) superintendent unit. 110 of the residential units are eligible to receive low-income housing tax credits ("LIHTCs"). On December 22, 2014, NYCHA conveyed via a 99-year Ground Lease, the leasehold interest in the land located at 1750/1760 Prospect Place and 1776/1786 Prospect Place, Brooklyn, aka Block 1463, Lots 16 and 41, in a mixed finance transaction known as Prospect Plaza Phase II (the “Phase II Site”). This phase will consist of the new construction of two buildings containing 149 affordable units comprised of 42 public housing units, 106 non-public housing units and one (1) superintendent unit. 148 of the residential units are eligible to receive LIHTCs. Former Prospect Plaza residents will have priority for the 80 public housing units included in Phases I and II.

Preference for the lease up of the public housing units will be given to relocated Prospect Plaza public housing residents in good standing who wish to return to the redeveloped community. Public housing units not rented to former Prospect Plaza residents will be offered to eligible households on a site-based waiting list in two income tiers: 1) 50 percent for public housing residents earning between 20-40 percent AMI and 2) 50 percent for public housing residents earning between 40-60 percent AMI. To tenant the proposed public housing units, the Authority will create a site-based waiting list.

3. *PSS Grandparent Family Apartments (NY005005600)*

NYCHA worked with two (2) not-for-profit organizations, Presbyterian Senior Services ("PSS") and the West Side Federation for Senior and Supportive Housing, Inc. ("WSF"), to construct a 50 unit development that combines housing and services for elderly public housing residents, who are responsible for raising minor-aged children, to whom they are related. NYCHA leased excess vacant land at 951 Prospect Avenue in the Morrisania neighborhood of the Bronx to PSS/WSF Housing Company, L.P. under a 99-year ground lease for a nominal fee of one-dollar per year. Title to the land and improvements will revert back to NYCHA upon expiration of ground lease.

The six story building contains 50 units, plus a unit reserved for a superintendent. On site supportive services include respite care, summer camp, tutoring, computer lab and instruction, case management, classes on parenting and stress reduction. A full-time social worker provides individual counseling, assistance with entitlements and referral services. A part-time youth coordinator works with the children.

Each of the 50 units will receive public housing operating subsidy from NYCHA for at least 40 years. WSF manages the building and PSS is responsible for providing the supportive services. The units are occupied by elderly persons, related by blood or marriage to minor-aged children, where a legally sanctioned custody relationship exists and no natural parents are present. The selection criteria and order of priority is described below:

- Families who are public housing tenants residing in the Bronx
- Applicants on NYCHA's public housing waiting list who designate the Bronx as their first borough of choice
- Families who are public housing tenants who do not reside in the Bronx
- Other residents of the City of New York

Based on data available on March 1, 2015, PSS/WSF housed 47 households having the following racial /ethnic characteristics:

White	*Black*	*Hispanic*	*Other*
0	26	21	0

4. Frederick E. Samuel Housing Development I, II, III (NY005013170)

Subject to HUD and any required governmental approvals, as of January 1, 2016, the Frederick E. Samuel Housing Development, which consists of 73 public housing residential units in 7 buildings located in Manhattan, will no longer be included in NYCHA's Multifamily Homeownership Program ("MHOP") and will NOT be converted to cooperative ownership to residents pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended ("Section 5(h)"). This development will be operated as conventional

federal public housing and applicants for this development will be selected from the public housing waiting list.

5. Randolph Houses Rehabilitation

Randolph Houses consists of 36 tenement buildings on the north and south sides of West 114th Street between Seventh and Eighth Avenues in Harlem. The buildings were all constructed in the late 1890's and are Old Law tenements and are undergoing substantial rehabilitation. When complete, there will be 316 units; the original 22 individual tenements on the south side will be grouped into four large buildings and contain 168 affordable units including 147 apartments for public housing residents. The 14 tenements on the north side into two large buildings and contain 152 affordable units for households earning up to 60 percent AMI.

The public housing units will first be offered to residents currently living on the north side of Randolph Houses and former residents who were moved to other NYCHA developments. As vacancies arise in the public housing units vacancies will be filled from applicants on a site-based waiting list.

Based on the data available on January 1, 2015, Randolph Houses housed 95 households having the following racial/ethnic characteristics:

White	*Black*	*Hispanic*	*Other*
4	82	9	0

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

January 15, 2015 Agenda

- Roll Call / Introductions
- Distribution of FY 2015 Plan/5-Year Plan FY2015-2019
- CCOP / Resident Advisory Board Presentation
- Proposed Structure for the CCOP / RAB Meetings
  - Subcommittees – Meeting Schedule and Format
- CCOP/RAB Website in the Annual Plan section of the NYCHA Homepage
- Flat Rent Update - Significant Amendment to the FY 2015 Annual Plan
- Comments and Questions – Meeting Evaluation

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Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

February 5, 2015 Agenda

- Roll Call / Introductions
- Annual Plan Topic – Rent Determination
  - Proposed Revisions to the 2015 Flat Rent Schedule
  - Significant Amendment to the FY 2015 Annual Plan
- Five-Year Capital Plan
- Review of Meeting Evaluation Survey from the January 15, 2015 RAB Meeting
- Comments and Questions

NEW YORK CITY HOUSING AUTHORITY

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Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

February 18, 2015 Agenda

- Roll Call / Introductions
- **Annual Plan Topic – Operations and Management**
  - Proposed Changes to Rent Collection Procedures
- **Annual Plan Topic – Eligibility, Selection and Admissions Policies**
  - Proposed Changes to transfer priority
- **Annual Plan Topic – PHA Grievance Procedures**
- Review of Meeting Evaluation Survey from the February 5, 2015 RAB Meeting
- Comments and Questions

NEW YORK CITY HOUSING AUTHORITY

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Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

March 19, 2015 Agenda

- Roll Call / Introductions
- Questions for the Chair – 30 minutes
- Annual Plan Topic – Operations & Management
  - NextGeneration NYCHA and Discussion – 30 minutes
  - Update on the Optimal Property Management Operating Model (OPMOM) – 15 minutes
  - Maintenance and Repairs - 40 minutes
- Review of Meeting Evaluation from February 18, 2015 Meeting – 5 minutes
- Comments and Questions

NEW YORK CITY HOUSING AUTHORITY

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Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

NEW YORK CITY
HOUSING
AUTHORITY

RESIDENT ADVISORY BOARD MEETING PRESENTATION
TOPIC: SECTION 3 AND REES

APRIL 7, 2015

April 16, 2015 Agenda

- Roll Call / Introductions
- Annual Plan Topic – Capital Projects
- Comments and Questions

NEW YORK CITY HOUSING AUTHORITY

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Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

May 7, 2015 Agenda

- Roll Call / Introductions
- Annual Plan Topic:
  - Rent Determination – Flat Rent Increase
  - Financial Resources - 40 minutes
- Comments and Questions

NEW YORK CITY HOUSING AUTHORITY

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Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

May 21, 2015 Agenda

- Roll Call / Introductions
- Review Agenda
- **Annual Plan Topics**:
  - Operations and Management – OPMOM Update
  - Disposition, Demolition, Homeownership and Mixed Finance Activities – Department for Development
- Comments and Questions

NEW YORK CITY HOUSING AUTHORITY

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Attachment M

Resident Employment Data

Recruitment	2008	2009	2010	2011	2012	2013	2014
Orientations Conducted	260	406	176	99	101	212	219
Assessments	1,605	2,265	2,262	1,093	1,019	1,732	2474
Referrals	1,805	2,646	2,632	2,487	2,103	3,444	2899
Job Placements	307	662	953	1,006	981	710	2203
Non Grant Funded Initiatives	191	261	245	57	453	468	214
Grant Funded Initiatives	75	136	87	93	16	1	1,647
Section 3/REP	41	265	621	856	512	241	342
Grant Funded Training							
Enrolled	227	574	469	257	453	171	220
Completed	198	363	441	229	397	154	207
Contracted Training							
Enrolled	N/A	34	683	5	NA	57	40
Completed	N/A	9	702	5	NA	26	NA
Other Training							
Enrolled	N/A	212	136	85	97	235	262
Completed	N/A	94	116	0	83	125	213

Recruitment: orientations are the number of sessions held where groups of residents received information about services available through RES

Assessments: number of employability assessments and testing conducted; career counseling and access to educational programs

Referrals: number of residents linked with resources related to employment, vocational training and/or educational opportunities

Placements: number of job placements counted by the date employment verification received by NYCHA.

Training: number of resident enrollments and completions in grant-funded, contracted or other training programs.

Non Grant Funded Initiatives: number of residents placed in jobs not as a result of a grant funded program

Grant Funded Initiatives: number of residents placed in employment that completed vocational training programs which were funded through grants.

Section 3/Resident Employment Program: number of residents hired on federally funded construction and professional services contracts in excess of $100,000

Summer/Seasonal Employment: number of resident employees hired for summer and seasonal positions

Summer Youth Employment Program: number of residents aged 14-21 employed during the months of July and August. This program is funded through the NYC Department of Youth and Community Development.

NYCHA Achievers Program: number of residents between the ages of 17-22 who are current or college-bound students employed full-time, for eight weeks between June and August within NYCHA or an external organization.

Community Operations Summer Program: number of NYCHA resident youth employed to work with children enrolled in Community Center day camps and other programs during the months of July and August

Management Operations Seasonal Program: number of NYCHA residents employed in the areas of grounds and janitorial maintenance during the months of June through October

Grant Funded Training: number of residents enrolled in grant funded vocational skills training and the number of residents who completed the training programs

Resident Owned Business: number of businesses owned by a NYCHA resident (with at least a 51 percent interest) who are actively receiving technical assistance through access to entrepreneurial training, business counseling, mentoring or financing and marketing opportunities

Attachment N

Component 10 (B) Voluntary Conversion Initial Assessments

a. Component 10(B) Voluntary Conversion Initial Assessments

b. How many of the PHA's developments are subject to the Required Initial Assessments? *165*

c. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and / or disabled developments not general occupancy projects)? *44*

d. How many assessments were conducted for the PHA's covered developments? *An initial assessment was conducted which reviewed the implications for converting each of the Authority's 121 general occupancy developments to tenant-based assistance. Each development was individually considered during the review process.*

e. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: *None*

Development Name	Number of Units

f. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. *The required assessment was completed on September 7, 2001*.