

Final PHA Plan

Annual Plan for Fiscal Year 2013



John B. Rhea
Chairman
Emily Youssouf
Vice Chair
Margarita López
Member
Victor Gonzalez
Resident Board Member
Vilma Huertas
Secretary
Cecil R. House
General Manager

Date: October 18, 2012

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>PLEASE SEE ATTACHMENT C</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>PLEASE SEE ATTACHMENT C</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> 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.</p>
9.0	<p>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.</p> <p>PLEASE SEE ATTACHMENT D</p>
9.1	<p>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.</p> <p>PLEASE SEE ATTACHMENT D</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>PLEASE SEE ATTACHMENT E</p>
11.0	<p>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.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Supporting Documents Available for Review

Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting NYCHA's central office, located at 250 Broadway, New York, New York, at (212) 306-8202 to schedule an appointment to review the documents.

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

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

NOTICE

New York City Housing Authority Draft Agency Annual Plan for FY 2013

AVAILABILITY OF THE DRAFT AGENCY ANNUAL PLAN FOR PUBLIC INSPECTION

The public is advised that the *Draft Agency Annual Plan for FY 2013* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting May 17, 2012 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-8202 to make an appointment to review the *Draft Agency Annual Plan for FY 2013* and supporting documents. *The Draft Agency Annual Plan for FY 2013* 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 a.m. to 7:30 p.m.:

<p>Campos Plaza Community Center 611 East 13th Street New York, New York</p> <p>King Towers Community Center 2 West 115th Street New York, New York</p> <p>St. Mary's Park Community Center 595 Trinity Ave Bronx, New York</p>	<p>Sotomayor Houses Community Center 1000 Rosedale Avenue Bronx, New York</p> <p>Hammel Community Center 81-14 Rockaway Beach Blvd Rockaway, New York</p> <p>Queens Community Operations Borough Office 70-30 Parsons Blvd Flushing, New York</p>	<p>Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York</p> <p>Breukelen Community Center 715 East 105th Street Brooklyn, New York</p> <p>West Brighton Community Center 230 Broadway Staten Island, New York</p>
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PUBLIC COMMENT

The public is invited to attend any of the five scheduled Round Table Discussions at which the public may raise questions regarding the *Draft Annual Plan for FY 2013*. These Round Table Discussions will be held from 6:00 p.m. to 8:30 p.m. on the dates and locations shown below. **Please call (212) 306-3800 to RSVP for the Round Table Discussions or send an email to EVENTSRsvp@NYCHA.NYC.GOV.**

Tuesday, June 5, 2012	Thursday June 7, 2012
<i>Brooklyn</i> NYC College of Technology 285 Jay Street Brooklyn, New York 11201	<i>Manhattan</i> Johnson Community Center 1829 Lexington Avenue New York, New York 10029
Tuesday, June 12, 2012	Thursday, June 14, 2012
<i>Queens</i> Electrical Industry Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York, NY 11365	<i>Staten Island</i> Stapleton Community Center 230 Broad Street Staten Island, New York 10304
	Monday, June 18, 2012
	<i>Bronx</i> Classic (Melrose) Center 286 East 156h Street Bronx, New York 10451

The public is also invited to comment on the *Draft Annual Agency Plan for FY 2013* at a public hearing to be held on **July 25, 2012** from 5:30 p.m. to 8:00 p.m. at:

Manhattan Center Studios
311 West 34th Street
New York, New York 10001

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 Draft Annual Agency Plan for FY 2013 are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than July 25, 2012.** Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address:

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

Michael R. Bloomberg, Mayor

John B. Rhea, Chairman

AVISO

Borrador del Plan Anual de la Autoridad de la Vivienda de la Ciudad de Nueva York para el Año Fiscal 2013

Disponibilidad del Borrador del Plan Anual de la Agencia para la revisión del público

Informamos al público que el Borrador Revisado del Plan Anual de la Agencia para el año fiscal 2013 estará disponible para su inspección en la oficina principal de NYCHA ubicada en el 250 Broadway, New York, NY a partir del 17 de mayo de 2012 entre las 9:30 am y las 4:30 pm. Llame al (212) 306-8202 para concertar una cita y poder repasar dicho documento. El Borrador del Plan Anual de la Agencia para el Año Fiscal 2013 también estará disponible en los lugares listados a continuación:

- En la página web de NYCHA en: <http://www.nyc.gov/nycha>
- En las Oficinas de Administración de cada residencial de NYCHA durante las horas laborales.
- En los Centros Comunitarios/Oficinas Municipales enumeradas abajo entre las horas de 9:00 am a 7:30 pm

Centro Comunitario Campos Plaza 611 East 13 th Street New York, New York	Centro Comunitario Sotomayor 1000 Rosedale Avenue Bronx, New York	Centro Comunitario Atlantic Terminal 501 Carlton Avenue Brooklyn, New York
Centro Comunitario King Towers 2 West 115 th Street New York, New York	Centro Comunitario Hammel 81-14 Rockaway Beach Blvd Rockaway, New York	Centro Comunitario Breukelen 715 East 105 th Street Brooklyn, New York
Centro Comunitario St. Mary's Park 595 Trinity Avenue Bronx, New York	Operaciones Comunitarias de Queens Oficina Municipal 70-30 Parsons Blvd Flushing, New York	Centro Comunitario West Brighton 230 Broadway Staten Island, New York

Comentarios del público

Invitamos al público a asistir a cualquiera de las cinco asambleas públicas donde podrán formular preguntas sobre el Borrador del Plan Anual de la Agencia para el Año Fiscal 2013. Estas asambleas se celebrarán de 6:00 pm a 8:30 pm en las fechas y lugares a continuación. Confirme su asistencia al diálogo de la mesa redonda llamando al (212) 306-3800 o por correo electrónico a EVENTSRsvp@NYCHA.NYC.GOV.

Martes, 5 de junio de 2012		Jueves, 7 de junio de 2012	
<i>Brooklyn</i> NYC College of Technology 285 Jay Street Brooklyn, New York 11201		<i>Manhattan</i> Johnson Community Center 1829 Lexington Avenue New York, New York 10029	
Martes, 12 de junio de 2012	Jueves, 14 de junio de 2012	Lunes, 18 de junio de 2012	
<i>Queens</i> Electrical Industry Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York	<i>Staten Island</i> Stapleton Community Center 230 Broad Street Staten Island, New York 10304	<i>Bronx</i> Classic (Melrose) Center 286 East 156h Street Bronx, New York 10451	

También los invitamos a presentar sus comentarios sobre el Borrador del Plan Anual de la Agencia para el Año Fiscal 2013 en la asamblea pública **el miércoles**, 25 de julio de 2012 de 5:30 pm a 8:00 p.m. en:

Manhattan Center Studios
311 West 34th Street
New York, New York 10001

Todos los lugares indicados arriba son accesibles para personas con limitaciones físicas, y además, se puede llegar a éstos usando el transporte público. Para obtener información sobre el transporte público visite la página web <http://tripplanner.mta.info> o llame a la línea de información de transporte de MTA/NYC al (718) 330-1234.

Alentamos al público a enviar por escrito sus comentarios sobre del Borrador Revisado del Plan Anual de la Agencia para el año fiscal 2013. Para que éstos se tomen en cuenta, deberá enviar sus **comentarios por correo postal de los Estados Unidos a más tardar el 25 de julio de 2012. También se aceptarán facsímiles al (212) 306-7905.** Deberá enviar sus comentarios a la siguiente dirección:

NEW YORK CITY HOUSING AUTHORITY
Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422

Alcalde Michael R. Bloomberg

Presidente John B. Rhea



NYCHA'S DRAFT ANNUAL PLAN FOR FISCAL YEAR 2013

ROUNDTABLE DISCUSSIONS

Annual Plan Roundtable Meetings
will run from
6 p.m. to 8:30 p.m.

Tuesday, June 5th
BROOKLYN

NY Technical College
285 Jay Street (Gym)
Brooklyn, NY

Thursday, June 7th
MANHATTAN

Johnson Community Center
1829 Lexington Avenue
between 112th & 115th Streets
New York, NY

Tuesday, June 12th
QUEENS

Electrical Industry Center
67-35 Parsons Blvd.
at Jewel Avenue
Flushing, NY

Thursday, June 14th
STATEN ISLAND

Gerard Carter (Stapleton)
Community Center
230 Broad Street
Staten Island, NY

Monday, June 18th
BRONX

Classic (Melrose) Center
286 East 156th Street
Bronx, NY

Public Hearing to be held on
Wednesday, July 25, 2012
from 5:30 p.m. to 8:00 p.m.
Manhattan Center Studios
311 West 34th Street
New York, New York 10001

Get informed about issues impacting your
home and community.

- Safety and Security
- Management Policies
- Community and Employment Services



WE NEED TO HEAR FROM YOU!

GET INVOLVED!

RSVP TODAY

CALL: 212-306-3800

E-MAIL: EVENTSRsvp@NYCHA.NYC.GOV

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文件譯本可到屋邨管理辦事處或上網址 www.nyc.gov/nycha 索取。
Перевод этого документа находится в Вашем домоуправлении и на интернете www.nyc.gov/nycha .

Approved for Posting _____
Human Resources



**BORRADOR DEL PLAN ANUAL DE NYCHA
PARA EL AÑO FISCAL 2013**

**DEBATES EN
MESA REDONDA**

Las reuniones en mesa redonda sobre el Plan Anual se celebrarán de 6pm a 8:30pm

Martes 5 de junio

BROOKLYN

NY Technical College
285 Jay Street (Gym)
Brooklyn NY

Jueves 7 de junio

MANHATTAN

Centro comunitario Johnson
1829 Lexington Avenue
Entre 112th Street y 115th Street
New York NY

Martes 12 de junio

QUEENS

Electrical Industry Center
67-35 Parsons Blvd
y Jewel Avenue
Flushing NY

Jueves 14 de junio

STATEN ISLAND

Centro comunitario Gerard Carter
(Stapleton)
230 Broad Street
Staten Island, NY

Lunes 18 de junio

BRONX

Centro Classic Center (Melrose)
286 East 156th Street
Bronx NY

La audiencia pública se celebrará el
miércoles 25 de julio de 2012
de 5:30pm a 8:00 pm
en Manhattan Center Studios
311 West 34th Street
New York New York 10001

Infórmese acerca de los asuntos que impactan su hogar y comunidad

- Seguridad y protección
- Políticas administrativas
- Servicios comunitarios y de empleo



¡Nos gustaría saber cuál es su opinión!

¡Participe!

Confirme su asistencia
llamando al **212-306-3800**

Correo electrónico:
EVENTSRsvp@NYCHA.NYC.GOV

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La traducción de este documento está disponible en su oficina de administración y en Internet en www.nyc.gov/nycha .
文件譯本可到屋邨管理辦事處或上網地址 www.nyc.gov/nycha 索取。
Перевод этого документа находится в Вашем домоуправлении и на интернет-сайте www.nyc.gov/nycha .

Aprobado para ser publicado: _____
Recursos Humanos

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- ATTACHMENT Q:** Transcripts of Meeting Minutes from the RAB Meetings on the FY 2013 Annual Plan *(ny005q04)*
- ATTACHMENT R:** Capital Fund Program Annual Statement/Performance and Evaluation Report for FY 2013 *(ny005r04)*
- ATTACHMENT S:** Capital Fund Program Five-Year Action Plan *(ny005s04)*
- ATTACHMENT T:** Capital Fund Program Annual Statements FY 2009 – FY 2012 *(ny005t04)*
- ATTACHMENT U:** Replacement Housing Factor Funds Annual Statements FY 2000 – FY 2009 *(ny005u04)*
- ATTACHMENT W:** Capital Fund Recovery Competitive Grant – FY 2010 *(ny005w04)*
- ATTACHMENT X:** Capital Fund Program Emergency Safety and Security Grant – FY 2009 *(ny005x04)*

Executive Summary

NYCHA's Agency Plan for FY 2013

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 Agency Plan for FY 2013 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 has also provided a copy of the Agency Plan to each public housing Resident Association President.

NYCHA held five community roundtable meetings during June and a public hearing at Manhattan Center Studios in Manhattan on July 25, 2012. NYCHA accepted written comments on the Agency Plan through its post office box and fax through July 25, 2012. NYCHA met with the Resident Advisory Board ("RAB") members for their comments.

NYCHA's final Agency Plan to the U.S. Department of Housing and Urban Development ("HUD") will be submitted on October 18, 2012. 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 33. These priorities include achieving fiscal stability in light of reduced federal funding, preserving NYCHA's public housing stock, expanding affordable housing opportunities, and improving customer service and the quality of life for NYCHA residents through operational efficiencies and the greening of public housing.

Plan NYCHA: A Roadmap for Preservation

When Mayor Michael Bloomberg appointed NYCHA Chairman John Rhea in June 2009, he issued a clear mandate: NYCHA must address its fiscal crisis; improve customer service; and become a more inclusive, collaborative and results-focused organization. With this directive, Chairman Rhea and the NYCHA Board – Vice-Chair Emily Youssof, Member Margarita López and Member Victor A. Gonzalez – laid the foundation for developing a new five-year strategic plan: *Plan NYCHA*, which was released in December 2011. (<http://www.plannycha.org/>)

Plan NYCHA is a call to action to ensure that public housing remains available for current and future generations of New Yorkers. Despite facing unprecedented challenges – from overwhelming funding shortages, to an aging and decaying housing stock in desperate need of repair, to a growing wait list – NYCHA is leading the charge to meet these obstacles head on. We need to overcome these challenges together; only through sustained, meaningful collaboration can we ensure that this invaluable resource will not be diminished. With recognition that a major transformation is needed both within the NYCHA organization and throughout the supporting environment, we are calling on all public housing stakeholders – residents, policymakers, advocates, NYCHA staff, and New Yorkers at large – to join the fight to preserve New York City public housing.

Plan NYCHA is based on 10 key imperatives:

1. Preserve the public and affordable housing asset
2. Develop new mixed-use, mixed-income housing and resources
3. Ensure financial stability
4. Expedite maintenance and repairs
5. Strengthen the frontline
6. Improve safety and security

7. Optimize apartment usage and ensure rental equity
8. Connect residents and communities to critical services
9. Excel in customer service
10. Create a high-performing NYCHA

To create *Plan NYCHA*, the Authority spent much of 2010 and 2011 engaged in an inclusive, transparent and data-driven process of gathering input and guidance from the Citywide Council of Presidents (CCOP), residents, employees, labor leaders, elected officials, nonprofit organizations and partner city agencies, including the City Council, on how we can better serve our residents and excel as an organization. Their ideas, recommendations and best practices were incorporated into *Plan NYCHA*.

But most importantly, the planning process was an opportunity for us to learn more about the pressing needs and concerns of our principal customer: our residents. As we sought to learn more about the needs and desires of our customers, we engaged resident leaders, conducted focus groups and phone surveys, and held Community Conversations that gave thousands of NYCHA customers the opportunity to hear and discuss critical elements of the proposed *Plan NYCHA*.

The Community Conversations, held in the spring of 2011, drew more than 800 public housing residents and Section 8 voucher holders in all five boroughs. In small groups, staff and residents spoke openly and constructively about issues ranging from maintenance and repairs to safety and security, affordable housing, and resident and community services. Collectively, the groups discussed the best ways to tackle current challenges.

Throughout the fall of 2011 and spring of 2012, NYCHA leaders presented *Plan NYCHA* at public meetings and the dialogue still continues through the launch of a content rich microsite — Plan NYCHA.org. In addition, by using direct mail, flyers, the resident *Journal*, social media and other outbound communications, every NYCHA household has been made aware of the plan and its key initiatives, and been given information about how to access the plan in multiple languages.

Key Findings of the Boston Consulting Group (BCG) Report

NYCHA faces serious challenges brought on by chronic underfunding, aging infrastructure, regulatory constraints, and increased demand for better services with fewer resources. Since 2002, NYCHA's annual capital subsidies have been cut in half in real terms, while over the past decade we've received \$1.4 billion less in operating subsidies than is required by an already inadequate federal funding formula. And compared to seven years ago we have 3,000 fewer employees serving essentially the same number of families.

With the invaluable support of Mayor Michael Bloomberg and his administration, we embarked on a multi-year process to develop *Plan NYCHA*, a strategic roadmap guiding NYCHA's transformation into a stronger, more high-performing organization. We heard from partners, employees, and, most importantly, residents that we specifically needed to increase resources and improve customer service at the property level. As a result, one core *Plan NYCHA* imperative calls for shifting resources from administrative and central support functions to the frontline of housing operations – that's where critical work like maintenance and repairs for apartments gets done. In line with this aim, two years ago NYCHA began a comprehensive examination of central support functions in areas such as IT, Human Resources (HR), Procurement, and Finance to identify cost savings and service improvements, as well as opportunities to streamline operations and reduce administrative burdens. This endeavor was just one component of the overall *Plan NYCHA* strategy to reduce our operating deficit while enhancing customer service, but we made it a top priority due to the large opportunity for savings it represented, as well as the fact that it posed a minimal risk of disrupting vital housing services for residents in the short-term.

It became clear during this assessment that NYCHA would benefit from the perspective and resources of an independent, unbiased party, one who could not only analyze the current state of our operations and performance, but also share best-practices and a framework for the future. And, given our resource constraints, we needed technical and analytical support from a highly capable third party while NYCHA's staff continued the everyday work of serving residents.

We tasked BCG with: (1) performing a comprehensive current state assessment of NYCHA's central services and borough office support functions; (2) developing and recommending changes based on its assessment, with the goal of improving and enhancing the efficiency and effectiveness of NYCHA's current business model, particularly the central support functions, while leveraging best practices of organizations such as leading public housing authorities, property management companies, and best-in-class private sector companies; and (3) providing strategic, tactical, and technical support to NYCHA for implementation of its comprehensive business transformation plan. BCG also performed uncompensated work beyond its original scope to provide NYCHA with additional support in the areas of board governance, operations, Section 8 program spend, finance IT systems, capital projects, quantification of Plan NYCHA initiatives, and procurement.

BCG's work was accomplished over the course of more than a year, beginning in the Spring of 2011, working closely with us to identify improvements that will lead the way to a better, stronger NYCHA. BCG analyzed functional support areas, as well as the administrative components of Operations' borough offices, Community Programs and Development, and Capital Projects. The team focused on identifying opportunities in four areas: business process improvements, IT systems enhancement, organizational structure re-design, and capabilities and cultural change. BCG and NYCHA also assessed the potential impact that modifications to support functions would have on the frontline.

During the course of its work, the joint NYCHA-BCG team identified numerous hypotheses that upon deeper review were deemed not worth pursuing. Ultimately, at the conclusion of this exhaustive effort, BCG identified over 100 short- and long-term potential business improvements, potential savings of up to \$70 million annually by 2016, and potential opportunities to realize Section 8 voucher savings and revenue reallocation of approximately \$55 million annually by 2016, making the cost of BCG's work a worthwhile investment in our future. The BCG report is available through the NYCHA website <http://www.nyc.gov/html/nycha/html/about/BCG-report-on-NYCHA.shtml>.

- ***Our Progress toward Transformation***

Over the past several months we have been moving forward on several of the most important BCG recommendations that will deliver near-term cost savings and revenue as well as support our efforts to enhance safety and security, maintenance and repairs, and building improvements. Our revised five-year operating plan shared this summer outlines \$38 million in support and administrative function annual salary and fringe savings by 2016 as a result of these efforts. Cumulatively we expect to deliver \$100 million in savings through 2016. While cost reductions are being made in administrative functions, our 5-year plan redirected \$27 million annually towards the frontline. Thanks to these identified savings and \$10 million in funding from the City Council, we have added hundreds of maintenance and caretaker staff, all of whom are NYCHA residents, and will add hundreds more by 2016.

- ***More Effective Procurement***

We have also moved to streamline our procurement process. We instituted an expedited RFP process, shortening the process from 10 to 20 months to three to five months. As a result, we reduced the procurement cycle time by seven to 15 months. We have also captured value from better sourcing techniques, using components of advanced sourcing strategies. For example, a request for proposals ("RFP") for contingent labor was successfully implemented, yielding projected annualized savings of up to

\$1 million, representing savings of 15 to 20 percent. As another example, a RFP for the purchase of maintenance, repair, and operation (MRO) parts and materials resulted in a number of proposals from vendors, allowing us to save up to \$1 million annually by using 5 percent fewer MRO suppliers. We continue to evaluate other materials that NYCHA utilizes, such as paint and tile, for additional strategic sourcing savings. This is just the beginning of this process.

- ***Procurement Re-organization Initiatives***

To achieve a more efficient supply chain structure, we are working to consolidate our four buying groups into a single procurement organization. We are also working to improve our materials management and logistics functions. Improvements here will allow us to better manage our inventory levels and move materials more effectively to locations where work must happen. Where appropriate, we will take advantage of just-in time inventory, as well as vendor-managed inventory. This effort will ensure that on-the-ground staff has ready access to the materials they need to perform crucial maintenance and repair work. We expect these efforts to lead to increased productivity among our maintenance and skilled trades workforces.

- ***Capital Projects***

The Capital Projects Division (CPD) made progress toward becoming a proactive asset manager by instituting a dashboard to support accountability and measurement, developing metrics to track the performance of both people and projects. The rollout of a newly designed operating model to deliver projects on-time and on-budget has already begun. A high-level capital planning process was developed that includes a framework for capital plan alignment with *Plan NYCHA* priorities and the identification of organizational and process changes that will reduce the time to obligate and expend funds and significantly accelerate the delivery of capital improvements. As a result of the recommendations that are being employed, CPD is planning to reduce future capital award obligation timelines to 18 months and future expenditure timelines to 36 months, versus HUD's 24-month obligation and 48-month expenditure requirements respectively.

- ***Finance***

NYCHA's Finance Department is now focusing on outsourcing select, non-core functions such as parking permit administration and utility payment processing. Also, to tap into other ancillary revenue, we are pursuing new advertising and sponsorship activities (done with resident input), and subleasing excess office space within our administrative portfolio. We are working to improve the budgeting process by developing more accurate budgets and improving spend control and business monitoring.

- ***Human Resources (HR)***

HR has begun instituting an employee performance management system, which will clearly set expectations, ensure that employees have the tools and skills to perform their job duties, and hold staff at all levels accountable for carrying out those duties.

- ***Enterprise Program Management Office***

Our efforts to address our challenges also included the creation of the senior-level Enterprise Program Management Office (EPMO), which oversees NYCHA-wide projects—including implementation of Plan NYCHA goals, BCG recommendations, as well as all significant projects—by better tracking and reporting to ensure that the work of transformation gets done. It will also ensure cross-departmental shared ownership for delivering the budgeted financial benefits from BCG's recommendations.

- ***Moving Forward***

We have committed to numerous recommendations outlined by BCG in order to realize operational efficiencies and achieve financial savings. However, we continue to review the findings and

recommendations internally and with key stakeholders, including residents, labor leaders, and elected officials, to flesh out and prioritize the most critical opportunities. NYCHA will be reaping the value of this work for years to come, employing its recommendations to transform into a new enterprise model enabled by best-in-class support functions operating at lower cost and with greater effectiveness. The changes we are making are designed for long-term strategic value and investment.

Imperative 1: Preserve the public and affordable housing asset

The American Recovery and Reinvestment Act of 2009 (“Recovery Act”) provided \$4 billion in supplemental “stimulus” funding for the public housing capital fund. HUD allocated \$3 billion of the appropriation using the current formula.

On average, as of June 30, 2012, over 70% of NYCHA’s 2,597 buildings are more than 40 years old. NYCHA is constantly challenged to maintain these older buildings’ systems at a significant expense to the operating budget. NYCHA used \$423 million in Recovery Act funds to further the Authority’s commitment to the preservation of its aging housing stock. The Recovery Act funding had strict guidelines or the funds would be recaptured-- the funds needed to be obligated within one year of receipt, 60% of the funds needed to be expended by the second year and 100% of the funds needed to be expended by the third year. NYCHA met all of the milestones by the deadlines and was fully expended by March 2012.

Over a three year period, there were a total of 95 public housing capital projects in all five boroughs in 219 different NYCHA developments that received ARRA funding for elevator repairs, boiler replacements, and other repair and energy efficiency projects. The work also included the replacement and upgrade of 188 elevators in 91 buildings across 18 developments.

The largest expenditure of ARRA funds was for roofing and brick repair at Soundview in the Bronx for \$26.4 million; the roofing and parapets at Woodside in Queens for \$23.44 million; and roofing and brick repair at Armstrong I & II in Brooklyn for \$21.07 million. Another large project was the continuation of the renovation and reconfiguration of 1,610 apartments at Whitman-Ingersoll Houses in Brooklyn with about \$7 million in ARRA funds going towards this effort.

The allocation of where the ARRA dollars were used was predicated on the combination of “shovel-ready” projects, and part of NYCHA’s 5-year capital plan, as required by the Act. Included were projects that demonstrated the most pressing need for repairs.

Imperative 2: Develop new mixed-use, mixed-income housing and resources

As part of Mayor Bloomberg’s New Housing Marketplace Plan to produce 165,000 units of affordable housing by the end of 2014, NYCHA is expected to provide properties for 6,000 units through collaboration with the New York City Department of Housing Preservation and Development (HPD). A development pipeline initiated in 2003 has resulted in completion of 2,035 units, 445 units under construction, and approximately 1,829 units in pre-development for a total of 4,309 units. Additional sites are being identified and planned for development through Request for Proposals to be issued jointly by NYCHA and HPD.

In 2011, the following new affordable housing developments were completed.

- The Union Grove Housing Development Fund Corporation completed construction of the Reverend Fletcher C. Crawford Apartments, an eight story, 84-unit building as part of a three-phase housing development on a parcel of land that was conveyed in 2009 from the East 173rd Street-Vyse Avenue development in the Bronx. All 84 units will be affordable to households with incomes below 60% of Area Median Income. The

developer has agreed to set aside 21 units for income eligible NYCHA residents or Section 8 voucher holders from the NYCHA waiting list upon completion of the building.

- UAC 3 Developer LLC completed the rehabilitation of four former NYCHA buildings with 173 units in the Morris Heights section of the Bronx. 43 units will be rented to households at or below 60% of the Area Median Income. The remaining units will be marketed to households earning between 75% and 100% AMI with rents affordable to 75% AMI.
- The Arista Development Group completed the rehabilitation of six former NYCHA buildings with 290 units in the University Heights section of the Bronx. 72 units will be rented to households at or below 60% of the Area Median Income.
- Phipps Houses completed the rehabilitation of five buildings (Hobbs Court) on 100th Street and new construction of a site called Ciena on East 102nd and 103rd Streets at Metro North Rehab in East Harlem for a total of 340 units. All units will be affordable to households with incomes below 60% of Area Median Income.

In 2012, the following new affordable housing developments are scheduled to be completed.

- Artimus Construction completed construction of a 168-unit mixed income building at Chelsea Houses in Manhattan. Apartments will be affordable to households with incomes ranging from 40% to 195% of Area Median Income (“AMI”).
- Met Council completed construction of a 78-unit senior building at Pomonok Houses. Apartments will be affordable to seniors with incomes of 50% of Area Median Income or less.
- Blue Sea Development will complete construction of 124 units of affordable housing at Forest Houses in the Bronx. Apartments will be affordable to households with incomes of 60% of Area Median Income or less. The development will feature a rooftop greenhouse.
- Sisters of Charity will complete construction of an 80-unit senior building at Markham Gardens in Staten Island. Apartments will be affordable to seniors with incomes of 50% of Area Median Income or less.
- Dunn Development will complete construction of a 65-unit affordable building at Highbridge Houses in the Bronx. Apartments will be affordable to families with incomes of 60% of Area Median Income.

Activities for 2012 include the disposition of land at the following developments. These projects will contribute revenues towards NYCHA's goal of preserving public housing while meeting community needs for housing and educational facilities.

- NYCHA plans to sell a parcel of land at Boston Secor Houses in the Bronx at a price of \$1.5 million to the City's School Construction Authority (“SCA”) for the ongoing provision of special education programs and a possible building replacement by SCA in the future. This project is now expected to close in 2012.
- NYCHA sold a parcel of land at Highbridge Gardens in the Bronx at a price of \$1,550,000 to Dunn Development to facilitate the construction of 155 units of affordable housing. Apartments will be affordable to households with incomes of 60% of Area Median Income or less.

- NYCHA plans to sell a parcel of land at Washington Houses in Manhattan at a price of \$3 million to Harlem RBI and Jonathan Rose Companies to facilitate the construction of a 450 seat charter school and 89 units of affordable housing. Apartments will be affordable to households with incomes of 60% of Area Median Income or less.
- NYCHA plans to sell a parcel of land at Linden Houses in Brooklyn at a price of \$800,000 to East Brooklyn Congregations to facilitate the construction of an 81 unit senior building. Apartments will be affordable to seniors with incomes of 60% of Area Median Income or less.
- NYCHA plans to sell a parcel of land at Soundview Houses in the Bronx at a price of \$2.4 million to TNS Development to facilitate the construction of 16 two-family townhouses and two buildings with 206 rental units, including an 86 unit senior building. The rental units will be affordable to households with incomes of 60% of Area Median Income or less.
- All of the above residential projects provide a 25% set aside of units with rental preference for income eligible NYCHA residents.

On September 24, 2012, New York City Housing Authority Chairman John B. Rhea unveiled a new initiative to bring hundreds of millions of dollars in revenue to the Housing Authority to help maintain and preserve public housing in New York City. At a breakfast sponsored by the Association for a Better New York, Chairman Rhea detailed a major plan to build new, private housing at NYCHA developments. The plan would create at least 1,000 permanently affordable housing units for low- and moderate-income families. The new developments would not displace any NYCHA residents and will bring millions of dollars each year to the Housing Authority that would go towards providing safe, secure and well-maintained housing for NYCHA residents at the sites and throughout the city.

This new initiative would offer NYCHA-owned sites for the development of market rate and affordable housing, and, in some cases, ground-floor commercial and retail development. The sites would be under long-term leases to developers that will provide stable, predictable cash flow to NYCHA to fund its operations and capital programs. All development would take place on land not currently occupied by housing, and no buildings would be demolished or residents displaced. This initiative will create thousands of construction and permanent jobs.

After NYCHA has engaged residents, elected officials, and other community leaders, the Housing Authority will finalize a list of new sites and, early in 2013, release a Request for Proposals seeking development on these sites.

Imperative 3: Ensure Financial Stability

On May 9, 2012, the NYCHA's Board adopted a revised financial plan for Calendar Years 2012 to 2016. The Authority's Five-Year Operating Budget Plan projects the revenues and expenditures for the Authority and delineates operating budgets and authorized headcounts by development, community center, senior center and department. For 2012, the Plan authorizes total spending of \$3.062 billion and a total headcount of 11,957. The prior operating plan projected operating deficits of approximately \$60-65 million for each year of the 2012-2015 plan period. This Plan incorporates a number of *Plan NYCHA* initiatives that are expected to eliminate the General Fund operating deficit by 2015. General Fund deficits forecasted for 2012-2014 will be funded from the Authority's operating reserves.

The Authority's Five-Year Capital Plan for Calendar Years 2012-2016 provides approximately \$2.4 billion for planned commitments for infrastructure improvements, major modernization, and other systemic upgrades. The

Plan relies on the near-term implementation of certain *Plan NYCHA* funding initiatives to maintain “plan-to-plan” capital commitment levels despite an anticipated \$297 million reduction in total federal capital grant awards over the planning period. These initiatives include:

1. A \$500 million bond issue in early 2013, \$200 million higher than in the previous plan.
2. The recent City Council commitment of \$10 million for the employment of NYCHA residents to perform basic repairs, increasing the City’s total contribution to this Plan by 20 percent over the prior plan.
3. A structured financing transaction for development of contract-based Section 8 units.
4. Consistent with prior plans, the Authority has prioritized the allocation of its limited resources to maintain housing stock, improve resident service levels, invest in energy-saving technologies and comply with applicable Federal, State, and City requirements.

Outstanding Federal Issues - FY2012 and FY2013 HUD Appropriations

Because of the changes made by the 2011 Budget Control Act, the failure of the Joint Select Committee on Deficit Reduction (the *Super Committee*) to recommend a deficit reduction plan, the failure of Congress to pass any of the 12 appropriations bills and its decision to fund government operations by enacting a six-month Continuing Resolution (CR), the prospect of an across-the board sequestration taking place on January 2, 2013 (three months into FY2013) and the prospect that the House and Senate will be unable to reach agreement on final funding levels until several months into FY2013, it is not realistic at this time to estimate NYCHA funding levels for 2013.

The full House approved funding for the *FY2013 Transportation Housing and Urban Development Appropriations Act* (THUD) at \$51.6 billion, or \$1.8 billion below the level approved by the Senate Appropriations Committee. The wide difference in funding levels could be an important factor on whether House and Senate negotiators will be able to agree on final funding levels.

Public Housing Operating Fund – The final FY2012 national appropriation for the Operating Fund was \$3.962 billion, \$655 million *less* than Congress provided in FY2011. We estimate that NYCHA will receive \$895 million, compared with \$918 million received in FY2011. The lower net subsidy for FY2012 reflects partial funding for the former State and City developed units that were brought into the Federal program under the federalization window authorized by the *American Recovery and Reinvestment Act of 2009*, PL 111-5, but also the mandate of the FY2012 Appropriations Act off-setting \$750 million from public housing operating reserves.

Additionally, the Authority did not receive 100% of its eligibility under the Operating Fund formula. Thus, the FY2012 estimated allocation to NYCHA does not reach the funding level we would otherwise expect to receive.

The Senate THUD appropriations bill for FY2013, S.2322, provides \$4.591 billion for the Operating Fund, \$629 million over the amount enacted for FY2012.

On June 29th, the full House approved \$4.524 billion for the Operating Fund in FY2013. (HR 5972). Notwithstanding, the Senate bill has never been brought to the floor for consideration.

We note as well that the Senate measure contains no provision for any off-set of operating reserves, but includes a provision requiring housing agencies to set flat rents at 80% of the applicable fair market rents and to phase-in any rent increases to ensure that no family’s rent payment is increased by more than 35% in any year.

The President’s budget calls for an increase in minimum rents to \$75 and for increasing the threshold for deducting unreimbursed medical expenses from 3% to 10%. No provision of the House or Senate bills address either the minimum rent or the medical expense threshold issues.

The House of Representatives approved a Continuing Resolution (CR) on September 13th funding the Government for the first six months of FY2013 at FY2012 funding levels. The Senate is expected to vote in favor of the House CR during the week of September 17th. The House CR does not include any anomalies, or changes to funding levels in order to continue the same level of service as provided in FY2012. Due to the previous year's requirement to use public housing operating reserves, the Authority and other national advocacy groups had requested Congress to provide anomaly treatment for the public housing Operating Fund.

As mentioned above, NYCHA expects substantial across-the-board funding reductions as mandated by the Budget Control Act of 2011 (BCA). The BCA requires the sequester of domestic discretionary funding on January 2, 2013 to achieve \$1.2 trillion in deficit reduction over a ten-year period. Such action is expected to negatively impact the Public Housing Operating and Capital Funds, as well as Section 8 housing assistance and the Section 8 Administrative Fee. A 400-page report prepared by the federal Office of Management and Budget estimates that most HUD programs would be cut by 8.2%.

We understand that for the period of January - March 2013, HUD plans to front-load operating assistance, assuming the House funding level of \$4.524 billion. HUD will advise housing authorities to exercise caution in expending operating assistance in case the final FY2013 appropriation comes in below HUD's estimated funding level.

Public Housing Capital Fund – Congress reduced the national appropriation from \$2.5 billion in FY2010 to \$1.875 billion in FY2012, a \$625 million drop in capital funding. The amount provided barely addresses newly accrued capital needs and provides no funding for NYCHA's growing capital needs backlog. We estimate that NYCHA's share of the FY2012 appropriation will be approximately \$270 million; compared with the \$327.1 million allocation received in FY2010.

The pending FY2013 Senate appropriations bill funds the Capital Fund at \$1.985 billion. The bill approved by the House would fund the Public Housing Capital at the same level as the Senate.

The President's FY2013 Budget proposes to allow full fungibility between the Operating and Capital Funds for all public housing authorities, regardless of size. The pending Senate bill, S. 2322, takes no action on that request.

As mentioned above, pursuant to the CR we expect capital funding during the first six months of FY2013 to be at the levels funded in FY2012 (\$1.875 billion), or \$110 million below the level approved by the House and Senate bills (\$1.985 billion). However, even that funding level is expected to be further reduced by the impact of the anticipated January 2013 sequester.

Resident Opportunity and Self-Sufficiency (ROSS) - This program is funded as a set-aside within the Capital Fund. The pending Senate bill funds ROSS at \$50 million with an additional \$15 million for a Jobs Plus Pilot. The House measure provides \$50 million but only for ROSS. Inasmuch as only ROSS was funded in FY2012, and the JOBS Plus Pilot was not, the pilot initiative will not be funded through the six-month CR. Finally, funding for ROSS is expected to be subjected to the looming sequester.

Housing Choice Voucher Program (Section 8) –Funding to cover the renewal costs of the housing choice voucher program increased from \$16.67 billion in FY2011 to \$17.238 billion in FY2012. We estimate that NYCHA's share of the appropriation will be \$984 million, compared with an allocation of \$1.0 billion in FY2011. The pending Senate bill funds voucher renewals at \$17.495 billion, or \$253 million over FY2012 funding levels and \$257 million over the President's request. The bill approved by the House funds Section 8 Renewals at \$17.238 billion.

Because funding will be based on a CR, the appropriation is estimated to be \$17.238 billion, but subject to the currently expected 8.2% reduction by the sequester. In light of factors arising under the Budget Control Act, it is not possible at this time to reasonably make assumptions regarding NYCHA's FY2013 allocation of renewal funding.

Section 8 Administrative Fee – The appropriation for the Section 8 Administrative Fee dropped from \$1.45 billion (FY2011) to \$1.35 billion (FY2012). We estimate that NYCHA will receive only \$73.1 million in FY2012, compared with \$76 million received in FY2011.

Both pending Senate and House bills fund the Administrative Fee at \$1.575 billion.

Because funding will be based on a CR, the appropriation is estimated to be \$1.45 billion, but again subject to additional funding reductions imposed by the approaching sequester.

The anticipated funding level threatens the Authority's ability to administer the Section 8 Housing Choice Voucher program in compliance with existing statutory and regulatory requirements for processing applications, inspecting apartments, conducting annual income verifications, and making timely payments to building owners.

Veterans Affairs Supportive Housing (VASH) – We expect an appropriation for an additional \$75 million in voucher assistance for homeless veterans in FY 2013, representing 10,000 new vouchers nationwide. NYCHA is presently authorized to issue 2,195 VASH vouchers and to date 1,652 are under lease. The use of these vouchers on turn-over is restricted to other homeless veterans. Because funding for the first six months of FY2013 will be based on the CR, the base appropriation is estimated to be \$75 million. The Report mandated by the *Sequestration Transparency Act* suggests that the portion of VASH administered by the Veterans Administration will be exempt from sequestration. However, at this time, we remain uncertain if VASH program funds will be similarly exempt because of the program's focus on assisting homeless veterans.

Rental Assistance Demonstration (RAD) – HUD's Rental Assistance Demonstration will allow PHAs to convert a given property to a form of project-based rental assistance, using existing public housing ACC-based operating and capital funding. While RAD is authorized, no monies have ever been appropriated for the program.

Participation in RAD is voluntary. As RAD is a limited demonstration, it will be rigorously evaluated to assess the viability of its approach in preserving affordable housing.

The new subsidy stream and long-term nature of the Section 8 contracts are intended to allow excess operating cash flow from converted properties to be leveraged / mortgaged to secure proceeds with which to complete needed rehabilitation work. Congress is allowing HUD to explore RAD on a pilot basis for up to 60,000 units nationally, with set allocations for different regions and for agencies of varying sizes. A final HUD program notice was issued on July 26, 2012.

NYCHA is continuing its review of the final rules and will determine if the program should be pursued.

Moving to Work (MTW) - This program was established in 1996 to permit localities to better address the needs of their communities by promoting flexibility. It has been a demonstration program since that time. A new proposal before the Congress would introduce "MTW Basic", which NYCHA would pursue. This proposal provides housing agencies with the flexibility to combine voucher, capital and operating funds and to implement rent simplification and other administrative streamlining measures – but retains critical tenant protections. MTW Basic preserves Brooke, forbids the imposition of work requirements or time limits on residents receiving housing assistance.

MTW offers several advantages to public housing. It would allow NYCHA to combine its funding streams and give the Authority the flexibility to address NYCHA's most pressing needs, e.g. apartment renovations and the rehabilitation of building exteriors. It also allows participating agencies to seek waivers of statutes and regulations except for 17 specific provisions that are retained to protect resident rights. That administrative flexibility can lead to significant savings from regulatory relief that could be applied to meet operating expenses or capital needs.

MTW also offers greater opportunities to leverage resources to support the development of additional affordable housing. For example, the yearly income certifications for fixed-income families may be performed once every three years instead of annually, resulting in administrative cost savings. NYCHA would also have the right to request waiver of the current statutory Community Service work requirement.

Imperative 4: Expedite Maintenance and Repairs

NYCHA will ensure that all units are in a state of good repair and that all future needed repairs are completed in a timely manner. NYCHA is enacting a series of continual improvement initiatives to address the most immediate repairs:

- Reviewing staff assignments and work scheduling
- Reducing repair wait times and work order backlog
- Build the required property level capabilities.

NYCHA is also investing \$31 million in resources to more effectively expedite maintenance and repairs. An additional 116,000 work orders will be addressed in 2012 using \$10 million provided by the New York City Council.

Imperative 5: Strengthen the frontline

NYCHA will become an efficient, high-productivity organization with a clear, strong focus on serving all its properties. The Authority will be capably staffed with an adequately resourced professional corps of frontline employees and will incorporate best practices from property management companies to provide excellent service and high-quality management throughout its portfolio. NYCHA has made an immediate investment in frontline operations by adding more than 300 frontline employees.

Imperative 6: Improve safety and security

NYCHA will work to create secure, healthy neighborhoods where residents, employees, and their visitors feel safe, both on NYCHA grounds and inside buildings.

CCTV

The New York City Housing Authority (NYCHA) has been leading a comprehensive and inclusive process with residents, the New York City Police Department (NYPD) and elected officials who have allocated capital funding to customize the implementation of CCTV and enhanced security measures within each NYCHA community. As of 2012, elected officials have allocated approximately \$51 million (with another \$10 million dollars allocated in the FY 2013 budget) to install CCTV and/or Layered Access Control at approximately 85 NYCHA developments. NYCHA is working to install security systems in 85 developments by fall 2013. The new security system installations will be uniform, technologically advanced cameras that will be part of an integrated system.

NYCHA/NYPD Priority Developments Initiative

The “Priority Developments” Initiative, which began at the close of 2011, is a joint collaboration between the NYPD and NYCHA to improve the quality of life for the residents of select developments through a multi-disciplinary approach to crime reduction. To support this initiative, the NYPD provides additional resources to the selected locations for the duration of the initiative, and NYCHA’s focus its efforts on the following areas:

- ***Community Programs and Development*** - In an effort to improve the relationship between the residents of the selected developments and the NYPD, as well as addressing the needs of the teenaged residents, the Community Program and Development Department holds community forums to increase communications between the groups.
- ***Property Management*** - Property Management has been tasked with quickly identifying and addressing the quality of life issues affecting life safety at each property. For example, teams have conducted site surveys at each location to assess the quality of the exterior lighting at each development to ensure that it is sufficient and are surveying the landscaping of each to ensure that the landscaping enhances crime prevention. The team has also reclassified NYCHA’s work order system to make any “security or life safety” repairs are classified as “priority repairs” and are addressed immediately,

Increasing participation in the Resident Watch is another goal of the initiative. To accomplish this goal, assessments of each location are completed to determine the best method for Resident Watch deployment to increase visibility and effectiveness. In addition, the borough Resident Watch coordinators have been tasked with developing recruitment goals and are closely managed by the Family Services team. As a goal of the Resident Watch is to attract a younger demographic to the service, the Resident Watch coordinators will make presentations during the upcoming Teen Forums to be hosted by Community Operations at the selected developments.

- ***Law Department*** - The Law Department is tasked with expediting the cases against residents who violate stipulation agreements and various residency requirements. This department’s Special Investigations Unit (SIU) continues to perform unannounced visits at the locations in enforcement of these executed stipulations.

Imperative 7: Optimize apartment usage and ensure rental equity

To serve more families in need, NYCHA must maximize its limited resources to full capacity and consider changes to policies that will ensure a more equitable use of public housing assets. As part of this effort, NYCHA will work with families to encourage and support transition to right-sized apartments. NYCHA is also reviewing its transfer and applicant waiting lists and is considering increasing the preference for rental of vacant apartments to transfers first over applicants in the Tenant Selection and Assignment Plan (TSAP). Currently, three out of five vacant apartments are offered to transfers and the other two apartments to new admissions.

Imperative 8: Connect residents and communities to critical services

The Office of Resident Economic Empowerment & Sustainability (REES) was created in 2009 to develop and implement programs, policies and collaborations to measurably support residents’ increased economic opportunities with a focus on asset building, employment, advancement and business development. The Department of Resident Employment Services (RES) is under the purview of REES. With the formation of REES, an unprecedented agency prioritization and focus on resident economic opportunities, operational enhancements and new partnerships, progress is being made to drive greater outcomes for residents. In 2011, REES job placements reached 1,006; an increase of 52% from just two years earlier (662 in 2009).

NYCHA, through REES, is implementing a new outcome-driven community economic opportunity platform focused on service coordination, strategic partnerships and leveraging localized resources and services on behalf of residents and public housing communities. Over the course of 2011 and 2012, NYCHA is transitioning from primarily providing direct employment services to coordinating and facilitating greater access to services for NYCHA residents. NYCHA is one stakeholder within a broader community economic development ecosystem - community colleges, City agencies, non-profit social service organizations, workforce agencies, financial institutions, employers, residents, and philanthropies. Rather than duplicate services provided by other organizations, REES is developing additional service coordination capacity – better enabling it to become a strong partner and driving more resources and investment into public housing neighborhoods. Understanding that every public housing community is different with different needs and resources, NYCHA will use its assets to work with local partners to ensure that NYCHA residents are maximizing the use of existing resources including adult literacy programs, job training, support services, financial literacy and asset building programs and job placement assistance. At the same time, NYCHA will work with local partners to identify gaps in service offerings and develop strategies to attract the high-quality and relevant resources and proven economic opportunity models into public housing neighborhoods.

Community Economic Empowerment

- **Launch of NYCHA’s Zone Model:** In May 2012, REES officially launched NYCHA’s new outcome-focused Zone Model with an open application process in an inaugural set of zones: Upper Manhattan, South Bronx, Downtown Brooklyn and the Lower East Side.

Through partnership, REES will work with high-performing economic opportunity providers to connect NYCHA residents to services in the areas of employment and advancement, financial literacy and asset building, adult education and training, and business development.

- **Jobs-Plus Sites:** 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. Jobs-Plus has been proven to increase earnings for public housing residents by more than 14%. The first City-sponsored site launched in late 2009 at Jefferson Houses in East Harlem as collaboration between the Center for Economic Opportunity (CEO), CUNY, Human Resources Administration (HRA) and NYCHA. Since its inception, the program has been instrumental in facilitating over 400 placements and/or promotions for residents of Jefferson Houses. In August 2011, the second City-sponsored Jobs-Plus site launched in the South Bronx in collaboration with the NYC Center for Economic Opportunity, Office of Financial Empowerment and Bronx Works, providing services to residents of Moore Houses, Betances and East-152nd Street Courtlandt Avenue. Jobs-Plus at BronxWorks has enrolled over 250 residents into the Jobs-Plus program since it opened its doors.

HRA and CEO, in collaboration with NYCHA, are currently seeking up to eight new qualified vendors to implement the Jobs-Plus program at up to seven additional sites (the Jefferson Houses site is expected to continue as a Jobs-Plus site). The expansion of Jobs-Plus sites throughout New York City marks a key milestone in NYCHA’s new approach to better support residents in increasing their income and assets. NYCHA is working with public and private partners to identify gaps in services and develop strategies to attract additional high-quality and relevant resources and proven programs, like Jobs-Plus, into public housing neighborhoods.

Employment-Linked Training

- **NYCHA Resident Training Academy (NRTA):** The NYCHA Resident Training Academy (NRTA) provides employment-focused training and job placement assistance to NYCHA residents in the construction, janitorial and pest control fields. The NRTA works with graduates of the Academy to become successfully placed into jobs at NYCHA as Caretakers and Pest Control Technicians, and with NYCHA contractors in construction-related positions. The NRTA is designed not only to prepare trainees for entry-level employment but to assist in developing career plans that will lead to promotion and increased wages. The NRTA is a public/private collaboration among the New York City Housing Authority (NYCHA), Robin Hood, Brooklyn Workforce Innovations (BWI), Nontraditional Employment for Women (NEW), Center for Family Life (CFL), the New York City College of Technology, and St. Nicks Alliance. Since its inception, 409 residents have completed training in the various tracks with 335 graduates placed in jobs.
- **Workforce Opportunity Services (WOS)** The New York City Housing Authority (NYCHA) and Workforce Opportunity Services (WOS) entered a contract where WOS trained 30 NYCHA residents in key skills needed in NYCHA's IT department. The training program called SLICE (Service Learning in a Community Environment) is hosted by Columbia University, and utilized both Columbia University instructors and professionals in the IT field to train participants. Once residents completed the first semester of courses, 8 were placed in part-time jobs with NYCHA's IT department, and the additional participants were placed in part-time jobs with other companies. In order to achieve a goal of 30 qualified NYCHA residents accepted into the SLICE Program, NYCHA and WOS set a goal of 240 residents enrolling in the pre-certification course which is what residents need to pass in order to be accepted into the program, and 120 residents out of those 240 residents attending the first pre-certification course. Our results are: 334 residents attended information sessions, 329 enrolled in the pre-certification, and 198 residents attended the initial pre-certification class.

Job Development

- **Section 3:** One of NYCHA's assets is the creation of and access to jobs either directly or through the agency's contractors. The federally-mandated Section 3 regulation is one tool for generating economic opportunities for public housing residents tied to NYCHA's core operations. NYCHA has instituted several process, monitoring and service enhancements to create increased job placement and advancement opportunities including new tracking tools, diversification of employment offerings, broader applicability of the REP (Resident Employment Program) requirement (15% of labor costs to hiring residents), and agreements with a few unions specifically created to increase access for NYCHA residents. Two additional areas of focus to address historical employment challenges have been developing a pool of qualified residents to meet contractors' workforce needs through employment-linked training, such as the Resident Training Academy, and establishing "re-placement" support to residents to foster employment continuity given the short-term and seasonal nature of many Section 3 jobs.

In 2011, NYCHA hired 2,480 new staff, of which 1,532 (62%) were Section 3 NYCHA residents. The 1,532 Section 3 hires included 816 (53%) residents hired directly by the Authority and 716 (47%) hired by outside contractors for various construction projects at NYCHA developments funded through HUD's Capital Fund program.

In 1994, the New York City Housing Authority Police Department was merged into the New York Police Department (NYPD). The purpose of this agreement was to create the NYPD's Housing Bureau whose primary responsibility is to provide security and above baseline police services to NYCHA's residents, their guests and employees of the Authority.

The NYPD hires staff in both uniform and civilian positions in order to fulfill their commitment to improve the quality of life for residents living in New York City. In 2011, NYPD hired 2,412 employees. Of these new hires, 1,639 (68%) were Uniform Police Officers. At the time of hire, 36 (2%) of these officers were NYCHA Section 3 residents. The NYPD also hired 773 (32%) in Civilian job categories of which 76 (10%) were NYCHA Section 3 residents. In total, approximately 5% of the NYPD's new hires in 2011 were NYCHA Section 3 residents, which is proportional to the Authority's share of the population of New York City.

REES will continue efforts to further improve placement, advancement, training and contracting supported by the regulation as well as identify opportunities to leverage other NYCHA spending to create additional jobs with vendors not subject to Section 3.

- **Green Jobs Initiatives:** As part of NYCHA's Green Agenda, REES' new approach is working to connect residents to green training and job opportunities through the development of local partnerships and leveraging access to NYCHA's space and resident communication channels. REES has partnered with Green City Force (GCF) to recruit NYCHA residents for its most recent AmeriCorps classes, including the next cohort starting in July 2012. GCF Clean Energy Corps prepares young people between the ages of 18-24 for jobs in the green economy. NYCHA is supporting and financing a recruitment effort that will ensure that Green City Force receives a strong group of qualified NYCHA residents to make up 100% of their next class. NYCHA will also provide space to support recruitment and training efforts. GCF has committed to accepting only NYCHA residents into their cohort.
- **Brooklyn Navy Yard:** NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) recently partnered with the Brooklyn Navy Yard Development Corporation (BNYDC) and Robin Hood. The BNYDC is actively recruiting NYCHA residents for a variety of job opportunities available with employers in the Brooklyn Navy Yard and surrounding community. The Navy Yard is in the midst of its largest expansion since World War II, and BNYDC and NYCHA want to make sure that residents have access to the available jobs.

The open positions range from security/public safety, customer service, bookkeeping, maintenance and many other areas. In order to prepare NYCHA residents for these opportunities, REES is holding pre-screening appointments and recruitment events in order to review specific job opportunities, provide resume revisions, and make direct referrals to staff at BNYDC's Employment Center. NYCHA is also working with CUNY's City College of New York (CCNY) through NYCHA's Broadband Technology Opportunities Program to host a series of Resume Workshops tailored to the job opportunities at the Brooklyn Navy Yard. These monthly workshops are open to all NYCHA residents by appointment.

Asset Building/Financial Literacy

The implementation of a community economic development platform for public housing neighborhoods involves broadening NYCHA's support to residents beyond training and employment to driving other economic outcomes like asset building and savings, financial management and literacy, and connecting residents to mainstream financial institutions.

- **Financial Independence Today – United Way/ERDA Initiative:** The Financial Independence Today (FIT) program is an innovative partnership between the East River Development Alliance (ERDA) and the United Way NYC (UWNYC), in collaboration with NYCHA, focused on increasing financial stability of public housing residents, particularly those facing rental arrears. Over 1,000 residents of public housing in Western Queens have been served to date through Financial Independence Today interventions, including crisis one-on-one counseling for residents facing rental arrears, non-rental

arrears long-term counseling, tenant advocacy services, comprehensive public benefits screening and enrollment, financial education workshops, and NYCHA rent payment at the ERDA Federal Credit Union. Intensive one-on-one program outreach targets all residents of Astoria, Pomonok, Woodside, Ravenswood, and Queensbridge Houses.

- **NYCHA Family Self Sufficiency:** NYCHA's Office of Resident Economic Empowerment & Sustainability (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 open to all Section 8 voucher holders. To date, the program has enrolled 119 participants, 11 of whom have escrow accounts averaging \$2570.
- **Prospect Plaza Credit Counseling & Financial Management:** In July 2011, REES started a 3-year Financial Management and Education Program in coordination with two nonprofit organizations (Neighborhood Trust Financial Partners and the Brownsville Partnership) as part of NYCHA's priority to redevelop and revitalize Prospect Plaza in the Ocean Hill-Brownsville community through the HOPE VI grant. Neighborhood Trust provides financial planning and management, and credit- and asset-building services to relocated residents of the former development. Former residents will have first priority to return to Prospect Plaza. NYCHA is committed to providing residents with the support needed to become economically prepared to qualify for the new housing and position them to exercise their option to return to the new development. As of April 30, 2012, 112 former Prospect Plaza residents are enrolled in financial counseling services and an additional 16 family members have also enrolled and are taking advantage of services.

Community Programs

- **Basketball League:** The NYCHA Boys and Girls Basketball League consists of over 250 teams citywide and it is one of largest basketball leagues in New York City. The League serves NYCHA residents, approximately 3,000 youth, in all 5 boroughs, ages 18 and under. The main goal is to promote a healthy education through basketball while developing teamwork, sportsmanship and encouraging overall fun. The two top teams from each borough display their talent and basketball skills in a finals competition, which is held in the borough of Manhattan. The program offers open registration to all developments and community centers wishing to participate. Last year, through a generous donation provided by ENYCE USA, a Sean John company, the league secured a donation of more than 3,000 uniforms for the 2012 tournament. For information on the rich history of the NYCHA Boys and Girls Basketball League, please visit: <http://www.nyc.gov/html/nycha/html/community/sports.shtml#basketball>
- **Broadband Technology Opportunity Program (BTOP):** The National Telecommunications and Information Administration, ("NTIA"), United States Department of Commerce provides funding for internet technology under the Broadband Technology Opportunities Program ("BTOP"). In partnership with DoITT and other City institutions, the Authority submitted a joint application through the NYC Connected Communities initiative established by DoITT. As a partner in NYC Connected Communities, NYCHA will bring broadband internet technology to community centers in 12 public housing developments throughout the five boroughs. These centers will serve residents 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 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. The NYC Connected Community initiative also allowed NYCHA to deploy a mobile computer lab, which will

service additional Connected Communities locations that do not have access to Broadband technology. The BTOP program began in January 2012 and serves approximately 400 persons weekly.

- **Global Partners Junior Program:** 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 3 to 5 hours every week at eight NYCHA community centers: Carey Gardens and Penn-Wortman, in Brooklyn; Butler and Boston Secor, in the Bronx; East River and Drew Hamilton and Rutgers, in Manhattan; and at Beach 41st, in Queens. Approximately 8-10 students participate at each site, supervised by a coordinator or consultant who has been trained to implement the program's curriculum. Students work together on a curriculum developed by New York City Global Partners staff, focusing on topics such as sustainability, the environment, city parks, history and culture, amongst others; they undertake research, hold discussions, create projects, and post messages to their international peers on the internet forum. During the 2011 program year, Global Partners served 90 youth participants.
- **Fatherhood Initiative:** In support of the Mayor's citywide Fatherhood Initiative, NYCHA's Fatherhood Initiative (NFI) program launched in July 31, 2010 at one location. Based upon its success, the program expanded to 6 additional sites. The program brings NYCHA and city agencies together to provide workshops, services, and resources that will foster an environment where fathers will be encouraged not only to remain active in their children's lives, but to also support one another. The program is also serving as a national model for HUD for implementation throughout other public housing authorities across the United States. Building upon the successful collaborative efforts of the program, the Berry and the Gerard Carter Community Centers have also partnered with the Allan Houston Legacy Foundation to bring the FISLL (Faith, Integrity, Sacrifice, Leadership and Legacy) program to Staten Island. The 7 week program which began in 2012 focuses on father-son relationships through the FISLL curriculum to address some of the underlying issues that affect parent/mentor relationships among children and adults. Issues such as unemployment, substance abuse, and domestic violence are discussed and referrals are made to the appropriate agency when necessary. The program evaluates participants before and after the program. Each session consists of a one hour workshop followed by one hour of basketball instruction. Berry Community Center has registered 10 fathers/mentors and 10 children in the program. The Borough will identify and track the progress of at least one family in the program.
- **New York City Early Literacy Learning (NYCELL):** In January 2005, The Mayor's Office, in collaboration with the Department of Education and the New York City Housing Authority launched a pilot program, NYCELL. The goal of the New York City Early Literacy Learning Program is to strengthen the language and pre-reading skills of children between the ages of 1 and 3.9 years, in order to enter school ready to learn and succeed. Currently, this program is being offered at six NYCHA Community Centers: Bronx Classic at Melrose Houses and Justice Sonia Sotomayor in the Bronx; Van Dyke in Brooklyn; and at King Towers and Rutgers Community Centers, in Manhattan. During the 2011 program year, NYCELL served 150 children and their parent/caregiver.

Office of Public and Private Partnerships

NYCHA's Office of Public/Private Partnerships was established to foster collaboration between the public and private sectors, to seek opportunities to improve the quality of services and programs for residents, and to better serve NYCHA's 650,000 residents by linking partners to efforts to enhance educational, employment, health, and cultural needs. Recent successes include:

- **Wizard's Corner Pilot Program** - NYCHA received a private donation of \$250,000 to provide youth in three Brooklyn developments with tools to help take their studies to a whole new level. The Wizard's

Corner program will provide desks, lamps and chairs to eligible children between ages 5 and 11 to create personal study spaces in their homes. The program anticipates serving approximately 900 children over the two-year life of the grant. Launched in January at Independence Towers, the program will also serve children living in Taylor-Wythe Houses and Williamsburg Houses. The funds will be administered by the Mayor's Fund to Advance New York City in coordination with NYCHA's Office of Public/Private Partnerships.

- **Bloomberg LP** – NYCHA and Bloomberg LP have partnered to modernize and upgrade community center spaces for youth. Following a contest, the Community Center at East River Houses was selected for modernization and upgrades to its teen space. Bloomberg LP, along with Alpha Workshops, the design partners on this effort will create a reading room and art studio for the teens. Construction began in April 2012 and is expected to be completed by June. Bloomberg LP continues to provide access to cultural activities by providing hundreds of tickets to events around New York City.
- **NFL Officiating Academy**-The National Football League and the New York City Housing is continuing this strong partnership. This specialized, first-of-its kind football officiating training program in public housing began in the Manhattanville Houses, and is now in its third year – underwritten by the National Football League. The objective of the program is to provide men and women, ages 17-24, with the critical skills necessary to become a game official. The program also teaches valuable life skills, and provides participants with potential opportunities for careers in sports officiating.
- NYCHA received a generous donation from **ENYCE**, a hip hop fashion label licensed by Oved Group-5 Star Apparel. The label provided uniforms for 3,000 co-ed participants in New York City's largest inner-city basketball tournament which kicked off at NYCHA's Manhattanville Community Center in February and ended with the championship playoffs at the new Polo Grounds Community Center in Manhattan. ENYCE's donation marked the first time that NYCHA has obtained sponsorship to underwrite the cost of the uniforms for the 45 year-old citywide tournament for NYCHA residents. ENYCE has also committed to being the uniform donor for the tournament potentially through 2015 at an estimated cost of \$260,000.
- NYCHA received a donation from the **New York Community Trust** to expand its Partners in Reading (PIR) program to focus on girls. The expanded program, called the *Write Girls*, will work with girls in fourth through sixth grades who graduate from the traditional PIR program. NYCHA has partnered with the Girl Scout Council of Greater New York who will train instructors to deliver its 'Journeys' curriculum focusing on self awareness, confidence and careers. Girls connect with their peers and learn team building, problem solving, conflict resolution skills, as well as how to develop healthy relationships. The program is expected to serve 250 girls in the Bedford-Stuyvesant, Brownsville and East New York sections of Brooklyn, and is anticipated to run through June 2013.

Imperative 9: Excel in customer service

NYCHA must communicate more effectively with its customers in order to streamline customer service and thereby resolve their issues and meet their needs. NYCHA must become a customer focused organization that strives to make each customer interaction a positive experience, regardless of the circumstances.

One of the initiatives completed under this goal was the re-alignment of Family Services with Property Management. The Department of Family Services, formerly known as the Department of Social Services, had previously been under the umbrella of Community Operations. This new organizational alignment will lead to better customer service and outcomes for NYCHA families.

Imperative 10: Create a high performing NYCHA

As a high-performing organization, efficiency, operational excellence, and continuous improvement will be championed. Empowered employees will be capable of and held accountable for helping NYCHA achieve its goals, and NYCHA will celebrate and reward outstanding performance.

NYCHA's Green Agenda—Energy Efficiency and Conservation

In 2011, Mayor Michael R. Bloomberg launched a bold, updated agenda in PlaNYC 2030 that builds upon the progress and lessons of the past four years, with NYCHA as critical partner in fulfilling the long-term vision of creating a more sustainable, greener city. Appointed in 2007 as NYCHA's Environmental Coordinator, Board Member Margarita López spearheads NYCHA's Green Agenda, which is built on a seven pillar framework. Six of these pillars: 1) Energy; 2) Water; 3) Waste; 4) Green Space; 5) Resilience/Emergency Preparedness, and 6) Green Media and Education link to the Green Agenda's seventh and central pillar – Green Jobs and Resident Empowerment. Following Board Member Margarita López's appointment, NYCHA created an Energy Conservation and Environmental Sustainability Committee ("the Green Committee") by Board Resolution, comprised of a principal from each department within the Authority.

Green Jobs

In collaboration with Green City Force, NYCHA is providing green collar training program for NYCHA's young adults. The first class graduated in November 2010 and the second class graduated in November 2011. A third class graduated in June 2012 and a fourth class comprised of 40 trainees started in July 2012. Since 2010, Green City Force has doubled the amount of NYCHA's young adults who receive its innovative training and are placed in jobs and receive scholarships to pursue a college education.

NYCHA's young adults are also recruited for the MillionTreesNYC (MTNYC) Green Collar job training program. The first graduation class of the Million Trees NYC Program was held in May 2009 and the second class graduated in May 2010. For both classes, 25% of the participants were represented by NYCHA residents who received life skills and green skills training and job placement. A new class started in 2011 with NYCHA resident trainees.

Resident Empowerment and Engagement

In 2009, as part of its central pillar, Green Jobs and Resident Empowerment, Commissioner López embarked on an ambitious plan to meet with resident groups to create volunteer-based Resident Green Committees at each development site. Presently, there are twenty-six (26) active committees, organized with the help of Civic Corps volunteers provided by NYC Service. Each member signed a Green Pledge committing to embrace a responsible, low-carbon lifestyle by switching to CFLs, recycling, conserving water, and taking care of newly planted trees. NYCHA will continue to work with the current Resident Green Committees, while helping to create new ones. Eight Resident Green Committees have to been awarded LOVE YOUR BLOCK grants to organize and implement their projects. Additionally, NYCHA has created the Green Corps, a group of volunteer staff who are also assisting residents with the formation of Resident Green Committees.

Energy

In spring 2011, NYCHA, Speaker Christine C. Quinn, City Council Member Michael Nelson, the NYC Department of Citywide Administrative Services, and industry leaders released a Request for Applications (RFA) process for the new Municipal Entrepreneurial Testing System's (METS) program that will allow environmental products to be beta-tested in city-owned buildings. The platform will provide entrepreneurs a quicker way to reach potential customers, while creating a collaborative vetting process among city agencies where multiple products can be compared among a panel of energy and conservation professionals. Through this program, NYCHA will be able to accelerate the process by which new energy innovations are integrated into NYCHA developments, while improving the environment and attracting new companies from an emerging sector to create more jobs for the City. For example, the RFA seeks products targeting the following issues, among others: lighting, building management

systems, and meters, sub-meters, and monitoring software.

In October 2010, NYCHA was awarded a \$650,000 competitive grant from Stimulus (“Recovery Act”) for the installation of a hybrid geothermal hot water system at 344 East 28th Street in Manhattan. Design is completed and work is entering into the procurement phase. Work has commenced and the project will be completed on schedule in 2013.

Reflective and Eco-Efficient Roofs

- **Green Roofs** - With construction completed in June 2010, Corsi Houses Community Center has the first green roof installed at NYCHA. The next green roof will be installed at Weeksville Gardens in Brooklyn and NYCHA’s Department of Capital Projects is assessing other buildings that may be suitable for green roofs.
- **Cool Roofs** - To reduce greenhouse gases and conserve energy, NYCHA has joined Mayor Bloomberg’s NYC °Cool Roofs Initiative, collaboration between NYC Service, NYC Department of Buildings, NYC Department of Citywide Administrative Services, and Green City Force. To date, as part of the Cool Roof Initiative NYCHA received a total of 153,964 sq ft in 21 buildings. In addition, NYCHA held resident meetings in the selected developments to inform residents of this initiative and engage them to volunteer to help coat the rooftops alongside citizen volunteers. Cool roofs can reduce air conditioning costs by 10% to 30% on hot summer days when air conditioning accounts for up to 40% of daily electricity use, as well as reduce carbon emissions at a rate of 0.5 lbs per square foot.

In addition, in 2010, NYCHA officially established white gravel as standard procurement policy for its roofs. In 2011, liquid applied roofing is under construction on building rooftops across five NYCHA developments (over 65,000 square feet of roof). Spray foam roofing is also under construction on buildings across four developments (over 382,000 square feet of rooftops), which includes 35 buildings or 300,000 square feet at Whitman and Ingersoll Houses.

Water Management

As part of the Green Agenda’s second pillar, Water, NYCHA is committed to reducing combined sewer overflow (CSO) and harvesting rain for community gardens by piloting four - 200 gallon rain barrels at Bronx River Houses. NYCHA is also exploring techniques to implement large scale water harvesting program to meet its irrigation needs and to recycle grey water in its buildings.

In partnership with Department of Environmental Protection (DEP), NYCHA piloted four innovative sustainable storm water Best Management Practices (BMP) at Bronx River Houses, as part of PlaNYC’s recently announced Green Infrastructure Plan. This green infrastructure project at the Bronx River Houses could capture up to 32,000 gallons of storm water in total during a rain event. NYCHA and DEP are planning to scale up these measures at other sites thus contributing to enhance the water quality for New Yorkers. The next three sites will be Edenwald, Seth Low Houses and Hope Gardens. NYCHA and DEP have already held participatory meetings with the residents.

Waste Management

As part of the third pillar, Waste, NYCHA understands that compacting waste has many benefits. The new compactors being installed are more energy efficient, quieter, combat infestation, rodents and utilize the newest technology in odor control. NYCHA is also continuing its’ focused recycling initiatives in targeted developments citywide. The development staff is provided training which reviews the proper sorting methods as instructed by the NYC Department of Sanitation. In addition, NYCHA works with property management to establish a recycling infrastructure that includes the use of Green & Blue receptacles, clear bags, recycling literature and decals and a

designated storage location for the accumulations. Once the infrastructure is established, NYCHA works with the development staff community programs to engage residents on recycling best practices and provide educational materials.

Green Space

- ***MillionTrees NYC Initiative*** - As part of NYCHA's collaboration with Mayor Bloomberg's MillionTrees NYC (MTNYC) initiative, 12,298 trees have been planted to date throughout NYCHA developments. In celebration of Arbor Day 2012, NYCHA partnered with the New York Restoration Project (NYRP), New York City Department of Parks & Recreation, lead sponsor Jet Blue and more than 300 corporate volunteers, community volunteers, and NYCHA residents to plant an additional 41 new trees, enhance garden space, and enhance street trees at Queensbridge Houses in Queens. Not only does this initiative improve the physical beauty of the City, it also helps reduce the energy required to cool apartments in the summer while improving air quality.
- ***Community Gardens*** - NYCHA's Garden and Greening Program is celebrating its 50th Anniversary in 2012. The Program is a beautification and environmental education program that benefits NYCHA residents, senior, community, and day care centers. The program provided gardening and greening education to more than 1,693 adults and 1,979 children and youth resident gardeners city wide in 2011.

NYCHA supports 622 registered community gardens cared for by 4,000 residents. NYCHA will also expand its urban agriculture program by creating at least one urban farm and 51 new gardens per year until 2015. Most development gardens are entered in the annual Garden and Greening Program Competition and judged by a panel of horticulture professionals. A citywide winner in each category is chosen from first-placed borough winners. Selected winners are recognized at the Annual Citywide Garden Competition Awards Ceremony.

On March 22nd, 2012 NYCHA held its 10th annual "NYCHA Grows with its Gardeners" conference to discuss technical and programmatic issues in creating and maintaining gardens on development grounds. Over 400 Community and expert gardeners from the five boroughs met to share useful tips and also learned how to grow award-winning gardens. Additionally, 30 community, industry, and governmental organizations collaborated with NYCHA by providing tables with educational materials and other free or low cost gardening resources to resident gardeners who were in attendance.

Resilience/Emergency Preparedness

In 2011, as part of the Green Agenda's resilience/emergency preparedness initiative, NYCHA launched a pilot program in six developments in the Rockaways to help residents prepare for climate change emergencies, in coordination with NYC's Office of Emergency Management (OEM). Forty-five percent of NYCHA's developments are in Hurricane Evacuation Zones.

As part of its ongoing efforts to empower more public housing residents in low-lying coastal developments to be emergency-ready, NYCHA plans to expand its emergency preparedness forums to additional developments and pilot new technologies to provide power in at risk areas.

Green Media and Education

As part of the Green Media and Education Pillar, NYCHA provides several green education programs, such as Global Partners, BRIDGES Program, and Green Futures Club, through its community centers with sponsorship from NYS Dept. of Education, Office of the Mayor, and the Natural Science Foundation. In addition, NYCHA's green guide, *The Power is in Your Hands*, provides 40 eco-friendly tips on how residents can adopt a low-carbon life style. As part of its efforts to empower residents, improve the energy efficiency of its developments and reduce

its operating costs, NYCHA partnered with Green City Force to spearhead a friendly competition among Chelsea Houses, Chelsea Addition and Elliott Houses in Manhattan.

Green City Force Corps Members, who are young NYCHA residents enrolled in a green jobs training, went door-to-door installing compact fluorescent lamp (CFL) light bulbs and engaged residents in discussions on ways to save energy. The bulbs were provided at no cost to residents. This initiative, called the Green Challenge, received support from Google and the Alcoa Foundation and yielded significant reductions in electric consumption at the targeted developments.

Green Procurement

NYCHA is incorporating sustainability into its procurement. The Standards Committee received approval to purchase two fully electric heavy-duty trucks for use at a development and for delivery of supplies as part of a Pilot Program. These cutting-edge technology vehicles can travel up to 100 miles on one overnight charge, have no emissions and produce no greenhouse gases. In support of NYCHA's efforts in greening its fleet, New York Power Authority (NYPA) has committed \$75,000 per truck to help offset the cost. The trucks were delivered in the Fall of 2011.

Green Partnerships

NYCHA has established an ongoing collaboration with NYC's Office of Long Term Planning and Sustainability to identifying opportunities for collaboration and integration between NYCHA's Green Agenda and the PlaNYC 2.0.

CUNY is the lead implementer of the New York City Solar America Initiative and as such it has received funding from the federal Department of Energy to identify solar areas in New York City fitted for the installation of solar energy systems. To date, CUNY has mapped three Solar Empowerment Zones in New York City. NYCHA has finalized a collaboration with CUNY to identify which developments located in the three NYC Solar Empowerment Zones are most suitable for solar energy systems. CUNY will also help develop strategies to fund and install the systems. As mentioned above in the Water Management section, in collaboration with DEP, NYCHA is expanding and identifying opportunities to scale up storm water pilots at other NYCHA developments, which are located by one of DEP's 13 Combined Sewer Overflow (CSOs) drainage areas.

Changes to Appliance Surcharges

The Authority is required to assess an appliance surcharge for residents who voluntarily install large appliances, such as air conditioners and freezers, in their apartments. This fee was last revised in 2003. Since then, energy costs have increased by over 70% and are expected to continue increasing in the future. Appliance Surcharges may be increased in accordance to HUD mandates to accurately reflect the costs of the appliances based on current market rates.

Cessation of Oil Use in Heating Operations

In furtherance of the New York City Housing Authority's long-term environmentally sustainable strategic initiatives plan, the Operations and Energy Department's have jointly developed a plan to eliminate NYCHA's use of oil as a primary fuel in all developments. This plan is based on costs, environmental concerns, improved risk management practices and operational needs.

ATTACHMENT A

PHA PLAN UPDATE

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

<ul style="list-style-type: none"> • Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures • Financial Resources • Rent Determination • Operation and Management • Community Service and Self-Sufficiency • Hope VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, and Project Based Vouchers • Capital Improvements • Housing Needs 	<ul style="list-style-type: none"> • Statement of Progress in Meeting Mission and Goals – FY 2010 to FY 2014 • Admissions Policy for Deconcentration • Resident Advisory Board Members • Resident Advisory Board Comments • PHA Management Organizational Chart • Assessment of Site-Based Waiting List • Agendas of Meetings Held with NYCHA’s Resident Advisory Board • Section 3 Program Summary Report • Resident Employment Data
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B) Identify the specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan.

The *Draft Agency Annual Plan for FY 2013* 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 2013* 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.:

<p>Campos Plaza Community Center 611 East 13th Street New York, New York</p> <p>King Towers Community Center 2 West 115th Street New York, New York</p> <p>St. Mary’s Park Community Center 595 Trinity Ave Bronx, New York</p>	<p>Sotomayor Community Center 1000 Rosedale Avenue Bronx, New York</p> <p>Hammel Community Center 81-14 Rockaway Beach Blvd Rockaway, New York</p> <p>Queens Community Operations Borough Office 70-30 Parsons Blvd Flushing , New York</p>	<p>Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York</p> <p>Breukelen Community Center 715 East 105th Street Brooklyn, New York</p> <p>West Brighton Community Center 230 Broadway Staten Island, New York</p>
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C) PHA Plan Elements (24 CFR 903.7)

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

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)
NYCHA takes appropriate action before admission to verify each family's actual composition and to verify the citizenship/immigration status of each household member as required under Federal law.

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

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

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

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

(2) Waiting List Organization

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

- Community-wide list
 Sub-jurisdictional lists (*By NYC Borough*)
 Site-based waiting lists *See Attachment 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.

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? **Four**

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% of all new admissions to public housing to families at or below 30% of median area income?

Approximately 62% of the families admitted to public housing from January 2001 through December 2011 have been families with incomes at or below 30% of area median income.

b. Transfer policies:

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

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

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.

Accessible Apartments.

Underoccupied families as a result of a stipulation approved by the Board.

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

NYCHA is currently reviewing its transfer and applicant waiting lists and is considering increasing the preference for rental of vacant apartments to transfers first over applicants in the Tenant Selection and Assignment Plan (TSAP). Currently, three out of five vacant apartments are offered to transfers and the other two apartments to new admissions.

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

Legally 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 or the 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:

- 2** Involuntary Displacement (Disaster, Government Action, Inaccessibility, Property Disposition)
- 1** Victims of domestic violence
- 3** Action of Housing Owner
- 3** Substandard housing
- 3** Homelessness
- 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% and 80% AMI), followed by Tier II (households with incomes between 30% and 50% AMI), and then Tier I (households with incomes less than 30% AMI).

- 1,2,3** Working families and those unable to work because of age or disability

- 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 or the HIV/AIDS Services Administration of 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.

1 - Intimidated Witnesses.

3 - Doubled up and Overcrowded in apartment subsidized by NYCHA (either public housing or Section 8).

3 – Doubled up in apartment not subsidized by NYCHA .

3 – Overcrowded in apartment not subsidized by NYCHA.

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

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

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

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
All lower income developments.

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

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

(1) Eligibility

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

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

NYCHA responds to landlord inquiries; i.e., whether damage claims were paid during prior Section 8 occupancies.

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)

NYCHA responds to landlord inquiries. For example, NYCHA will provide last address of voucher holder at landlord request.

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

(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:

Initial voucher time is 120 days.

(4) Admissions Preferences

Income targeting

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

Referrals from the New York City Department of Homeless Services.

Municipal employees who are homeless and referred by their representative union pursuant to an agreement with the Housing Authority

Intimidated witnesses, doubled up, overcrowded, NYCHA tenants who are required to move for modernization, and overcrowded in public housing.

Families with children in foster care whose only barrier to reunification is housing and who are not eligible for rental assistance through the City. These families must be referred by the New York City Administration for Children's Services (ACS).

Families in privately owned, project-based, Section 8 developments affected by an Owner's election to leave the program.

Independent Living Program (referred by Administration for Children's Services).

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

- 3** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2** Victims of domestic violence
- 3** Substandard housing
- 3** Homelessness
- 3** 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)

1 Referrals from the New York City Departments of Homeless Services.

1 Municipal employees who are homeless and referred by their representative union pursuant to an agreement with the Housing Authority.

1 Residents Required to move for modernization.

1 Families in privately owned, project-based, section 8 developments affected by an owner's election to leave the program.

2 Intimidated Witnesses.

2 Independent Living Program (referred by Administration for Children's Services).

2 Family Unification Program (referred by Administration for Children's Services).

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

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)

Canvassing of applicants on regular waiting list who appear to meet qualification for special programs; referrals from City and other outside agencies.

Veterans Affairs Supportive Housing (VASH)

In 2012, the U.S. Department of Housing and Urban Development (HUD) awarded NYCHA an additional 400 Section 8 vouchers specifically for homeless veterans under the Veterans Affairs Supportive Housing (VASH) initiative. The Authority's total of 2,195 vouchers is roughly 5% of the national funding authorized by Congress for the VASH program.

NYCHA is administering these VASH vouchers in partnership with the federal Veteran's Administration ("VA") and the Department of Homeless Services ("DHS"). Applicants are identified and screened by the VA and DHS prior to referral to NYCHA for eligibility certification and voucher issuance. The VA and DHS then provide housing search assistance to help these voucher holders find appropriate apartments that will pass NYCHA's inspection and comply with the rent limits. The VA and DHS offer ongoing support services to the voucher holders in their transition to permanent residential housing.

Since program activity began in early 2008, a total of 2,252 Section 8 VASH vouchers have been issued through August 31, 2012. Among the vouchers already issued, 1,680 are now approved for rental with Section 8 subsidy.

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: 2013 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2013 grants)		
a) Public Housing Operating Fund	\$907,201,924	
b) Public Housing Capital Fund (2012 Grant)	\$270,369,594	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,102,983,684	
d) Community Development Block Grant	\$675,000	<i>Provide services to the elderly</i>
Other Federal Grants (list below)		
Childcare Feeding Program	\$2,500,000	<i>Provides meals and snacks at approximately 115 developments</i>
Project-Based Section 8 Assistance	\$10,605,000	<i>Operations at the Project-Based Section 8 developments</i>
2. Prior Year Federal Grants (unobligated funds only) (as of June 30, 2012)		
FY 2008 Capital Fund	\$ 0	<i>Modernization</i>
FY 2009 Capital Fund	\$20,961,185	<i>Modernization</i>
FY 2010 Capital Fund	\$16,459,910	<i>Modernization</i>
FY 2011 Capital Fund	\$224,225,627	<i>Modernization</i>
FY 2012 Capital Fund	\$270,269,519	<i>Modernization</i>
Replacement Housing Factor	\$5,144,249	<i>Modernization</i>
Safety & Security Grant	\$0	<i>Modernization</i>
HOPE VI Revitalization	\$14,606,048	<i>Modernization and upgrades at Prospect Plaza and Ocean Bay (Oceanside & Bayside)</i>
FY 2009 Multifamily Housing Service Coordinator Program	\$147,479	<i>To provide services to ensure that the elderly residents are linked to the specific supportive services they need to continue living independently</i>
FY 2009 ROSS/Service Coordinator Program	\$111,518	<i>To provide services to help residents attain economic and housing self sufficiency. These services will help participating residents and families to increase earned income, reduce or eliminate the need of welfare assistance and make progress toward achieving economic independence</i>

**Financial Resources: 2013
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
Public Housing Development Grants	\$2,133,012	<i>Modernization of City/State developments</i>
3. Public Housing Dwelling Rental Income (includes City and State Developments)	\$916,095,229	<i>Public housing operations, safety and security, and supportive Services</i>
4. Other income (list below)		
Other Revenue from Operations (includes City and State Developments)	\$20,429,500	<i>Public Housing Operations</i>
Interest Income	\$1,720,000	<i>Public Housing Operations</i>
Miscellaneous Income (includes Debt Service)	\$17,554,651	<i>Public housing operations, safety and security, and supportive services</i>
4. Non-federal sources (list below)		
Dept. of Information Technology and Telecommunications Grant	\$692,032	<i>Support community learning centers and offer an array of new resources for digital literacy.</i>
Total resources	\$3,804,885,161	

3. Rent Determination

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

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% of adjusted monthly income, 10% 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% reduction in gross income, the current rent is more than 30% 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% than adjusted income

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

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

NYCHA's Board approved a rent equity policy that over a five-year period escalates 28,000 of the existing 47,000 flat rent households to 30% of income based on an increasing schedule of rents as a percent of affordable Fair Market Rent (FMR).

NYCHA's Flat Rents as a Percent of FMR						
Income Band (% AMI)	Current Flat Rent as Percent of FMR	2013 Flat Rent	2014 Flat Rent	2015 Flat Rent	2016 Flat Rent	2017 Flat Rent
HH < 60%	42%	45%	50%	55%	60%	65%
HH 60 – 80%	51%	55%	60%	65%	70%	75%
HH 80 – 100%	67%	70%	75%	80%	85%	90%
HH > 100%	67%	80%	85%	90%	95%	100%
Average	51%	55%	61%	68%	74%	82%

NYCHA's FY 2013 Flat Rents are shown in the table below.

Apartment Size	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	\$532	\$651	\$828	\$946
1 Bedroom	\$576	\$704	\$896	\$1,024
2 Bedroom	\$641	\$783	\$997	\$1,139
3 Bedroom	\$788	\$964	\$1,226	\$1,402
4 Bedroom	\$887	\$1,084	\$1,379	\$1,576
5 Bedroom	\$1,020	\$1,246	\$1,586	\$1,813
6 Bedroom	\$1,152	\$1,409	\$1,793	\$2,049

Please note the Area Median Income Levels are the amounts effective as of December 1, 2011 and Fair Market Rents are the amounts effective as of October 1, 2011.

- 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% 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)

Households at Flat Rent will pay according to how their household income compares to the Area Median Income (AMI) by family size. Flat Rent households with incomes less than 60% of AMI will pay rents ranging from \$532 to \$1,152, depending on the number of bedrooms in the apartment. Flat Rent households with incomes between 60% and 80% of AMI will pay rents ranging from \$651 to \$1,409. Flat Rent households with incomes between 80% and 100% of AMI will pay rents ranging from \$828 to \$1,793. Flat Rent households with incomes greater than 100% of AMI will pay rents ranging from \$946 to \$2,049. The rent schedule on page 47 shows the rents by apartment size for each income band.

B. 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% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
 Other (list below)

Payment standards are reevaluated on an as needed basis.

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)

(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.

4. Operation and Management

[24 CFR Part 903.7 9 (e)]

During FY 2013, 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 2013	Expected Turnover
Public Housing	179,486	5,500
Section 8 Vouchers	93,838	4,500
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included in voucher numbers	N/A
HOPE VI Community and Supportive Services Sustainability Plan-Prospect Plaza. Balance of HUD Grant- to assist 193 relocated residents between the ages of 19 and 64 achieve economic self-sufficiency through financial counseling, training, business development, supportive services and educational opportunities.	69	N/A
ROSS '09- HUD grant funded program to enhance self-sufficiency by	472 individuals	N/A

accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.		
Service Coordinator	An average of 833 residents served monthly	N/A
Other Federal Programs(list individually)		
Child Care Feeding	5,343 youth served daily	N/A
Summer Lunch	Anticipate serving 4,800 youth daily	N/A
Elderly Safe at Home	An Average of 531 residents served monthly	N/A
SRA	An average of 1,801 served monthly	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) 306-8202 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 component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

The New York City Housing Authority (NYCHA) received HUD approval on June 15, 2011 for a two year extension of the designation of a portion of its housing stock for occupancy by elderly-only families. This designation encompasses 9,849 units (5.5% of NYCHA’s total units) in buildings originally constructed for, and intended to be occupied by, elderly families. These units are located in 41 “elderly” developments and 14 “elderly” buildings throughout the five boroughs of New York City.

On July 28, 2011, NYCHA received approval to remove the 178 designated apartments (35 studios and 142 one-bedroom units) in the Forest Hills Cooperative development from the Authority’s Designated Plan. The revised total number of designated housing units is now 9,671.

HUD’s letter of approval, as well as the Plan originally submitted by NYCHA, are supporting Agency Plan documents and are available for public review.

Designation of Public Housing Activity Description	
1a. Development name: Louis Armstrong I	
1b. Development (project) number: NY00501200	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 95	
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Baruch Houses Addition	
1b. Development (project) number: NY005010600	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 197	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Dr. Ramon E. Betances I	
1b. Development (project) number: NY005012110	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 88 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Mary McLeod Bethune Gardens 1b. Development (project) number: NY005011250
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 210 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Borinquen Plaza I 1b. Development (project) number: NY005012430
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 144 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Boston Road Plaza
1b. Development (project) number: NY005010390
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 235
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Reverend Brown
1b. Development (project) number: NY005012520
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bronx River Addition
1b. Development (project) number: NY005010320
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Cassidy-Lafayette
1b. Development (project) number: NY005011170
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 380
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Chelsea Addition
1b. Development (project) number: NY005011340
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 96
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description

1a. Development name: Claremont-Franklin 1b. Development (project) number: NY005013420
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 116 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: College Ave/East 165th Street 1b. Development (project) number: NY005013080
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 95 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 13 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: John Conlon LIFHE Towers 1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 216 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Edward Corsi 1b. Development (project) number: NY005010640
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 171 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Davidson

1b. Development (project) number: NY00513420
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 56
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: East 152nd Street-Courtlandt Avenue
1b. Development (project) number: NY005010280
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 130
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Fort Washington Avenue
1b. Development (project) number: NY005013090
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011

5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Marcus Garvey (Group A) 1b. Development (project) number: NY005012520
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 86 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bernard Haber 1b. Development (project) number: NY005011660
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 380 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Harborview Terrace 1b. Development (project) number: NY005010220
2. Designation type:

Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 195 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 130 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: International Tower 1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Kingsborough Extension
1b. Development (project) number: NY005010100
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one)
<input type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 184
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: LaGuardia Addition
1b. Development (project) number: NY005010760
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one)
<input type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Leavitt/34th Avenue
1b. Development (project) number: NY005011860
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 83 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Lower East Side I Infill 1b. Development (project) number: NY005011000
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 72 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Thurgood Marshall Plaza 1b. Development (project) number: NY005011250
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 180 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Meltzer 1b. Development (project) number: NY005011000
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 231 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Middletown Plaza 1b. Development (project) number: NY005010340
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 179 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: John P. Mitchel 1b. Development (project) number: NY005011450
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 165 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Morris Park Senior Citizens Home 1b. Development (project) number: NY00501240
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 97 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Morrisania Air Rights 1b. Development (project) number: NY005012670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 300 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Palmetto Gardens 1b. Development (project) number: NY005012470
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 115 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: P.S. 139 (Conversion) 1b. Development (project) number: NY005011110
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 125 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Randall Avenue – Balcolm Avenue 1b. Development (project) number: NY005010630
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 252
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Reid Apartments
1b. Development (project) number: NY005011670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 230
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Ira S. Robbins Plaza
1b. Development (project) number: NY005011390
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150

7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Eleanor Roosevelt I 1b. Development (project) number: NY005011350
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Shelton Houses 1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 155
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Stuyvesant Gardens II 1b. Development (project) number: NY005012210
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: June 15, 2011</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Sondra Thomas Apartments 1b. Development (project) number: NY005011270</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: June 15, 2011</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 87 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Twin Parks East 1b. Development (project) number: NY005012270</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: June 15, 2011</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 219 7. Coverage of action (select one)</p>

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Union Avenue/East 163rd Street
1b. Development (project) number: NY005013240
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA Site 5
1b. Development (project) number: NY005012410
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA Site 6
1b. Development (project) number: NY005012410
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Van Dyke II
1b. Development (project) number: NY005011680
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 112
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Vandalia Avenue
1b. Development (project) number: NY005011940
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 293
7. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: West Brighton II
1b. Development (project) number: NY005010130
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 108
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Surfside Gardens
1b. Development (project) number: NY005011700
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 270
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: West Tremont/Sedgwick Avenue
1b. Development (project) number: NY005010450
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 148 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 247 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Carter G. Woodson 1b. Development (project) number: NY005011680
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 407 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Glebe Avenue-Westchester Avenue 1b. Development (project) number: NY005010670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 132 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: New Lane 1b. Development (project) number: NY00510350
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 277 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Community Service and Self-Sufficiency

[24 CFR Part 903.7 9 (1)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 03/28/01
• *Data Sharing – March 28, 2001*

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 24-month 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% and 80% AMI), followed by Tier II (households with incomes between 30% and 50% AMI), and then Tier I (households with incomes less than 30% AMI).
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

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)
Intake & Assessment. Provides recruitment, orientations, job preparation workshops, assessments and referrals to NYCHA training programs, outside training programs and employment.	3,560 Public Housing residents per year	Self referred, unemployed and under-employed public housing & section 3 residents	REES offices located at central office location in Downtown Brooklyn.	Public Housing Residents
Employment Assistance. The goal is to place job-ready residents in gainful employment.	330 residents per year.	Self referred unemployed and under-employed public housing residents	REES offices located at central office location in Downtown Brooklyn,.	Public Housing Residents
NYCHA Resident Training Academy Provides employment-focused training and job placement assistance to NYCHA residents in the constructional and janitorial fields (supported by the Robin Hood Foundation)	250 residents	Public housing residents are referred based on interest, qualifications and employment goals	NEW/Building Works/ Brooklyn Workforce Innovations	Public Housing Residents
Jobs Plus The Jobs Plus employment program seeks to raise the level of employment for the residents of Jefferson Houses in East Harlem and residents of Moore Houses, Betances and East 152 nd Street-Courtlandt Avenue in the South Bronx by increasing family income through: <ul style="list-style-type: none"> • Employment related services • Rent Incentives that help make work pay • Neighbor to neighbor support to work 	1600 Residents (combined annual service targets for Jefferson Jobs-Plus and Jobs-Plus at BronxWorks.	The Jobs-Plus teams conduct outreach and recruitment efforts; public housing residents are referred by NYCHA frontline staff based on interest and/or need; Self-referred unemployed and under-employed public housing residents	CUNY at Jefferson Jobs Plus Office located at Jefferson Houses Jobs-Plus at BronxWorks offices located at the BronxWorks offices in the South Bronx	Public Housing Residents of Jefferson Houses in East Harlem and public housing residents of Moore Houses, Betances and East 152 nd Street-Courtlandt Avenue in the South Bronx.

<p>Training Referrals and Enrollments Provide referrals services to various vocational training and educational institutions. This includes slots purchased for construction related training,</p>	2600 enrolled	Public Housing residents are referred based on interest and employment goals	REES offices located at central office location in Downtown Brooklyn. Training providers and CBOs	Public Housing Residents
<p>Section 3. A HUD-mandated regulation whose purpose is to ensure that employment and other economic opportunities generated by Federal assistance to public housing authorities shall, to the greatest extent feasible, be directed to public housing residents and other low and very low-income persons. Resident Employment Program (REP). An alternative program for implementing Section 3. Established on January 1, 2001, REP requires that 15% of the total labor cost (including fringe benefits) of a contract in excess of \$500,000 for modernization, new construction and building maintenance work taking place at public housing developments, be expended on resident hiring and/or training.</p>	650 projected hires	Public Housing and Section 3 Residents	REES offices at Downtown Brooklyn, Mgmt offices, contractors	Public Housing & section 3 residents

(2) Family Self Sufficiency program

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2012 Estimate)	Actual Number of Participants (As of: 04/30/12)
Public Housing	0	0
Section 8	0	119

- 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:

NYCHA's Office of Resident Economic Empowerment & Sustainability (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 119 participants, 11 of whom have escrow accounts averaging \$2,570.

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?

The Single Audit Report and the Management Letter will be submitted to HUD by the end of July 2011.

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

One finding was related to non-compliance with eligibility requirements (annual review errors), and the other finding was related to non-compliance with reporting requirements (submission of HUD-50058 forms to HUD).

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)?

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 has promulgated procedures pursuant to the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) that facilitates the bifurcation (splitting) of a public housing tenancy or of Section 8 assistance in order to terminate the tenancy rights of an abuser who commits criminal acts of physical violence against another household member (CAPV) while preserving the victim's tenancy rights. NYCHA is in the process of updating the VAWA GM to add strangulation to the list criminal acts and additional recommendation made by NYCHA's Law Department.

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.
- Intensive case management and social work services, in conjunction with several agencies of the City of New York, 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.
- Sensitivity training and education on domestic violence for NYCHA staff and NYPD Housing Bureau Domestic Violence Police Officers.
- NYCHA's Domestic Violence Intervention and Education Program (DVIEP) combines experienced Safe Horizon counselors with uniformed police officers who jointly contact and counsel NYCHA families where there has been a police report of domestic violence. The Safe Horizon contract was transitioned to HRA which provided the opportunity for the DVIEP program to expand to all Housing Authority Police Service Areas in the city.

ATTACHMENT B
**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: **Ocean Bay – Bayside**
2. Development (project) number: **NY005010980**
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

1. Development name: **Ocean Bay – Oceanside**
2. Development (project) number: **NY005010980**
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

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:

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.

It is anticipated that the balance of the Prospect Plaza redevelopment will be accomplished through a mixed-finance, mixed-income development comprised of rental units owned and managed by private, third party development and management entities. The proposed scope includes development of public housing and affordable rental units. It is further intended that any non-public housing units will be affordable to low- and moderate-income households, and incorporate federal Low Income Housing Tax Credits. In addition, NYCHA intends to provide open space, a community center, and retail space, as per the Re-Vision Prospect Plaza Community Plan developed in June 2010 with input from relocated Prospect Plaza residents and other community stakeholders. In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes demolition of the remaining three vacant buildings. NYCHA, in collaboration with the City's Department of Housing Preservation and Development (HPD) released a Request for Proposals (RFP) for development in December 2011. Responses to the RFP were submitted in April 2012, and NYCHA and HPD anticipate the selection of a development team as early as October 2012.

Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza public housing 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.

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:

Markham Gardens Redevelopment - NYCHA worked closely with residents, local officials, and community organizations towards redeveloping the former site of Markham Gardens in Staten Island. In partnership with the New York City Department of Housing Preservation and Development (HPD), a Request for Proposals (RFP) for redevelopment was issued on August 29, 2005 and a developer was selected in April 2006. The approved plan for development provides an 80-unit senior building, 240 rental units and 25 two-family townhouses for homeownership. Construction began in the summer of 2007 and the rental portion was completed in the summer of 2009. All units are now rented with Section 8 vouchers provided to a total of 16 former residents who elected to return. The for-sale townhouses are being marketed to households with income from 70% to 130% AMI. So far seventeen households including three NYCHA residents have purchased townhouses. NYCHA is working with a not-for-profit sponsor who has been awarded Section 202 funding by HUD to construct and operate the proposed 80-unit senior building. In order to accommodate seniors who currently occupy units with more bedrooms than the number of registered occupants, NYCHA has obtained HUD's approval to allow 25% of the units to be set aside for eligible NYCHA senior residents. The proposed building is projected to be completed in 2012.

1070 Washington Avenue in the Bronx -NYCHA has applied approximately \$5.3 million of replacement housing factor funds to finance Bronx Pro's construction of a 49-unit building containing 21 public housing

units on privately-owned land. The building is scheduled for completion in 2013. Bronx Pro is a well-respected affordable housing developer that has worked with both NYCHA and HPD in the past. Using RHF funds to create public housing at a private development on privately-owned land would represent an innovative new investment/development model that could be duplicated in future NYCHA projects.

West Side Developments – Chelsea-Elliott, Fulton and Harborview Terrace - In December 2006, HPD and NYCHA jointly issued an RFP for approximately 450 units at the West Side Developments as part of the Mayor's Housing Marketplace Plan.

- 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.
- Elliott/Chelsea - NYCHA and HPD selected a developer in September 2007 to construct a building on the Chelsea Houses parking lot at West 25th Street and 9th Avenue with retail stores on the ground floor. Construction closing took place in July 2010, and the 168 unit building was completed in January 2012 with 34 units set aside for rental with preference to NYCHA residents.
- Fulton - NYCHA selected a developer in September 2007 to construct a building with approximately 100 units on the Fulton Houses parking lot on West 18th Street (mid-block) between 9th Avenue and 10th Avenue. The proposed development will also provide community space. This moderate and middle income housing project is on hold pending financial feasibility review of more family-sized units and the current level of subsidies.

Bronx Properties at University Avenue Consolidated (UAC), Forest, Soundview and Highbridge Gardens – On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 1,000 units including rehabilitation of 10 buildings with 463 units and new construction of 536 units, including 16 two-family townhouses at Soundview for homeownership.

- University Avenue Consolidated - Developers have been selected to renovate 463 apartments in two phases. The first six buildings (270 units) were conveyed to Arista Development at the end of June 2009; and the remaining four UAC buildings (173 units) were conveyed to Bronx Pro Real Estate Management at the end of December 2009. NYCHA has set aside 25% of the units for former UAC residents wishing to return as well as Section 8 voucher holders who wish to move in to the rehabilitated units.
- Forest - NYCHA disposed of a lot within Forest Houses at the corner of Tinton Avenue and East 166th Street in December 2010 to a developer to build 124 rental units for low-income households. Construction is scheduled for completion in fall 2012.
- Soundview - NYCHA intends to dispose of a vacant site consisting of an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. A developer was selected to build approximately 206 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. This project was delayed due to financing issues because of the economic

downturn in the economy and the extra cost of building a road. The project is back on track and we expect to close in 2012.

- Highbridge Gardens - NYCHA has conveyed a 2.5 acre parcel of vacant land at the intersection of Sedgwick Avenue and West 167th Street for a dual-phase affordable housing project and a public intermediate school. A developer was selected to build two buildings with approximately 220 rental units for low-income households. Closing for one, new-construction, sixty-five unit building took place in December 2010; and the second, new-construction, one-hundred and fifty-five unit building closed in February 2012. In addition, in December 2010, NYCHA conveyed a site on West 167th Street to the NYC School Construction Authority (SCA) for a 390-seat middle school. Execution of a long term ground lease with SCA to provide for SCA maintenance of the housing development's existing basketball court as well as its shared use by the new school's students and Highbridge Gardens' residents is pending.
- Pomonok –With Section 202 funding from HUD, a non-profit housing sponsor started construction on a parking lot at Pomonok off 71st Avenue in June 2010 and completed development of a 78-unit building for elderly residents with supportive services in December 2011. Pomonok seniors filled the 19 units that were set aside with rental preference for NYCHA.

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:	Prospect Plaza
1b. Development (project) number:	NY005002440
2. Activity type:	Demolition <input checked="" type="checkbox"/>
Disposition	<input type="checkbox"/> NYCHA is undertaking a phased HOPE VI supported revitalization of Prospect Plaza, which includes completed homeownership and rental units. It is anticipated that the balance of the Prospect Plaza revitalization project will be comprised of mixed-finance, mixed-income rental units owned and managed by private, third-part development and management entities. The proposed scope includes development of public housing and affordable rental units. It is further intended that any non-public housing units will be affordable to low income households. 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. In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes the demolition of the three remaining buildings.

<p><i>Building # 1 – 1765 Prospect Place, Brooklyn, NY 11233, total units = 83 (One Bedroom = 12, Two Bedrooms = 25, Three Bedrooms = 22, Four Bedrooms = 12, Five Bedrooms = 12)</i></p> <p><i>Building # 2 – 1750 Prospect Place, Brooklyn, NY 11233, total units = 83 (One Bedroom = 12, Two Bedrooms = 25, Three Bedrooms = 22, Four Bedrooms = 12, Five Bedrooms = 12)</i></p> <p><i>Building # 3 – 1786 Prospect Place, Brooklyn, NY 11233, total units = 101 (One Bedroom = 15, Two Bedrooms = 29, Three Bedrooms = 28, Four Bedrooms = 15, Five Bedrooms = 14)</i></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: March 2011</p>
<p>5. Number of units affected: 267</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: September 2012</p> <p>b. Projected end date of activity: September 2013</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: Markham Gardens</p> <p>1b. Development (project) number: NY005009</p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/> <i>NYCHA and HPD issued a Request for Proposals (RFP) on August 29, 2005 and selected a developer in May 2006 to demolish Markham Gardens in Staten Island. The developer has built a total of 290 units on the site including 240 rental units to allow 202 former Markham Gardens households to move back to the development, if they so choose. Section 8 vouchers will be provided by NYCHA to qualifying displaced residents in good standing who elect to return. The development also provides 25 two-family townhouses for affordable homeownership with preference given to former residents who are financially eligible. Construction began in summer 2007, and the rental portion was completed in the summer of 2009. A site at the northeast corner of Markham Gardens is reserved for senior housing and was conveyed in 2011 to a non-profit housing sponsor who has been awarded HUD funding in 2009 to construct and operate a building with supportive services for 80 low-income seniors.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: December 13, 2006</p>
<p>5. Number of units affected: 360</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: January 2007</p> <p>b. Projected end date of activity: Fall 2013</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: Linden Houses and Boulevard Houses</p> <p>1b. Development (project) number: NY005000950 and NY005000460</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p>

In December 2006, NYCHA in collaboration with HPD, issued an RFP to developers to build 53 two- and three-family townhouses for homeownership, and invited a non-profit housing sponsor to seek HUD funding to develop an 80 unit senior residence with supportive services on a parking lot currently in the middle of Linden and Boulevard Houses in Brooklyn. This lot is largely vacant and NYCHA intends to provide replacement parking spaces elsewhere within the developments for existing permit holders in order to make this under-utilized land resource available for housing development. A developer was selected in November 2007. Due to changing financial conditions, the townhouse developer now plans to construct approximately 200 rental apartments.

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

4. Date application **approved**, submitted, or planned for submission: **September 21, 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: **2012**
 b. **Projected** end date of activity: **2015**

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 <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> 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. <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved , submitted, or planned for submission : Winter 2013
5. Number of units affected: 6 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: May 2006</p> <p>b. Projected end date of activity: Fall 2014</p>
Demolition/Disposition Activity Description
<p>1a. Development name: FHA Repossessed Houses – Group V [Formerly Group IX]</p> <p>1b. Development (project) number: NY005012090</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of seven (7) units in two (2) vacant properties; a vacant three-family home located at 99 Waverly Avenue, and a vacant four-family home located at 110 Waverly Avenue. Both properties are severely deteriorated, including structural instability and fire damage. The cost of rehabilitation exceeds the value if sold and proceeds dedicated to other NYCHA properties.</i></p> <ul style="list-style-type: none"> • 99 Waverly Avenue, Brooklyn, NY 11205, Total Units = 3 (Three Bedrooms = 3) • 110 Waverly Avenue, Brooklyn, NY 11205, Total Units = 4 (Two Bedrooms = 4)
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input checked="" type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: October 2008</p>
<p>5. Number of units affected: 7</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: May 2006</p> <p>b. Projected end date of activity: Fall 2012</p>
Demolition/Disposition Activity Description
<p>1a. Development name: FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]</p> <p>1b. Development (project) number: NY005012090</p> <p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of seventy-seven (77) 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.</i></p>

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)	111-14 169 th STREET	JAMAICA	11434	3 BR
39	FHA (GROUP I)	111-33 205 th STREET	SAINT ALBANS	11412	3 BR
40	FHA (GROUP I)	116-02 139 th STREET	JAMAICA	11436	3 BR
41	FHA (GROUP V)	147-06 SUTTER AVENUE	JAMAICA	11436	2 BR
42	FHA (GROUP III)	171-15 144 th AVENUE	JAMAICA	11434	3 BR
43	FHA (GROUP V)	186-20 FOCH BOULEVARD	SAINT ALBANS	11412	3 BR
44	FHA (GROUP V)	221-02 131 st AVENUE	SPRINGFIELD GARDENS	11413	3 BR
45	FHA (GROUP X)	32-10 102 nd STREET	EAST ELMHURST	11369	3 BR
46	FHA (GROUP II)	109-11 208 th STREET	QUEENS VILLAGE	11429	4 BR
47	FHA (GROUP V)	117-11 192 nd STREET	SAINT ALBANS	11412	3 BR
48	FHA (GROUP II)	131-68 225 th STREET	SPRINGFIELD GARDENS	11413	3 BR
49	FHA (GROUP III)	190-17 109 th ROAD	SAINT ALBANS	11412	4 BR
50	FHA (GROUP VII)	195-09 119 th AVENUE	SAINT ALBANS	11412	3 BR
51	FHA (GROUP IV)	202-02 111 th AVENUE	SAINT ALBANS	11412	5 BR
52	FHA (GROUP X)	118-35 153 rd STREET	JAMAICA	11434	2 BR

53	FHA (GROUP I)	123-25 152 nd STREET	JAMAICA	11434	3 BR
54	FHA (GROUP IX)	115-41 147 th STREET	JAMAICA	11436	3 BR
55	FHA (GROUP VIII)	117-31 135 TH STREET	SOUTH OZONE PARK	11420	2 BR
56	FHA (GROUP X)	150-22 118 th AVENUE	JAMAICA	11434	3 BR
57	FHA (GROUP VI)	167-08 110 th AVENUE	JAMAICA	11433	3 BR
58	FHA (GROUP II)	168-32 119 th AVENUE	JAMAICA	11434	2 BR
59	FHA (GROUP I)	177-48 BAISLEY BOULEVARD	JAMAICA	11434	3 BR
60	FHA (GROUP I)	114-26 208 TH STREET	CAMBRIA HEIGHTS	11411	3 BR
61	FHA (GROUP X)	117-27 204 TH STREET	SAINT ALBANS	11412	2 BR
62	FHA (GROUP IX)	222-33 143 rd ROAD	SPRINGFIELD GARDENS	11413	4 BR
63	FHA (GROUP X)	102-47 187 th STREET	HOLLIS	11423	2 BR
64	FHA (GROUP I)	223-19 111 TH AVENUE	QUEENS VILLALGE	11429	3 BR
65	FHA (GROUP II)	178-25 93 rd AVENUE	HOLLIS	11433	3 BR
66	FHA (GROUP II)	221-16 134 TH ROAD	LAURELTON	11413	3 BR
67	FHA (GROUP VII)	131-23/25 224 th STREET	LAURELTON	11413	3 BR
68	FHA (GROUP V)	241-51 132 nd ROAD	ROSEDALE	11422	3 BR
69	FHA (GROUP I)	131-27 224 TH STREET	SPRINGFIELD GARDENS	11413	3 BR
70	FHA (GROUP II)	137-35 220 th PLACE	SPRINGFIELD GARDENS	11413	2 BR
71	FHA (GROUP IV)	117-41 219 th STREET	CAMBRIA HEIGHTS	11411	3 BR
72	FHA (GROUP X)	201-10 99 TH AVENUE	HOLLIS	11423	2 BR
73	FHA (GROUP I)	104-29 219 TH STREET	QUEENS VILLAGE	11429	3 BR
74	FHA (GROUP V)	212-44 112 TH ROAD	QUEENS VILLAGE	11429	3 BR
75	FHA (GROUP X)	214-05 112 th ROAD	QUEENS VILLAGE	11429	3 BR
76	FHA (GROUP I)	43 HARBOR ROAD	STATEN ISLAND	10303	3 BR
77	FHA (GROUP VII)	118-46 198 TH 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 2013**

5. Number of units affected: 77

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: **Summer 2014**

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 construct a building with approximately 100 units on the Fulton Houses parking lot on West 18th Street (mid-block) between 9th Avenue and 10th Avenue. A developer was selected in September 2007. The proposed development will provide community space on the ground floor.*

3. Application status (select one)

- Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted , or planned for submission: March 20, 2007																																
5. Number of units affected: 0																																
6. Coverage of action (select one)																																
<input checked="" type="checkbox"/> Part of the development																																
<input type="checkbox"/> Total development																																
7. Timeline for activity:																																
a. Actual or projected start date of activity: 2013																																
b. Projected end date of activity: 2015																																
Demolition/Disposition Activity Description																																
1a. Development name: Harborview Terrace Houses																																
1b. Development (project) number: NY005010220																																
2. Activity type: Demolition <input type="checkbox"/>																																
Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, 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. A developer was selected in September 2007.</i>																																
3. Application status (select one)																																
Approved <input type="checkbox"/>																																
Submitted, pending approval <input checked="" type="checkbox"/>																																
Planned application <input type="checkbox"/>																																
4. Date application approved, submitted , or planned for submission: April 5, 2007																																
5. Number of units affected: 0																																
6. Coverage of action (select one)																																
<input checked="" type="checkbox"/> Part of the development																																
<input type="checkbox"/> Total development																																
7. Timeline for activity:																																
a. Actual or projected start date of activity: 2013																																
b. Projected end date of activity: 2015																																
Demolition/Disposition Activity Description																																
1a. Development name: A. Phillip Randolph Houses																																
1b. Development (project) number: NY005010300																																
2. Activity type: Demolition <input checked="" type="checkbox"/>																																
Disposition <input checked="" type="checkbox"/> <i>NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses in two phases. The first phase will include the development of public housing units and other rental units for low-income households on the south side of the street. The buildings on the north side of the street will be rehabilitated as the second phase, and are anticipated to include a mix of low- and moderate-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 and who wish to return to the rehabilitated development. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.</i>																																
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 10%;">Building #</th> <th style="width: 25%;">Address</th> <th style="width: 10%;">City</th> <th style="width: 10%;">Zip Code</th> <th style="width: 10%;">Du Total</th> <th style="width: 10%;">Du Br0</th> <th style="width: 10%;">Du Br1</th> <th style="width: 10%;">Du Br2</th> <th style="width: 10%;">Du Br3</th> <th style="width: 10%;">Du Br4</th> <th style="width: 10%;">Du Br5</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>204 WEST 114TH STREET</td> <td>NEW YORK</td> <td>10026</td> <td>11</td> <td>2</td> <td>0</td> <td>4</td> <td>5</td> <td>0</td> <td>0</td> </tr> </tbody> </table>											Building #	Address	City	Zip Code	Du Total	Du Br0	Du Br1	Du Br2	Du Br3	Du Br4	Du Br5	1	204 WEST 114TH STREET	NEW YORK	10026	11	2	0	4	5	0	0
Building #	Address	City	Zip Code	Du Total	Du Br0	Du Br1	Du Br2	Du Br3	Du Br4	Du Br5																						
1	204 WEST 114TH STREET	NEW YORK	10026	11	2	0	4	5	0	0																						

2	206 WEST 114TH STREET	NEW YORK	10026	11	2	0	4	5	0	0
3	208 WEST 114TH STREET	NEW YORK	10026	11	2	4	0	0	0	5
4	210 WEST 114TH STREET	NEW YORK	10026	11	2	0	4	0	4	1
5	212 WEST 114TH STREET	NEW YORK	10026	11	2	0	4	0	4	1
6	214 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
7	216 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
8	218 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
9	220 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
10	222 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
11	224 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
12	226 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
13	228 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
14	230 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
15	232 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
16	234 WEST 114TH STREET	NEW YORK	10026	12	0	8	4	0	0	0
17	236 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
18	238 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
19	240 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
20	242 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
21	244 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0
22	246 WEST 114TH STREET	NEW YORK	10026	15	0	10	5	0	0	0

3. Application status (select one)

- Approved
Submitted, pending approval
Planned application

4. Date application approved, **submitted**, or planned for submission: **November 30, 2007**

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 2016**

Demolition/Disposition Activity Description

1a. Development name: Soundview Houses

1b. Development (project) number: NY005000710

<p>2. Activity type: <i>Demolition</i> <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD and as part of the Mayor's New Housing Marketplace Plan, NYCHA intends to dispose of a vacant site including an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park through a Request for Proposals, which was issued in September 2007. A developer has been 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.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: July 2012</p>
<p>5. Number of units affected: 0</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 2012</p> <p>b. Projected end date of activity: 2014</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: Highbridge Gardens</p> <p>1b. Development (project) number: NY005000780</p>
<p>2. Activity type: <i>Demolition</i> <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, NYCHA is disposing of a vacant 2.5 acre parcel of land at the intersection of Dr. Martin Luther King, Jr. Boulevard and West 167th Street through a Request for Proposals, which was issued in September 2007. A developer has been selected to build 220 rental units for low-income households. Construction commenced on the first phase building in January 2011 and construction for the final phase commenced in early 2012. A portion of the parcel was conveyed to the School Construction Authority (SCA) to site a 390-seat intermediate school. Execution of a long-term lease of the housing development's existing basketball court to provide for SCA maintenance as well as shared use by the new school's students as well as Highbridge Gardens' residents is pending.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: December 1, 2010</p>
<p>5. Number of units affected: 0</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 2009</p> <p>b. Projected end date of activity: Fall 2011</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: East 165th – Bryant Avenue</p> <p>1b. Development (project) number: NY005015300</p>

<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>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 senior housing by a non-profit housing sponsor. This disposition is pending funding approval for the sponsor to undertake the housing project.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: Autumn 2012</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: July 2009</p> <p>b. Projected end date of activity: 2014</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: Betances V</p> <p>1b. Development (project) number: NY005012110</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a site at 450 East 143rd Street formerly used as a playground to a non-profit housing sponsor to facilitate the provision of low income housing for seniors requiring supportive services. This disposition is pending funding approval for the sponsor to undertake the housing project.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: Spring 2012</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: July 2009</p> <p>b. Projected end date of activity: 2013</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: Boston Secor</p> <p>1b. Development (project) number: NY005011380</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to convey to the NYC School Construction Authority ("SCA") a parcel of approximately 51,268 square feet on a portion of Block 5263, Lot 70 at Boston Secor in the Bronx. Under a ground lease with NYCHA since 1969, SCA built a one-story special education annex (P723X) on this parcel. This disposition will facilitate the on-going provision of special education programs and possible building replacement by SCA in the future.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>

4. Date application approved , submitted, or planned for submission: May 12, 2011
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 2010 b. Projected end date of activity: December 2012
Demolition/Disposition Activity Description
1a. Development name: Van Dyke I Houses 1b. Development (project) number: NY005000610
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA 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. On November 17, 2010, NYCHA issued an RFP soliciting proposals from qualified developers and managers of supportive housing to construct a building with approximately 90 units for homeless and low income families. Four proposals were received and are in the review process.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : May 2013
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2015
Demolition/Disposition Activity Description
1a. Development name: Washington Houses 1b. Development (project) number: NY005010620
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>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.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted , or planned for submission: March 11, 2011
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2012

b. Projected end date of activity: 2014
Demolition/Disposition Activity Description
1a. Development name: St. Nicholas Houses
1b. Development (project) number: NY005000380
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA disposed of approximately 60,000 square feet of land located at St. Nicholas Houses; an approximately 25,000 square foot light and air easement and an approximately 25,000 square foot fire egress easement. The property and easements accommodate construction of a charter school for 1,300 students ranging from kindergarten to 12th grade and a new public West 129th Street between Seventh and Eighth Avenues.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: November 16, 2010
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 15, 2009 b. Projected end date of activity: August 2011
Demolition/Disposition Activity Description
1a. Development name: Astoria Houses
1b. Development (project) number: NY005000260
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> NYCHA intends to sell or ground-lease sites for affordable housing to be developed in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50% of the units.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: March 15, 2013
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Fall 2012 b. Actual or projected end date of activity: Fall 2023

C) 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

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 11. If “No”, complete the Activity Description table below.

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? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) This development has an occupancy rate of 99.5% and should not be considered a candidate for conversion.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) This development has an occupancy rate of 99.5% 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

<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input checked="" type="checkbox"/> Other (explain below) Prospect Plaza is a HOPE VI development and NYCHA is in the process of developing a Section 18 demolition application.</p>
<p>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input checked="" type="checkbox"/> Other: (describe below) Prospect Plaza is a HOPE VI development and NYCHA is in the process of developing a Section 18 demolition application.</p>
<p>Conversion of Public Housing Activity Description</p>
<p>1a. Development name: Howard Avenue-Park Place (Park Rock Consolidated)</p> <p>1b. Development (project) number: NY005013510</p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input checked="" type="checkbox"/> Other (explain below) This development has an occupancy rate of 99.6% and should not be considered a candidate for conversion.</p>
<p>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)</p>

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) This development has an occupancy rate of 99.6% 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? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) This development has an occupancy rate of 93% and should not be considered a candidate for conversion.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) This development has an occupancy rate of 93% 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. The Section 8 Voluntary Conversion Program has and will continue to bring much needed resources to the City and State-built developments thereby ensuring that the rents remain affordable and the developments are preserved.

Further, the HUD approval provides that if fewer than the 8,400 public housing units have been converted by the end of the initial 3-year period, NYCHA may initiate a process to achieve the approved number of conversion units. Of the plan-approved 8,400 public housing units, as of October 1, 2012, there were 2,810 Section 8 rentals 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 10/1/12
NY005021850	344 EAST 28TH STREET	225	107	36
NY005021870	AMSTERDAM ADDITION	175	107	16
NY005020920	BAY VIEW	1,610	447	256
NY005021260	BAYCHESTER	441	234	66
NY005020460	BOULEVARD	1,441	438	212
NY005020860	BUSHWICK	1,220	471	149
NY005020800	CASTLE HILL	2,025	1,097	291
NY005021340	CHELSEA	425	179	50
NY005021110	DREW HAMILTON	1,217	525	213
NY005021400	INDEPENDENCE TOWERS	744	332	70
NY005020950	LINDEN	1,586	442	292
NY005020810	MANHATTANVILLE	1,272	575	143
NY005020490	MARBLE HILL	1,682	498	167
NY005020830	MARLBORO	1,765	775	270
NY005021330	MURPHY	281	201	88
NY005020990	RUTGERS	721	277	69
NY005020930	SAINT MARY'S PARK	1,007	362	160
NY005023770	SAMUEL (CITY)	664	347	73
NY005021140	STAPLETON	693	471	84
NY005021280	WILLIAMS PLAZA	577	315	49
NY005021270	WISE TOWERS	399	200	56
Total		20,170	8,400	2,810

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

E) Project-Based Vouchers

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% of the total units in HQS compliant, privately owned, substantially rehabilitated or newly-constructed multi-family residential developments. This limit can be exceeded if the units are made available to families that receive any type of qualifying supportive services. NYCHA may also provide Section 8 project-based voucher assistance for up to 100% of the total units in HQS compliant, privately owned, substantially rehabilitated or newly-constructed multi-family residential developments for elderly (62 or older) or disabled households.

1. As of Jan. 31, 2012, NYCHA has executed HAP contracts for 40 buildings at which 924 apartments were receiving subsidy.
2. Of NYCHA’s approved HUD funding for 98,907 Section 8 tenant based vouchers as of Jan. 31, 2012, NYCHA expects to utilize no more than approximately 1,000 vouchers for this initiative, representing less than 1% of the total available units.
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. At 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 2013 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 and acts as a resource to stabilize developments with desirable families who can no longer afford the rent that is charged.
 - 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
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 housing choice voucher waiting list.

ATTACHMENT C

CAPITAL IMPROVEMENTS

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

(1) Capital Fund Program Annual Statement/Performance and Evaluation Report

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

Capital Fund Program Statement/Performance and Evaluation Report for FY 2013 (ny005r04)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Consistent with 9(g)(1) of the Housing Act of 1937, as amended, 42 USC 1437g(g)(1), NYCHA reserves its right, with respect to any allocation of Capital Funds, to exercise flexibility to the fullest extent permitted by law.

(2) Capital Fund Program Five-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

Capital Fund Program Five-Year Action Plan (ny005s04)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

ATTACHMENT D

HOUSING NEEDS

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	638,995	5	5	4	1	3	4
Income >30% but <=50% of AMI	409,205	5	5	4	1	3	4
Income >50% but <80% of AMI	509,522	5	5	3	1	3	3
Elderly (62+)	749,244	5	5	4	4	2	3
Families with Disabilities	469,244	5	5	3	4	3	3
Race/Ethnicity							
Hispanic	722,321	5	5	4	1	3	4
Black	684,483	5	5	4	1	3	4
White	1,311,860	5	5	4	1	3	4
Asian	315,479	5	5	4	1	3	4
Other	53,520	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: **2012**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: **2009**
- Other housing market study
Indicate year: **2008**
2008 Housing and Vacancy Survey, conducted by the US Bureau of the Census, as tabulated by the New York Department of Housing Preservation and Development
- 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 4/23/2012)			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of Families	% of Total Families	Annual Turnover ¹
Waiting list total	184,046		3.3%
Extremely low income <=30% AMI	147,793	80.3%	
Very low income (>30% but <=50% AMI)	29,524	16.0%	
Low income (>50% but <80% AMI)	6,729	3.7%	
Families with children	71,132	38.6%	
Elderly families	24,646	13.4%	
Families with Disabilities ²	42,080	22.9%	
Race/Ethnicity			
White	20,293	11.0%	
Black	61,690	33.5%	
Hispanic	76,801	41.7%	
Asian	21,211	11.5%	
Other	4,051	2.2%	
Characteristics by Bedroom Size			
0 BR	84,329	45.8%	
1BR	16,664	9.1%	
2 BR	68,584	37.3%	
3 BR	11,925	6.5%	
4 BR	2,500	1.4%	
5+ BR	44	0.0%	

¹ Figure represents turnover (move-outs from Public Housing) during FY 2011.

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 4/23/2012)**

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 4/23/2012)**

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	123,707 ⁴		8.0%
Extremely low income <=30% AMI	99,977	80.8%	
Very low income (>30% but <=50% AMI)	23,730	19.2%	
Low income (>50% but <80% AMI)	0	0	
Families with children	62,670	50.7%	
Elderly families	23,043	18.6%	
Families with Disabilities ⁵	21,509	17.4%	
Race/Ethnicity			
White	16,713	13.5%	
Black	52,516	42.5%	
Hispanic	47,858	38.7%	
Asian	5,850	4.7%	
Other	770	0.6%	
Characteristics by Bedroom Size			
0BR	42,658	34.5%	
1BR	32,563	26.3%	
2 BR	37,881	30.6%	
3 BR	8,947	7.2%	
4 BR	1,356	1.1%	
5+ BR	302	0.2%	

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

⁴ Includes 680 Section 8 waiting list applicants who have been interviewed but not yet certified.

⁵ "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 4/23/2012)

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)? 63 MONTHS AS OF APRIL 30, 2012.

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

3. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
Approximately 61% of the families admitted to public housing from January 2001 through December 2011 have been families with incomes at or below 30% of Area Median Income.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
The New York City Housing Authority (NYCHA) received HUD approval on June 15, 2011 for a two year extension of the designation of a portion of its housing stock for occupancy by elderly-only families. This designation encompasses 9,849 units (5.5% of NYCHA's total units) in buildings originally constructed for, and intended to be occupied by, elderly families. These units are located in 41 "elderly" developments and 14 "elderly" buildings throughout the five boroughs of New York City, as well as 178 apartments in the Forest Hills Low-Income Cooperative development. On July 28, 2011, NYCHA received approval to remove the 178 designated apartments (35 studios and 142 one-bedroom units) in the Forest Hills Cooperative development from the Authority's Designated Plan. HUD's letter of approval, as well as the Plan originally submitted by NYCHA, are supporting Agency Plan documents and are available for public review.
- 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)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

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

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

ATTACHMENT E

ADDITIONAL INFORMATION

1) STATEMENT OF PROGRESS IN MEETING MISSION AND GOALS – FY 2010 TO FY 2014

HUD Strategic 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 utilization rate for the total Section 8 program was 96.1% as of January 31, 2012. NYCHA applied for and received 400 additional VASH vouchers in 2012.

Objective: Leverage private or other public funds to create additional housing opportunities.

Progress: As part of Mayor Bloomberg's New Housing Marketplace Plan to create and preserve 165,000 units of affordable housing by the end of 2014, NYCHA currently has over 4,000 units in the development pipeline. In 2006, NYCHA, along with the Department of Housing Preservation and Development (HPD) and the Housing Development Corporation (HDC), celebrated the completion of Phase I of University Macombs Apartments in the Bronx, which is the first HPD/NYCHA collaboration project under the Mayor's Plan. This project involved the rehabilitation of 180 units in four former University Avenue Consolidated (UAC) buildings and the construction of a new 30 unit building for low income families. A total of 42 former UAC residents returned to the rehabilitated units. Phase II of this collaboration includes a total of 111 dwelling units in three vacant UAC buildings. The three vacant buildings were transferred to the selected developer to rehabilitate. The City's contribution of bond financing, tax credits and property tax abatement as well as NYCHA's provision of Section 8 vouchers for 39 of the units ensured restoration of the three buildings as affordable housing for low-income residents, including homeless families and former NYCHA residents.

As part of the continuing collaboration between NYCHA and HPD, the Brook Willis Apartments in the Mott Haven section of the Bronx started construction in the fall of 2006. The plan was to rehabilitate 121 residential units in 8 vacant buildings. The first four buildings were completed in 2007, and the remaining four buildings were completed in fall 2010. All 8 buildings are tenanted.

In partnership with HPD, a RFP for redevelopment of Markham Gardens was issued on August 29, 2005 and a developer was selected in April 2006. Following demolition of the 360 public housing units at Markham Gardens, 11 acres of the 12 acre property were redeveloped with 25 for-sale townhouses and 240 rental units including 150 units for Section 8 voucher holders referred by NYCHA and 40 units for residents with income up to 120% AMI. Twenty-five two-family townhouses are available for homeownership to households with income from 70% to 130% AMI. Seventeen townhouses have been sold, including three to NYCHA residents.

All 202 former residents living at Markham Gardens as of April 1, 2004, were given the right to return as tenants or priority to buy a townhouse if they qualify for a mortgage. Of the 202 former residents, 16 returned and were admitted as tenants. A total of 142 NYCHA voucher holders are living in Markham Gardens. Section 202 funding was obtained by Sisters of Charity from HUD in January 2009 to build and operate an 80-unit senior residence with supportive services. Twenty-five percent of the units will be set aside for eligible NYCHA seniors. Closing took place in June 2011. Upon completion of the senior housing project, the redeveloped Markham Gardens will provide a total of 370 units for a revitalized mixed income neighborhood.

In December 2006, HPD and NYCHA jointly issued three RFPs for an estimated total of 1,000 units on three West Side sites in Manhattan, one site in East Harlem, and one site in Brooklyn. The three West Side sites include the development of affordable housing at Fulton Houses, Elliott-Chelsea Houses, and Harborview Terrace. The East Harlem site consists of the redevelopment of 17 buildings at Metro North Rehab. The Brooklyn site at Linden and Boulevard Houses will provide opportunities for affordable rental apartments. Selected developers were announced in September and December 2007, respectively.

An RFP for four sites in the Bronx was released in September 2007. This latest round of HPD/NYCHA collaboration will add approximately 1,000 units to the affordable housing inventory. Construction is underway at the two sites of Metro North Rehab in Manhattan for a total of 340 units. Rehabilitation has been completed for 463 units in 10 former University Avenue Consolidated buildings in the Bronx. Pre-development planning is underway for two rental buildings with 206 units and 16 for sale two-family townhouses at Soundview Houses. Construction has been completed for the 168 unit building at Elliott Chelsea in Manhattan, a building with 65 units as the first of two phases at Highbridge Gardens, and a 124 unit building with a rooftop greenhouse at Forest Houses are under construction.

NYCHA has also embarked on a phased redevelopment effort at Prospect Plaza in the Ocean Hill neighborhood of Brooklyn. In the first phase, the developer selected by NYCHA constructed 37 two-family homes, 32 of which were purchased by former public housing residents. In the second phase, 150 rental units were constructed, 45 of which were set aside for relocated Prospect Plaza and other public housing residents. It is anticipated that the balance of the Prospect Plaza redevelopment will be accomplished through a mixed-finance, mixed-income phased development comprised of rental units owned and managed by private, third party development and management entities. It is intended that any non-public housing units will be affordable to low income households below 60% AMI.

NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses in two phases. The first phase will include the development of public housing units and other rental units for low-income households on the south side of the street. The buildings on the north side of the street will be rehabilitated as the second phase, and are anticipated to include a mix of low- and moderate-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 and who wish to return to the rehabilitated development.

Objective: Acquire or build units or developments

Progress: Please see above.

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 voucher management (SEMAP)

Progress: NYCHA continually conducts staff training to improve voucher management.

Objective: Increase customer satisfaction

Progress: Section 8 landlords have been provided with the ability to register for on-line access to receive their inspection notices, generate lease renewal forms, change mailing address, register available apartments for

Section 8 rental, and to enroll in NYCHA's Direct Deposit program that provides for electronic payment of subsidies.

Section 8 tenants have also been provided with the ability to schedule the submission of their rental packets through NYCHA's Customer Contact Center. This has greatly reduced customer wait times at NYCHA's Section 8 borough offices.

Objective: Concentrate on efforts to improve specific management functions (list; e.g., public housing finance; voucher unit inspections)

Progress: NYCHA implemented a new computer system for automated program management on January 31, 2011.

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. Disposition was completed for sixteen former UAC buildings, one vacant lot, and eight former Betances buildings in the Bronx. Disposition of Markham Gardens for redevelopment of rental and for-sale housing was completed in 2006 and 2007. Three buildings at Metro North Rehab with structural damage were demolished in February 2008. Closing on Metro North occurred June 30, 2009 and Phipps Houses has completed construction on the East 102nd Street site that it cleared of the old development buildings and rehabilitation of the East 100th Street site.

A phased redevelopment of the original four Prospect Plaza buildings on three blocks in Brooklyn will be implemented under a HOPE VI Revitalization Plan. Achievements under the Revitalization Plan has included the development of homeownership units (Phase I), additional low-income rental housing on an adjacent site (Phase II), and community supportive services, including education and employment training. Of the 37 two-family homes in Phase I, 32 units were purchased by former public housing resident as first-time home buyers. Of the 150 rental units in Phase II, 45 were 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 the demolition of the three remaining vacant Prospect Plaza buildings. The cleared sites will be redeveloped as part of a mixed-finance, mixed income phased development including public housing and affordable rental units. 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. In addition, NYCHA intends to provide open space, a community center, and retail space, as per the *Re-Vision Prospect Plaza Community Plan* developed in June 2010 with input from relocated Prospect Plaza residents and other community stakeholders. NYCHA, in collaboration with the City's Department of Housing Preservation and Development (HPD) released a Request for Proposals (RFP) for development in December 2011. Responses to the RFP were submitted in April 2012, and NYCHA and HPD anticipate the selection of a development team as early as October 2012.

Objective: Pilot a clean, onsite energy source in at least one development.

Progress: In October 2010, NYCHA was awarded a \$650,000 competitive grant from Stimulus for the installation of a hybrid geothermal hot water system at 344 East 28th Street in Manhattan. Design is completed and work is entering into the procurement phase. Work is anticipated to commence in early summer and be completed on schedule.

Objective: Develop at least one urban farm in 2011 to provide affordable fresh food to residents and the surrounding community, as well as to expand green space.

Progress 2012:

Currently, NYCHA is finalizing partnerships to create at least one urban farm by the end of 2012.

Objective: To reduce greenhouse gases and conserve energy, apply a cool roof or white reflective coating to approximately 10,000 square feet of NYCHA's rooftop in 2012.

Progress: NYCHA is partnering with the NYC °Cool Roofs program, collaboration between NYC Service, NYC Department of Buildings, and Community Environmental Center (CEC) to coat approximately 10,000 square feet in 2012. In addition, NYCHA plans to hold resident meetings in the selected development(s) before they receive a cool roof to inform residents of this initiative and engage them to volunteer to help coat the rooftops alongside citizen volunteers.

Through this public-private partnership from 2010-2011, a total of 153,964 square feet of NYCHA's roofs or 21 buildings have received a cool roof treatment or white coating, with about half of the buildings funded by sponsors, including Bloomberg LP, Mercer, Ernst & Young, Disney, and Moody's. The buildings were coated by approximately 400 citizen, non-profit, and corporate volunteers, as well as NYCHA residents. In 2010 through this collaboration, NYCHA identified 100,000 square feet of rooftop to be coated on its buildings, or 10% of the City's goal. This goal was exceeded by 6.5% with a total of 106,538 square feet of roof coated by volunteers from NYC Service, NYCHA residents and the private sector. The NYC °Cool Roofs Program is a public-private partnership that engages sponsors to provide volunteers and resources to coat rooftops. In 2011, NYCHA exceeded its cool roof goal by approximately 18%, coating a total of 47,426 square feet.

Objective: Develop a greenhouse gases (GHG) inventory of scope 1 and 2 with a baseline of 2005.

Progress: In 2010, NYCHA joined The Climate Registry and developed its first verifiable baseline GHG inventory of scope 1 and 2 and an inventory management plan for the Authority. This tool allows NYCHA to track its GHG performance and since its baseline year of 2005, which is also the baseline year for NYC set by PlaNYC, NYCHA has already reduced its emissions of approximately 9%.

Objective: Launch a pilot to prepare residents for climate change emergencies, as well as other emergencies, in six developments in the Rockaways. In addition, NYCHA will work with its residents and staff to assess how to best advance the pilot program and team up with relevant community based organizations.

Progress: Completed in May 2011, NYCHA launched a pilot program in six developments in the Rockaways to help residents prepare for climate change emergencies, in coordination with NYC's Office of Emergency Management (OEM). Forty-five percent of NYCHA's developments are in Hurricane Evacuation Zones and the six developments selected for this pilot are: Hammel Houses, Redfern, Ocean Bay Bayside, Ocean Bay Oceanside, Beach 41st Street, and Carlton Manor. With a meeting scheduled at each development, NYCHA promoted the meetings by informing residents door-to-door reaching over 3,900 households. At the meetings,

with materials and videos provided by OEM, Commissioner López and staff advised residents of all ages to prepare for emergencies by making a disaster plan, creating a “Go Bag” and “Emergency Supply Kit,” and staying informed by getting emergency alerts/updates through radio and television news. Over 600 residents attended the meetings.

In an effort to protect the welfare of even more residents, NYCHA coordinated its first Emergency Preparedness Festival on September 17th, 2011 at Ocean Bay Apartments (Bayside). More than 400 residents from all six developments in Far Rockaway celebrated their success and learned more about emergency preparedness during the event, which began with a parade starting at Redfern, Hammel Houses, Carleton Manor and Beach 41st Street. During the festival, NYCHA and its partners offered information on planning for emergencies. The Authority was supported at the event by the Office of Emergency Management (OEM), NYPD, NYC Service, Federal Emergency Management Agency (FEMA), American Red Cross, New York State Department of Environmental Conservation and the U.S. Coast Guard. FDNY gave CPR training to 40 residents who signed up during the event.

Objective: Expand partnerships with the private sector to help develop/expand various green initiatives aimed at preserving/expanding green space, providing green education, and promoting resident empowerment.

Progress: In addition to expanding its existing partnerships with DEP, NYRP, Department of Buildings and other city agencies, Green City Force, MillionTreesNYC, NYCHA is pursuing new partnerships in the public and private sector to fund and provide volunteers for green initiatives, such as urban farms, gardens, green education programs, and green collar job trainings. As mentioned in the Executive Summary, NYCHA partnered with the Environmental Defense Fund in May 2011 and worked with two EDF Climate Corps Public Sector fellows who helped identify strategies to reduce energy usage that could save \$58 million per year on utilities if the suggestions are put in place, a savings of 11 percent. NYCHA will receive two Climate Corps for the summer of 2012 as well.

The New York City Housing Authority (NYCHA) joined with PLANTERS, The Corps Network, and Green City Force on October 3rd to expand open, green space access to Lillian Wald Houses residents. Funded by PLANTERS, the Lower East Side development will permanently host the *Planters Grove*, a program which transforms spaces in urban areas into green areas built by and for residents who will directly benefit from the space.

NYCHA has finalized collaboration with CUNY to identify which developments located in the three NYC Solar Empowerment Zones are most suitable for solar energy systems. CUNY will also help develop strategies to fund and install the systems.

NYCHA partnered with Green City Force to spearhead a friendly competition among Chelsea Houses, Chelsea Addition and Elliott Houses in Manhattan. This initiative received support from Google and The Alcoa Foundation.

NYCHA continues to partner with DEP to scale up the storm water measures piloted in 2011 at Bronx River Houses as part of PlaNYC Green Infrastructure Plan.

As part of the Cool Roofs initiative, approximately 47,426 sq ft were white coated by over 100 volunteers.

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

Progress: As of September 30, 2012, 99% of NYCHA's public housing tenant information was transmitted to the PIC system.

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

Objective: Conduct outreach efforts to potential voucher landlords

Progress: The Leased Housing Department maintains an outreach hotline to provide general information to landlords and brokers about the Section 8 program. Landlords are also able to call the number to list available apartments.

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: At Prospect Plaza, the Authority provided homeownership counseling, and credit/budget training and financial literacy training to NYCHA residents wishing to buy a first home as part of the HOPE VI Revitalization Plan. This educational effort enabled residents to prudently save and ultimately shop for a first home.

At Prospect Plaza, the Authority also assisted in financing the construction of 37 two-family homes for purchase by first-time home-buyers. The home-buyers had the option to rent the second dwelling unit in the two-family homes. The new homes were fully occupied in 2005. The majority of the 37 homes were purchased by NYCHA residents who had taken advantage of the abovementioned Authority-supported homeownership counseling program.

The redevelopment of Markham Gardens provided 25 attached two-family townhouses for homeownership with purchase priority given to former Markham Gardens residents. These homes are affordable to a range of incomes from 70% of AMI to 130% of AMI or approximately \$50,000 to \$92,000 for a family of four persons assuming that the second unit in each townhouse is rented and the rental revenue is used for mortgage payment.

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 the residents of its single-family FHA Repossesses Houses the opportunity to qualify and purchase the home they rent. There are 177 single-family homes, primarily located in Southeast Queens, being offered for sale under the Authority's HUD-approved 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 to vouchers: Maximize Section 8 rentals at City/State developments

Progress: On September 11, 2008, HUD approved NYCHA's Section 8 Voluntary Transition Plan to move 8,400 apartments at the 21 City/State developments into the Section 8 Program as they become vacant. As of October 1, 2012, there were 2,810 Section 8 rentals in the 21 developments. The Section 8 Voluntary Transition Plan was expected to reduce the operating deficits at the City and State Developments by \$75 million annually.

However, lower turnover and federal budget cuts to the Section 8 program will result in a much lower projected number of Section 8 conversions.

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 has leverage partnerships with public and private agencies to provide the following programs.

Broadband Technology Opportunity Program (BTOP)

The National Telecommunications and Information Administration, ("NTIA"), United States Department of Commerce provides funding for internet technology under the Broadband Technology Opportunities Program ("BTOP"). In partnership with DoITT and other City institutions, the Authority submitted a joint application through the NYC Connected Communities initiative established by DoITT. As a partner in NYC Connected Communities, NYCHA will bring broadband internet technology to community centers in 12 public housing developments throughout the five boroughs. These centers will serve residents 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 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. The NYC Connected Community initiative also allowed NYCHA to deploy a mobile computer lab, which will service additional Connected Communities locations that do not have access to Broadband technology. The BTOP program services approximately 400 persons weekly. The program began in January 2012.

Brooklyn Academy of Music

Brooklyn Academy of Music has partnered with Brooklyn Community Operations to provide NYCHA residents the Senior Cinema Program. NYCHA seniors watch American movie classics at the BAM Cinema while enjoying complimentary refreshments. BAM also provides transportation for 60 senior center participants traveling to and from NYCHA Senior Center locations on a monthly basis.

Fatherhood Initiative

In support of the Mayor's citywide Fatherhood Initiative, NYCHA's Fatherhood Initiative (NFI) program launched in July 31, 2010 at one location. Based upon its success, the program expanded to 6 additional sites. The program brings NYCHA and city agencies together to provide workshops, services, and resources that will foster an environment where fathers will be encouraged not only to remain active in their children's lives, but to also support one another. The program is also serving as a national model for HUD for implementation throughout other public housing authorities across the United States. Building upon the successful collaborative efforts of the program, the Berry and the Gerard Carter Community Centers have also partnered with the Allan Houston Legacy Foundation to bring the FISLL (Faith, Integrity, Sacrifice, Leadership and Legacy) program to Staten Island. The 7 week program which began in April 2012 focuses on father-son relationships through the FISLL curriculum to address some of the underlying issues that affect parent/mentor relationships among children and adults. Issues such as unemployment, substance abuse, and domestic violence are discussed and referrals are made to the appropriate agency when necessary. The program evaluates participants before and after the program. Each session consists of a one hour workshop followed by one hour of basketball instruction. Berry Community Center has registered 10 fathers/mentors and 10 children in the program. The Borough will identify and track the progress of at least one family in the program.

Foster Grandparents Program:

Brooklyn Community Operations has partnered with DFTA (Department for the Aging) to utilize senior volunteers in the Foster Grandparent Program within our NYCHA Community Centers. The Foster Grandparent Program is a volunteer program that offers seniors age 60 and older a paid non-taxable stipend to serve as mentors, tutors and caregivers for children and youth. Foster Grandparents can serve 20 hours per week within your after-school program. Foster Grandparents tutor elementary school students, offer emotional support and mentor teens and young parents. In the process, the volunteers will help strengthen Brooklyn Community Operations by providing necessary staff and creating intergenerational opportunities. Foster Grandparents receive a modest tax-free stipend, reimbursement for transportation, a daily meal during service. The program gives participants the opportunity to share a lifetime of experience with our youth, and join the half million older Americans who are strengthening communities across the country as members of the National Senior Service Corps.

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 3 to 5 hours every week at eight NYCHA community centers: Carey Gardens and Penn-Wortman, in Brooklyn; Butler and Boston Secor, in the Bronx; East River and Drew Hamilton and Rutgers, in Manhattan; and at Beach 41st, in Queens. Approximately 8-10 students participate at each site, supervised by a coordinator or consultant who has been trained to implement the program's curriculum. Students work together on a curriculum developed by New York City Global Partners staff, focusing on topics such as sustainability, the environment, city parks, history and culture, amongst others; they undertake research, hold discussions, create projects, and post messages to their international peers on the internet forum. During the 2011 program year, Global Partners serviced 90 youth participants.

New York City Early Literacy Learning (NYCELL)

In January 2005, The Mayor's Office, in collaboration with the Department of Education and the New York City Housing Authority launched a pilot program, NYCELL. The goal of the New York City Early Literacy Learning Program is to strengthen the language and pre-reading skills of children between the ages of 1 and 3.9 years, in order to enter school ready to learn and succeed. Currently, this program is being offered at six NYCHA Community Centers: Bronx Classic at Melrose Houses and Justice Sonia Sotomayor in the Bronx; Van Dyke in Brooklyn; and at King Towers and Rutgers Community Centers, in Manhattan. During the 2011 program year, NYCELL serviced 150 children and their parent/caregiver.

Mark Morris Dance Group

Mark Morris Dance Group (MMDG) and Brooklyn Community Operations offer a collaborative Dance Program to over one hundred NYCHA Sponsored Community and Senior Center participants. MMDG Instructors travel to NYCHA facilities as well as host classes at their newly renovated downtown Brooklyn dance studio for participants enrolled in the program. Currently Saratoga Square Senior Center, Saratoga Village, Stuyvesant Gardens, Red Hook, Van Dyke and Seth Low Community Centers will participate in the program. NYCHA Community Center participants receive free dance instruction at their local community center and at the MMDG site for the duration of the 8 month program. MMDG instructors travel to NYCHA community centers to provide quality instruction on site to residents of all ages. NYCHA Seniors have participated in Classic and Jazz Dance. Teens and after-school aged children have studied African, Modern and Hip-Hop Jazz. A traveling pianist provides live music during the senior center sessions. Community Center instructors provide materials such as CD stereo equipment etc. to facilitate the classes. Mark Morris Dance Group also provides participants with free tickets to their performances and exhibitions.

Neighborhood Explorers

Manhattan Community Operations has collaborated with the Museum of the City of New York to offer the Neighborhood Explorers Program. The program educates afterschool students about the principles of architecture, landscape architecture, urban planning and design and empowers them to become active participants in shaping their community. Participants investigate the East Harlem neighborhood, exploring real world urban issues and proposing innovative solutions. Working with local community partners including HOPE Community, Union Settlement, Concrete Safaris, The 116th Street Block Association, and others, students have revitalized community spaces, designed gardens, and created exhibitions to display new ideas about the neighborhood. Funding for Neighborhood Explorers is provided by the Honorable José M. Serrano, State Senator, 28th District; the Rhodebeck Charitable Trust; and the Rochlis Family Foundation. The focal point of this collaboration will be NYCHA's Garbage Taskforce at the Lehman Houses.

Ready to Learn (RTL)

This program is a collaborative effort between Manhattan Community Operations and WNET (Channel 13) to utilize suits of interactive educational media to improve the math and literacy skills of children ages 2-8 of children living in distressed areas. WNET has provided a grant of \$12,000 per location, to procure technological platforms to implement the program and track their progress and reporting. Educational games, such as Curious George and the Cat in the Hat are used to increase math and reading comprehension. Progress will be monitored through report cards and parent surveys. The goal of the program is to **provide** participants and their parents core skills via the use multiple technology platforms to ensure that they function at or above grade level in math & reading. The program is designed to serve 20 parents and participants in order to facilitate continuous feedback from parents so that appropriate program adjustments can be made. The program will culminate with to two year ending events.

Write Girls

The Write Girls program is a literacy program for girls in the fourth, fifth and sixth grade living in the Brownsville and Bedford-Stuyvesant sections of Brooklyn. Utilizing elements of the Girl Scouts' Journeys Curriculum, the Write Girls program will provide literacy support through reading and writing activities concentrating on women in literature. The Write Girls program will hold monthly family literacy nights and activities that include scrapbooking and group discussions, and an end of year Publishers Party of the girls' accomplishments. The Write Girls will also participate in theme-based trips to places and environments that shape the world through literacy including the United Nations, Washington, D.C., and local media outlets. The program operated at 7 sites and expanded to 4 additional sites in January 2012.

HUD Strategic goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

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

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

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

See Attachment F

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.

Progress: The Housing Authority has installed 15 large scale CCTV systems citywide that have reduced crime 10% 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.

Progress: Small Scale Program was initiated in 2004

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. For FY 2009, elected officials allocated \$15.5 million for the installation of CCTV at 28 NYCHA developments within the five boroughs. NYCHA will install 1,305 cameras to provide coverage for 102 residential buildings. For FY 2010, elected officials allocated \$12.3 million in funding for installation of CCTV at 27 NYCHA developments. For FY 2011, elected officials allocated \$11.3 million in funding for installation of CCTV at 35 developments.

Since the inception of NYCHA’s CCTV program, over 6,300 security surveillance cameras (large and small scale) have been installed and are operational at 470 buildings in 85 developments citywide. In 2011, as a result of the recommendations of the Safety and Security Task Force, NYCHA has revised its CCTV design standard. The goal of the new design to maximize the crime reduction benefits of CCTV systems while minimizing the financial burden of maintaining and operating these systems. By maximizing the latest technology, NYCHA will continue to focus on improving the safety, security and quality of life for NYCHA residents, by reducing loitering and vandalism of NYCHA property.

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 new Special Hearing Part with a designated Chief Hearing Officer has been organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a new Holdover Unit is monitoring these matters as they reach Landlord/Tenant court, and help to expedite the actual eviction process. Under these new procedures, cases involving these serious crimes will be completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of April 30, 2012, 3,340 terminations of tenancy proceedings have been concluded under Operation Safe Housing.

From January 1, 2005 through April 30, 2012, the Authority initiated a total of 698 Registered Sex Offender (RSO) cases, of which 37 are pending a decision, and a total of 661 have been closed as follows: 462 Registered Sex Offenders have been permanently excluded from NYCHA property; 55 have had their tenancy terminated; 18 are on probation, 5 tenancies were found eligible after a hearing, 4 were remaining family member grievants who lost their grievance cases and the apartments were recovered, and 117 cases have been withdrawn due to the RSO being incarcerated, deceased or the resident has moved out of NYCHA.

PHA Goal: *Create a roadmap for moving from outmoded, dated technology to more modern technology that utilizes internet capability, enabling the Authority to provide more efficient, resident-centered service delivery.*

Objective: Replacement of 80% of NYCHA's "legacy" systems.

Progress: The Enterprise Technology Portfolio Management Department is responsible for managing key aspects of NYCHA's multi-year IT Strategic Plan which is aimed at implementing an integrated Enterprise-wide Resource Planning (ERP) / Customer Relationship Management (CRM) system to replace the Authority's stand-alone legacy financial, supply chain, contract management, physical plant maintenance and asset management, application, leased housing, and energy systems.

Phase I and II of the initiative have been completed including the implementation of the Oracle 11i Financial Suite (Oracle) and integration of the Capital Projects Management System (Primavera).

Oracle e-Business Suite (EBS)

The Oracle (EBS) implementation included the following modules; General Ledger, Cash Management, Fixed Assets, Accounts Payable, Accounts Receivable, Grants Accounting, Position Budgeting, Public Sector Budgeting, Order Management, Inventory, Purchasing, and iProcurement. The Oracle implementation serves as the enterprise-wide standard, adopting and maintaining standard business practices, implementing an Authority-wide budget process, utilizing the latest technology to achieve operational efficiencies, adopting single-source data sharing and entry practices, and accessing real-time information.

Capital Projects Management System (Primavera).

Primavera is an integrated construction project management product configured to prioritize, plan, manage and execute construction and facilities rehabilitation projects, programs and portfolios across NYCHA's Public Housing portfolio. By utilizing Primavera modeling, capacity analysis, tabular scorecards and optimization functionality, Capital Projects Department is able to align its portfolios with NYCHA's strategic objectives. Other capabilities of Primavera include project proposal workflow, automatic portfolio creation and maintenance, configurable criteria modeling, top-down planning, interactive scorecards, rich graphics, portfolio capacity planning, team collaboration and performance reporting related to the vendor.

Phase I and Phase II represent approximately 30% of the 80% of the legacy systems scheduled to be replaced. The replaced legacy systems included: FMS, CAMPS, PICK AND PACK, TSAP and Contract Tracking (AS400) and many smaller homegrown databases and supporting spreadsheets.

NiCE - NYCHA Improving Customer Experience

In 2007, NYCHA began implementation of an integrated system to support NYCHA's re-engineered residential property management and customer relationship management processes (NiCE - NYCHA Improving Customer Experience). NYCHA acquired software and hardware solutions along with system implementation services from IBM that expanded its existing ERP (Oracle) system while leveraging customer relationship management (CRM) capabilities related to the call center, business process management (BPM), document imaging,

handheld data capture, customer flow systems and residential property management maintenance management. This suite of integrated systems:

- automate the housing application and eligibility processing;
- automate Section 8 Program processes and procedures;
- support NYCHA public housing facilities maintenance and skilled worker scheduling;
- improve resident access to customer data and Call Center agent productivity;
- increase preventive maintenance and capital work planning;
- expand NYCHA's physical plant management capabilities; and
- expand field force automation for both NYCHA's Public and Leased Housing inspection staff using advanced handheld technology.

NICE was implemented in two major releases; Release 1 went live during the second quarter of 2009. Beginning in May 2009 and continuing through July 2009, the residential property management commercial product, Maximo, together with the Siebel call center management product was successfully deployed. The combination of products are specifically configured to meet NYCHA's maintenance / asset management and related customer service support business processes.

The Release 2 portion of the NICE program, was deployed January 31, 2011.

Release 2 automated many manual processes within Leased Housing, Application and Tenancy Administration, thus allowing staff to more efficiently do paperwork and free up more time to work with customers. Additionally, the expansion of the Customer Contact Center and expanded use of handheld computers for inspections are part of this initiative. *NICE* improved the overall customer experience and increase operational efficiency.

Among the notable improvements *NICE* Release 2 provides NYCHA customers include:

- Increasing both the internal and the external customer experience through our ability to access and provide up-to-date information for current and prospective customers thereby improving first contact resolution of customer inquiries
- Reducing the operational costs of our business processes by reducing the number of times information must be entered into the system
- Improve the consistency, accuracy and timeliness of information and process measurement by providing easy access to electronic folders
- Increase the tools and training available to employees to efficiently perform their job by implementing cutting edge technologies.

NYCHA recognizes that this endeavor resulted in a significant organizational transformation, but it is confident that it is an essential step to improve service delivery to its customers while reducing operating costs. NYCHA continues to work with participating families and landlords to improve the administration of the program and ensure continued compliance with program requirements. NYCHA is committed to improving service to the families who depend on Section 8 and the landlords who partner with the Authority to provide this vital housing resource.

The Energy Information System - UMIS formerly hosted on the mainframe was replaced in 2011 by a ASP solution that will help NYCHA effectively monitor and manage its energy consumption supporting its residents' utility requirements.

The implementation of NICE and UMIS will result in the replacement of an additional 30% of existing legacy systems Work Order and Asset Management (10% in 2009), HATS (5% in 2011), and Section 8 (10% in 2011) including EZ Trak Handheld Inspection for Section 8 inspections, UMIS (5% in 2011).

The remaining legacy applications including Tenant Data Systems (TDS), Rent Collection System (RCS), and miscellaneous small Public Housing systems and applications that are not part of the NICE scope described above which constitute the final 20% of our legacy systems replacement program will be addressed in a fourth and final phase of this multi-year initiative planned for 2013/2014.

PHA Goal: *Utilize Customer Relationship Management technology to increase resident satisfaction with field maintenance activities.*

Objective: Provide the technical tools/support to assist the business with reducing TNH (tenant not-at-home) instances by 75% and increase customer satisfaction with work ticket completion and handling by 75%.

Progress: In 2005, NYCHA rolled out the “Customer Contact Center” (CCC) for residents living in developments on Staten Island and Queens as part of NYCHA’s ongoing tenant and property management enhancement initiative. By the first quarter of 2008, NYCHA residents in all five boroughs had access to the CCC. To support this initiative, NYCHA implemented an enterprise class IP Telephony Contact Center (IPCC) system for the NYCHA CCC during the fall of 2006. In May 2009, Release 1 of the NiCE - NYCHA Improving Customer Experience program was deployed which integrated the CCC, Siebel CRM and Maximo Enterprise Asset Management (EAM) technologies to eliminate NYCHA’s dependence on legacy maintenance and operations technology.

In addition, 100% of calls are recorded via the Calabrio recording technology and Siebel has the capability to survey customers in order to capture the customer experience. These technologies have enabled the CCC to create visibility into multiple areas within the organization in order to drive continuous and sustained improvements in the areas of wait time and quality.

PHA Goal: *Increase and diversify services for elderly residents to promote independence and reduce isolation.*

Progress: NYCHA operates 39 Senior Centers, many of which provide meals, and social services as well as recreational programs specifically geared toward seniors. NYCHA also provides the following on-site services to the elderly at developments and buildings designated for elderly residents.

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).

Multi-Family Service Coordinator Program was implemented on February 28, 2011, to enhance the functioning of, and maintain a good quality of life for, the residents of Saratoga Square. This program provide participants a comprehensive array of supportive services to enable them to continue living safely, healthfully, and independently in their NYCHA homes, maximizing socialization opportunities and minimizing the prospect of early institutionalization.

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. Each year, FSD holds an annual event to recognize and honor the seniors' participation in the Floor Captain System.

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. Each year, FSD holds an annual event to recognize and honor the seniors' participation in the program activities.

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 seven NYCHA developments in Brooklyn, Manhattan, Queens and Staten Island. This initiative is funded by the Corporation for National Service.

Additionally, NYCHA holds several events to celebrate the holidays and to promote participation, which include "Senior Day" and "Family Day" and also encourage the seniors to participate in the several trips in and out of town for fun, recreation, socialization and education. NYCHA continues to promote the Floor Captain Program where seniors continue to 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.

In its continuing efforts to improve health status and diversified services to elderly residents, NYCHA has implemented an array of initiatives including:

Senior Benefit & Entitlement Fair (SBEF) - The 7th annual Senior Benefit & Entitlement Fair's theme was "*Expand Your World IP*". Over 1,700 seniors attended the event of which, 1,200 were bused from NYCHA developments citywide. As part of our theme, seniors received one-to-one hands-on instruction in the use of laptop computers, i-Pads, cell phones, digital cameras, Nintendo Wii, and tele-health devices. Health information and screenings were offered, including screenings for Diabetes/Glucose, vision/Glaucoma, blood pressure and balance. Flu shots, foot screenings and hearing screenings were also available. Representatives from banks and financial advocacy organizations provided one-on-one financial counseling and answered questions. Group exercise classes, dancing, massage therapy and cooking demonstrations were also provided. Over Sixty (60) agencies and senior focused organizations participated. Most of the expenses were covered by outside contributions.

Flu Immunization Program - An annual collaboration takes place between Resident Support Services and DOHMH to assure that NYCHA residents have access to the flu vaccine and information pertaining to it. The program places special focus on high-risk populations the elderly, very young and immuno-compromised. October through January are prime target months for vaccination. Our department utilizes the following health promotional tools NYCHA Journal, presentations to resident groups, posters and flyers, and scheduled

vaccinations at select NYCHA sites. Two hundred and forty eight (248) NYCHA senior residents were vaccinated at this year's Senior Benefit & Entitlement Fair.

HealthStat - HealthStat is a citywide initiative designed to identify and enroll eligible low and moderate income New Yorkers into health insurance plans such as Child Health Plus and Family Health Plus. This initiative was announced on July 10, 2000, in collaboration with the Mayor's Office of Health Insurance Access. NYCHA's Resident Support Services Department accomplishes this initiative by the coordination of resources and health related resources and HMO support. During 2011, NYCHA facilitated a total of 21,673 resident enrollments into health insurance plans. For the past 8 years NYCHA has led all other participating NYC agencies in the number of health insurance enrollments.

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

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

In 2009 meetings were held to discuss the development of walking paths in NYCHA developments that are in the areas covered by DOHMH District Public Health Offices, in South Bronx, East and Central Harlem and Brooklyn. In March of 2010 the East Harlem District Public Health Office (DPHO) presented a report on the outcome of work groups created by DPHO's Office of Strategic Alliance for Health (SAFH). SAFH received a grant to carry out a set of initiatives designed to improve health through physical activity and nutrition in schools and communities at large.

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

During 2011 NYCHA Department of Resident Support Services continued its pilot program for the Walking Path Initiative at two locations: Mott Haven Houses in the South Bronx and St. Nicholas Houses in Central Harlem. Their operations were as follows:

- St. Nicholas Houses Walking Club conducted their walks on Monday, Wednesday and Thursday from 11:00 am – 12:00 noon (during the months of June & July walks were held at 11:00 am). The program currently has one walk leader.
- Mott Haven Houses Walking Club conducted their walks on Tuesday, and Thursday 9:00 am – 11:30 am
- In addition to the Walking Club, Mott Haven also had another program operating at the same location called "We Coach." It is an exercise program for seniors. The program includes the participants from the Walking Club and it runs in conjunction with the walking club.

PHA Goal: *Increase job placements and job training opportunities, apprenticeship and educational enrollments.*

Progress: In 2011, the Office of Resident Economic Empowerment & Sustainability (REES) was instrumental in facilitating 1,006 job placements, a 6% increase over 2010 (953 placements).

- **NYCHA Resident Training Academy (NRTA):** The NYCHA Resident Training Academy (NRTA) provides employment-focused training and job placement assistance to NYCHA residents in the construction, janitorial and pest control fields. The NRTA works with graduates of the Academy to become successfully placed into jobs at NYCHA as Caretakers and Pest Control Technicians, and with NYCHA contractors in construction-related positions. The NRTA is designed not only to prepare trainees for entry-level employment but to assist in developing career plans that will lead to promotion and increased wages. The NRTA is a public/private collaboration among the New York City Housing Authority (NYCHA), Robin Hood, Brooklyn Workforce Innovations (BWI), Nontraditional Employment for Women (NEW), Center for Family Life (CFL), the New York City College of Technology, and St. Nicks Alliance. Since its inception, 409 residents have completed training in the various tracks with 335 graduates placed in jobs.
- **Green Jobs Initiatives:** As part of NYCHA's Green Agenda, REES' new approach is working to connect residents to green training and job opportunities through the development of local partnerships and leveraging access to NYCHA's space and resident communication channels. REES has partnered with Green City Force (GCF) to recruit NYCHA residents for its most recent AmeriCorps classes, including the next cohort starting in July 2012. GCF Clean Energy Corps prepares young people between the ages of 18-24 for jobs in the green economy. NYCHA is supporting and financing a recruitment effort that will ensure that Green City Force receives a strong group of qualified NYCHA residents to make up 100% of their next class. NYCHA will also provide space to support recruitment and training efforts. GCF has committed to accepting only NYCHA residents into their cohort.
- **Brooklyn Navy Yard:** NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) recently partnered with the Brooklyn Navy Yard Development Corporation (BNYDC) and Robin Hood. The BNYDC is actively recruiting NYCHA residents for a variety of job opportunities available with employers in the Brooklyn Navy Yard and surrounding community. The Navy Yard is in the midst of its largest expansion since World War II, and BNYDC and NYCHA want to make sure that residents have access to the available jobs.

The open positions range from security/public safety, customer service, bookkeeping, maintenance and many other areas. In order to prepare NYCHA residents for these opportunities, REES is holding pre-screening appointments and recruitment events in order to review specific job opportunities, provide resume revisions, and make direct referrals to staff at BNYDC's Employment Center. NYCHA is also working with CUNY's City College of New York (CCNY) through NYCHA's Broadband Technology Opportunities Program to host a series of Resume Workshops tailored to the job opportunities at the Brooklyn Navy Yard. These monthly workshops are open to all NYCHA residents by appointment.

- **Workforce Opportunity Services (WOS)** The New York City Housing Authority (NYCHA) and Workforce Opportunity Services (WOS) entered a contract where WOS trained 30 NYCHA residents in key skills needed in NYCHA's IT department. The training program called SLICE (Service Learning in a Community Environment) is hosted by Columbia University, and utilized both Columbia University instructors and professionals in the IT field to train participants. Once residents completed the first semester of courses, 8 were placed in part-time jobs with NYCHA's IT department, and the additional

participants were placed in part-time jobs with other companies. In order to achieve a goal of 30 qualified NYCHA residents accepted into the SLICE Program, NYCHA and WOS set a goal of 240 residents enrolling in the pre-certification course which is what residents need to pass in order to be accepted into the program, and 120 residents out of those 240 residents attending the first pre-certification course. Our results are: 334 residents attended information sessions, 329 enrolled in the pre-certification, and 198 residents attended the initial pre-certification class.

PHA Goal: *Develop strategic partnerships and leverage external resources to support workforce development & resident economic sustainability*

Progress: The Office of Resident Economic Empowerment & Sustainability (REES) was created in 2009 to develop and implement programs, policies and collaborations to measurably support residents' increased economic opportunities with a focus on asset building, employment, advancement and business development. The Department of Resident Employment Services (RES) is under the purview of REES. NYCHA, through REES, is implementing a new outcome-driven community economic opportunity platform focused on service coordination, strategic partnerships and leveraging localized resources and services on behalf of residents and public housing communities.

Launch of NYCHA's Zone Model: In May 2012, REES officially launched NYCHA's new outcome-focused Zone Model with an open application process in an inaugural set of zones: Upper Manhattan, South Bronx, Downtown Brooklyn and the Lower East Side.

NYCHA recognizes that every public housing community is unique. By transitioning from a direct service model to a place-based Zone Model, NYCHA anticipates this new approach will: (1) serve a higher volume of residents, in-place, reducing wait and travel times; (2) provide residents with a more comprehensive suite of services with additional capacities; (3) better position NYCHA residents to seize local opportunities; (4) attract proven economic opportunity models to under-resourced communities; and (5) better position NYCHA and local providers to respond to resident's needs through thoughtfully crafted strategic projects.

Through partnership, REES will work with high-performing economic opportunity providers to connect NYCHA residents to services in the areas of employment and advancement, financial literacy and asset building, adult education and training, and business development.

In collaboration with Zone Partners, our aim is to achieve the following resident outcomes:

- **Employment & Advancement:** Increase the number of NYCHA residents that enroll in participating organizations; increase the number of NYCHA residents who get a job and retain a job; increase the number of NYCHA residents who gain additional skills through vocational training and get a new job or advance in an existing or a related field.
- **Adult Education & Training:** Increase the number of NYCHA residents that enroll in participating organizations, increase the number of NYCHA residents who increase one or more NRS level (National Reporting System) through Adult Basic Education/Pre-GED, GED or ESOL classes; increase the number of NYCHA residents who attain a GED.
- **Financial Literacy & Asset Building:** Increase the number of NYCHA residents who enroll in participating organizations; increase the number of NYCHA residents with emergency savings and viable credit scores; support residents to reduce debt and access affordable mainstream financial products; connect NYCHA residents with the Earned Income Tax Credit (EITC), food stamps (SNAP) and low cost or no cost medical benefits that will support them in job retention and maintaining general financial stability.

All public housing communities will be part of a Zone. Additional Zones will launch through the year, with all Zones launched by the summer of 2013.

Jobs-Plus Sites: 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. Jobs-Plus has been proven to increase earnings for public housing residents by more than 14%. The first City-sponsored site launched in late 2009 at Jefferson Houses in East Harlem as collaboration between the Center for Economic Opportunity (CEO), CUNY, Human Resources Administration (HRA) and NYCHA. Since its inception, the program has been instrumental in facilitating over 400 placements and/or promotions for residents of Jefferson Houses. In August 2011, the second City-sponsored Jobs-Plus site launched in the South Bronx in collaboration with the NYC Center for Economic Opportunity, Office of Financial Empowerment and Bronx Works, providing services to residents of Moore Houses, Betances and East-152nd Street Courtlandt Avenue. Jobs-Plus at BronxWorks has enrolled over 250 residents into the Jobs-Plus program since it opened its doors.

HRA and CEO, in collaboration with NYCHA, are currently seeking up to eight new qualified vendors to implement the Jobs-Plus program at up to seven additional sites (the Jefferson Houses site is expected to continue as a Jobs-Plus site). The expansion of Jobs-Plus sites throughout New York City marks a key milestone in NYCHA's new approach to better support residents in increasing their income and assets. NYCHA is working with public and private partners to identify gaps in services and develop strategies to attract additional high-quality and relevant resources and proven programs, like Jobs-Plus, into public housing neighborhoods.

PHA Goal: *Increase Section 3- related training, employment and contracting opportunities*

Progress: In 2011, the New York City Housing Authority (NYCHA) hired 2,480 new staff, of which 1,532 (62%) were Section 3 NYCHA residents. The 1,532 Section 3 hires included 816 (53%) residents hired directly by NYCHA and 716 (47%) hired by outside contractors for various construction projects at NYCHA developments funded through HUD's Capital Fund program. One of NYCHA's assets is the creation of and access to jobs either directly or through the agency's contractors. The federally-mandated Section 3 regulation is one tool for generating economic opportunities for public housing residents tied to NYCHA's core operations. NYCHA has instituted several process, monitoring and service enhancements to create increased job placement and advancement opportunities including new tracking tools, diversification of employment offerings, broader applicability of the REP (Resident Employment Program) requirement (15% of labor costs to hiring residents), and agreements with a few unions specifically created to increase access for NYCHA residents. Two additional areas of focus to address historical employment challenges have been developing a pool of qualified residents to meet contractors' workforce needs through employment-linked training, like the Resident Training Academy, and establishing "re-placement" support to residents to foster employment continuity given the short-term and seasonal nature of many Section 3 jobs.

PHA Goal: *Assist residents who are victims of domestic violence obtain an expedited confidential transfer and to enhance their safety*

Progress: From January 1, through April 30, 2012 one hundred and forty five (145) Domestic Violence cases were approved for transfer.

PHA Goal: *Provide support and assistance to residents approved for transfer to enhance their safety & viability and reduce the incidence of repeated domestic violence.*

Progress: From January 1, through April 30, 2012 ninety five (95) new cases requesting services were received. The services were transitioned to the Human Resources Administration 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.

HUD Strategic Goal: *Ensure equal opportunity in Housing for all Americans FY 2011*

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. In 2011, as part of NYCHA's Plan to Preserve Public Housing, more than 1,000 residents and more than 600 Section 8 participants, chosen at random, took part in the phone survey, which measured residents' levels of customer satisfaction. The participants represented a sample of NYCHA's many groups of different ethnicities, ages and neighborhoods. NYCHA also held 16 focus groups, which encouraged residents to discuss their attitudes about their experiences as a public housing resident or as a Section 8 voucher holder as well as their hopes for the future. The focus groups conducted in English, Spanish, Russian and Cantonese, were made up of more than 140 residents from various backgrounds, including Resident Association leaders, NYCHA resident employees, participants in NYCHA programs like community centers or Green Committees and Section 8 voucher holders. Throughout the Spring of 2011 NYCHA continued to actively engage staff, residents, and city, state and national partners through Community resident and partner roundtables and working sessions with "experts" and other key stakeholders including private and non - profit organizations, city agencies, community organizations and research institutions to promote active discussion and support in the Plan to Preserve Public Housing.

NYCHA's Department of Equal Opportunity, Services for People with Disabilities Unit, 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 2011, the Unit responded to over 2,275 calls on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. The Unit also reviews the application of applicants who were found ineligible for public housing and assert that the denial was based on their disability. There were 172 visits to the Unit and information was provided to a variety of organizations including: Catholic Charities, Harlem Independent Living Center, Community Resources and Services for Children United Cerebral Palsy, University Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children's Evaluation Rehabilitation Center Puerto Rican Family Institute, and many, many others. Applicants, residents, and others in need of assistance with disability issues may call the "Hotline" at (212) 306-4652 or TTY at (212) 306-4845.

The New York City Housing Authority takes steps to ensure that those residents who are Limited English Proficient have meaningful access to its programs, services and activities. Limited English Proficient individuals do not speak English as their primary language and have a limited ability to speak, read, write or understand English at a level that permits them to communicate effectively in the course of applying for or receiving NYCHA services or benefits.

In July 2008, Mayor Bloomberg signed Executive Order 120 to reaffirm New York City's commitment to providing excellent customer service to the City's diverse population regardless of language spoken. As part of this initiative, to better help people with Limited English Proficiency, NYCHA continues to expand the translation and interpretation services available to residents, applicants and the general public through the Language Services Unit. NYCHA employees are expected to contact the Language Services Unit when necessary to communicate more effectively with people identified as being Limited English Proficient. When a person with Limited English Proficiency is identified, the employee can call the Language Service Unit to provide interpretation services. The Unit is staffed by two interpreters in each of the following covered languages: Spanish, Chinese and Russian. The Language Services Unit also manages a Language Bank established in 1990 with 44 NYCHA employee- volunteers speaking eight languages that currently has more than 300 volunteers who collectively speak more than 39 languages, enabling NYCHA to provide assistance to a wide range of residents and applicants.

In 2010, the Language Services Unit was strategically realigned as a reporting unit within NYCHA's Department of Communications to enhance NYCHA's overall commitment to effective communication of its programs, services and activities to LEP residents and applicants by providing more transparency to issues affecting NYCHA residents and applicants. This unit annually assess NYCHA's language assistance needs; 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 will make recommendations to the Executive Department, as mandated, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency.

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 2010 in a continued effort to provide excellent customer service to all City customers regardless of language spoken, the Mayor's Offices of Operations, Immigrant Affairs and NYC Service launched NYCertified to strengthen the skills of the City's language bank volunteers. The program involves the recruitment, assessment, training, and management of New York City bilingual volunteer employees. There are two different tracks a volunteer can choose from - interpretation (which will test the oral proficiency of a volunteer) or translation (which will test the written proficiency of a volunteer). After passing a proficiency assessment, the volunteer will go through interpretation or translation training. As of 2011, NYCHA has approximately 43 Language Bank Volunteers that are participating in the NYCertified program.

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.

NYCHA's Fair Housing Non- Discrimination Policy is conspicuously posted at each of NYCHA's management offices, community centers, hearing room and every public place where residents and applicants are provided service. The Fair Housing Non-Discrimination Policy is also included in the rental-briefing package provided to NYCHA's Section 8 tenants. In addition, in celebration of National Fair Housing Month the policy was printed in the April 2010 edition of the Journal, a monthly publication for residents delivered to 176,273 families. In addition, NYCHA's Fair Housing Non-Discrimination Policies were electronically distributed to all NYCHA employees with e-mail access, approximately 7,000 out of NYCHA's 11,000 total employees. Employees

without e-mail are able to access NYCHA's Fair Housing Non-Discrimination Policies through centrally located kiosks and were given time to do so during the work day.

NYCHA's Office of Professional Development and Training conducts mandatory training on disability laws for newly hired employees in over 19 titles who interact with residents and applicants. This program identifies the various federal, state and local human rights laws that protect persons from disability discrimination such as: Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act; the Fair Housing Act; and the Architectural Barriers Act. The training also details NYCHA's obligations to provide reasonable accommodations to residents and applicants in accordance with each. In addition, NYCHA's Department of Equal Opportunity provides detailed training on NYCHA's Non-Discrimination and EEO Policies throughout the year to field staff and supervisors.

NYCHA prohibits unlawful discrimination. NYCHA's Department of Equal Opportunity ensures the Authority's compliance with federal, state, and local fair housing laws. Housing discrimination complaints filed with NYCHA by residents or applicants are investigated internally to determine if the individual has been discriminated against and determine if corrective or conciliatory action is necessary. In addition, the applications of applicants who have been found ineligible for public housing and claim the denial is based on their disability are reviewed. Preliminary investigations of complaints filed by residents and applicants with the State Division of Human Rights, the City Commission of Human Rights, and/or HUD are investigated by NYCHA's Law Department.

PHA Goal: *Publish Comprehensive Annual Financial Report*

Progress: On June 22, 2011, NYCHA was awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for its comprehensive annual financial reporting for the seventh year in a row.

PHA Goal: *Obtain HUD approval of Phase 1 of NYCHA's Multi-Phase Energy Performance Contracting Program Plan estimated at \$371 million in energy efficiency building-retrofits.*

Progress: On October 1, 2009, NYCHA submitted its final plan for Energy Performance Contracting to HUD. Following several meetings with HUD to review and discuss NYCHA's EPC plan in February 2010, NYCHA submitted a revised plan totaling approximately \$300 million in May 2010. After a long delay, additional meetings were held with HUD in October 2010; HUD mandated additional revisions to the plan which reduced the value to roughly \$200 million. NYCHA arranged several negotiations with the highest levels of HUD in DC in an attempt to reach an agreement that would maximize the potential benefits of the performance contract, but was unable to reach an agreement equitable to both parties. NYCHA ultimately abandoned this EPC submission and is seeking alternative options to lower energy costs.

2) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN

Criteria for Significant Amendment or Modification of the Agency Plan (24 CFR §903.7(r)(ii)):

NYCHA will amend or modify its agency plan upon the occurrence of any of the following events during the term of an approved plan:

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.”

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) **Please see Attachment H**

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.)

The New York City Housing Authority (“NYCHA”) is exempt from the requirements of § 2(b)(1) of the Housing Act, as amended (42 U.S.C. § 1437(b)(2)), because Section 402(4) of the New York Public Housing Law requires three of the four members of NYCHA’s Board to be salaried and to serve on a full-time basis. Nevertheless, under Section 402(3) of the New York Public Housing Law, the Mayor of the City of New York will appoint a public housing tenant as the fourth member of NYCHA’s Board by July 2011. The tenant member must be eighteen years of age or older and be the tenant of record or an authorized member of the household and in good standing. Under Section 402(4) of the New York Public Housing Law, the tenant member will receive a monthly stipend and is not subject to the prohibition against engaging in any other occupation, profession or employment.

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.)

Pursuant to Section 402(3) of the New York Public Housing Law, Mayor Michael R. Bloomberg appointed Victor A. Gonzalez as the first public housing resident to be named a member of the New York City Housing Authority (NYCHA) Board on July 20, 2011. NYCHA board members form the Authority’s governing body and are responsible for voting on contracts, resolutions, policies, motions, rules and regulations and administrative matters.

The NYCHA Resident Board Member will:

- serve alongside the Chairman, Vice-Chair, and Board Member
- vote on NYCHA contracts, resolutions, policies, motions, rules and regulations, and administrative matters
- devote a minimum of 20 hours per month to fulfill the duties of the position
- receive a \$250 monthly stipend for his/her service

To qualify for the NYCHA Resident Board Member position, you must be:

- A current NYCHA resident
- A tenant of record or authorized household member
- At least 18 years old
- Available to serve starting July 1, 2011
- In good standing with your tenancy, meaning: the Board has not terminated the tenancy; rent payments are up-to-date; the tenancy is not on probation; there are no pending tenancy termination charges; no legal actions have been taken for non-payment of rent, or Bawdy House proceedings to terminate the lease because the apartment is being used to conduct an illegal business
- Investigated by the New York City Department of Investigation, the New York City Conflicts of Interest Board and/or by NYCHA's Office of Inspector General

Application, Interview Process, Appointment

- Applications were available at Property Management offices, Borough Management offices and NYCHA-sponsored Community or Senior Centers; as well as on NYCHA's website and by calling 311. Residents were required to submit their application by May 16, 2011.
- Selected applicants will be interviewed by the Office of the Mayor of the City of New York and the New York City Housing Authority.
- Your tenant file will also be reviewed as part of the application process.
- The Resident Board Member will be appointed by the Mayor of the City of New York and will serve at the pleasure of the Mayor.

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

Metro North Rehab

Metro North Rehab was a NYCHA-owned Project-Based Section 8 development consisting of 17, six-story walk-up tenement buildings in Manhattan with a total of 321 units. Five buildings are located on East 100th Street, six buildings on East 102nd Street and six on East 103rd Street, all mid-block between First and Second Avenues.

Three buildings on 102nd Street and on 103rd Street were demolished due to structural damage from settlement problems triggered by construction on an adjacent property. Phipps Houses, along with Urban Builders, was selected pursuant to an RFP issued in December 2006 to rehabilitate the 100th Street buildings and redevelop the 102nd Street and 103rd Street properties for the creation of a total of 340 residential units under a long term ground lease. Closing on Metro North occurred June 30, 2009 and Phipps Houses has completed demolition of the existing 102nd Street structures and has rehabilitated the 100th Street site. Former Metro

North Rehab residents in good standing who choose to return will be given rental priority. Up to 300 units will be rented to residents eligible for Section 8 vouchers.

1070 Washington Avenue in the Bronx

NYCHA will use approximately \$5.3 million of replacement housing factor funds to finance the construction of a proposed privately owned and managed affordable housing development. As part of the construction sources, NYCHA will issue predevelopment and construction loans equal to \$1.36 million and \$3.97 million, respectively, to Bronx Pro Real Estate Management for the development of a 49-unit building containing 21 public housing units on privately-owned land. The predevelopment loan was issued and expended in September 2010. The remaining \$3.97 million in RHF grants was obligated in September 2010 with the expectation that NYCHA will begin construction in spring 2012.

Bronx Pro is a well-respected affordable housing developer that has worked with both NYCHA and HPD in the past. Using RHF funds to create public housing at a private development on privately-owned land would represent an innovative new investment/development model that could be duplicated in future NYCHA projects.

Energy Performance Based Contracting

NYCHA and other energy-industry partners are actively pursuing an energy-efficiency building retrofit program to reduce energy consumption in its buildings and fulfill cost containment objectives. On October 1, 2009, NYCHA submitted its final plan for Energy Performance Contracting to HUD. Following a meeting with HUD to review and discuss NYCHA's EPC plan in February 2010, a revised plan totaling approximately \$300 million was submitted to HUD on May 2010 for their review and approval. Additional meetings with HUD in October led to further revisions, and the submission of a revised Final EPC plan in November 2010, with work totaling roughly \$200 million. The feedback received from HUD based on the final submission placed additional limitations on the plan. Further negotiations with HUD did not yield favorable results and the decision was made to abandon the plan originally developed and restart the process. NYCHA has since developed a smaller EPC plan totaling \$17 million. This plan was made feasible due to incentives obtained from Consolidate Edison that offset the effects of the limitations imposed by HUD.

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 approximately \$3,450,658 to acquire existing affordable housing units within a multi-family building in New York City. NYCHA needs to accumulate these grants in order to have sufficient funds to purchase and renovate the units. NYCHA will acquire units in accordance with the requirements found at 24 CFR Part 941 and will meet the obligation deadline of 10/29/2013.
- Performance and Evaluation Reports are not available for the following subject grants:
 - NY36R005501-08 \$ 853,997
 - NY36R005501-09 \$ 790,086
 - NY36R005501-10 \$ 776,218
 - NY36R005501-11 \$ 395,955
 - NY36R005501-12 \$1,538,254
 - Total: \$4,354,510

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 approximately \$1,293,980 to acquire existing affordable housing units within a multi-family building in New York City. NYCHA needs to accumulate these grants in order to have sufficient funds to purchase and renovate the units. NYCHA will acquire units in accordance with the requirements found at 24 CFR Part 941 and will meet the obligation deadline of 10/29/2016.
- Performance and Evaluation Reports are not available for the following subject grants:

Second Increment

○ NY36R005502-10	\$ 258,796
○ NY36R005502-11	\$ 333,158
○ NY36R005502-12	<u>\$ 496,383</u>
Total:	\$1,088,337

Attachment F **Admissions Policy for Deconcentration**

HUD regulations (24 CFR Part 903) require a discussion of HUD's Deconcentration Requirement in NYCHA's FY 2013 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 2013 Annual Plan to comply with HUD's requirement.

Although 10 of NYCHA's qualifying 132 consolidated developments fall outside of an Established Income Range (EIR), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 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, 2012. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 176,327 occupied units⁶, there are 144,380 units within 132 consolidated developments⁷ 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, 7,927 occupied units were excluded from the analysis. Table I presents the number of these units that fall into each exclusion category. See the Appendix for a list of the individual excluded developments.

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income⁸ is less than 85% of the NYCHA mean; and a development will be considered above the EIR if its mean gross household income is above 115% of the NYCHA mean. The 2012 NYCHA

⁶ There are 176,327 public housing households as of January 1, 2012.

⁷ For the purposes of this analysis, there are 132 consolidated developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 132 developments that have been excluded.

⁸ Mean gross household income is defined as total household income before deductions.

mean gross household income is \$23,373, resulting in a lower EIR limit of \$19,867 and an upper EIR limit of \$26,879. 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 2012 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is \$19,500. However, this is less than 115% of the NYCHA mean gross household income, and therefore, NYCHA’s 2012 upper EIR limit remains at \$26,879.

Table I shows that out of the 132 consolidated NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 6 developments with 5,000 occupied units with gross mean household incomes below the EIR and 4 developments with 2,927 occupied units with gross mean household incomes above the EIR.

TABLE I
Summary Table

Development Category	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$19,867		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$26,879		TOTAL	
	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	6	5,000	4	2,927	132	144,380
FHA Homes	N/A	N/A	N/A	N/A	N/A	200
Hope VI	N/A	N/A	N/A	N/A	N/A	1,779
MHOP Program	N/A	N/A	N/A	N/A	N/A	38
Elderly Only Developments	N/A	N/A	N/A	N/A	N/A	7,735
Developments with Fewer than 100 Units	N/A	N/A	N/A	N/A	N/A	182
Elderly Only Buildings	N/A	N/A	N/A	N/A	N/A	2,149
Mixed-Finance Developments	N/A	N/A	N/A	N/A	N/A	19,864
TOTAL						176,327

**TABLE II
LOWER INCOME DEVELOPMENTS**

Table II lists the 6 consolidated developments with a mean gross household income of less than 85% (\$19,867) of the NYCHA mean of \$23,373.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Beach 41st Street-Beach Channel Drive	165	Queens	\$19,536	704
Melrose	028	Bronx	\$19,516	1,103
Mill Brook	084	Bronx	\$19,491	1,442
South Beach*	035	Staten Island	\$19,285	421
Taylor Street-Wythe Avenue*	234	Brooklyn	\$19,422	525
Webster	141	Bronx	\$18,433	805
Total			\$19,307	5,000

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.

* Taylor Street-Wythe Avenue and South Beach are enjoined from renting to working families and will therefore not be included in any outreach programs.

**TABLE III
HIGHER INCOME DEVELOPMENTS**

Table III lists the 4 consolidated developments with a mean gross household income greater than 115% (\$26,879) of the NYCHA mean of \$23,373.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Forest Hills Co-Op *	200	Queens	\$45,270	250
Fulton	136	Manhattan	\$30,641	942
Gompers	100	Manhattan	\$26,899	1,198
Union Avenue Consolidated	342	Bronx	\$27,974	537
Total			\$29,869	2,927

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.

Three of NYCHA’s 10 developments (Forest Hills Co-Op, Taylor Street-Wythe Avenue and South Beach) have 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 these developments.

All 10 NYCHA developments that have mean gross incomes outside of the EIR from the Deconcentration Requirement should be excluded, because all NYCHA developments are part of NYCHA’s explicit strategy to promote income-mixing in each of its developments. That strategy is spelled out in NYCHA’s Tenant Selection and Assignment Plan (“TSAP”). Under the TSAP, each development must adhere to income-mix requirements each year, renting no less than 40% of its vacancies to Very Low Income Families (making 30% or less of area median income), but balancing that with the Working Family Preference, which gives priorities to higher-income and working families.⁹ This plan has been in place since 1998. Over time, it should produce a generally uniform and healthy income mix in all NYCHA developments. Since NYCHA already has this deconcentration plan built into its rental scheme, it need not do anything more to comply with the Deconcentration Requirement.

NYCHA has chosen, however, to be more aggressive in addressing the income mix at the Lower Income Developments. It has therefore targeted its Economic Integration Plan to those developments.

Step 5 of the Deconcentration Requirement outlines the policy for deconcentrating poverty and income mixing in developments where the developments’ income profiles outside the EIR cannot be explained or justified. Step 5 also specifies that a PHA will be found in compliance with the Deconcentration Requirement if:

- all of the PHA’s developments are within the Established Income Range;
- the PHA provides sufficient explanation in its Annual Plan to support the income mix of developments above or below the EIR as consistent with and furthering the goal of deconcentrating poverty, income mixing and the goals of the PHA’s Annual and Five Year Plans; or
- the agency’s deconcentration policy provides specific strategies to promote deconcentration of poverty and income mixing at developments that are outside the EIR.

As explained above for Step 4, NYCHA can justify all the developments outside the EIR, because they are all

⁹ Federal law requires PHAs to rent no less than 40% 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.

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

Hope VI Developments

- Ocean Bay (Oceanside & Bayside)
- Prospect Plaza

Homeownership Developments

- Frederick Samuel I M.H.O.P.
- Frederick Samuel II M.H.O.P.
- Frederick Samuel III M.H.O.P.
- FHA Homes

Developments with Fewer than 100 Units

- 154 West 84th Street
- Lower East Side III
- Marcy Avenue - Greene Avenue Sites A & B
- Stanton Street

Developments Designated for the Elderly Only

- | | |
|------------------------------------|------------------------------------|
| ▪ Glebe Avenue-Westchester Ave | ▪ P.S. 139 Conversion |
| ▪ Baruch Addition | ▪ Palmetto Gardens |
| ▪ Bethune Gardens | ▪ Randall-Balcom |
| ▪ Boston Road Plaza | ▪ Reid |
| ▪ Bronx River Addition | ▪ Reverend Brown |
| ▪ Cassidy - Lafayette | ▪ Robbins Plaza |
| ▪ Chelsea Addition | ▪ Saratoga Square (Site 60) |
| ▪ College Avenue - East 165 Street | ▪ Shelton House |
| ▪ College Point Rehab Program | ▪ Sondra Thomas Apartments |
| ▪ Conlon - LIHFE Tower | ▪ Stuyvesant Gardens II |
| ▪ Corsi | ▪ Thurgood Marshall Plaza |
| ▪ Fort Washington | ▪ Twin Parks East |
| ▪ Haber | ▪ Union Avenue & East 163rd Street |
| ▪ International Tower | ▪ UPACA Site 5 |
| ▪ Kingsborough Extension | ▪ UPACA Site 6 |
| ▪ La Guardia Addition | ▪ Vandalia |
| ▪ Leavitt Street 34th Avenue | ▪ West Brighton II |
| ▪ Meltzer | ▪ West Tremont – Sedgwick |
| ▪ Middletown Plaza | ▪ White |
| ▪ Morris Park Senior Citizens Home | ▪ Woodson |
| ▪ New Lane Shores | ▪ Van Dyke II |

Mixed-Finance Developments

- | | | |
|------------------|------------------------------------|---------------|
| ▪ Bay View | ▪ Saint Mary's Park | ▪ Baychester |
| ▪ Boulevard | ▪ 344 East 28 th Street | ▪ Castle Hill |
| ▪ Bushwick | ▪ Amsterdam Addition | ▪ Marble Hill |
| ▪ Independence | ▪ Chelsea | ▪ Murphy |
| ▪ Linden | ▪ Drew-Hamilton | ▪ Samuel |
| ▪ Marlboro | ▪ Manhattanville | ▪ Wise Towers |
| ▪ Williams Plaza | ▪ Rutgers | ▪ Stapleton |

Attachment G
Resident Advisory Board Members

RAB DELEGATES/ALTERNATES 2012

	Names	Development	District	Delegate/ Alternate
1	Anglero, Karen	Latimer Gardens	Queens	Delegate
2	Ballard, Raymond	Sumner	Brooklyn West	Delegate
3	Bellamy, Geraldine	1471/1473 Watson Ave.	Bronx North	Alternate
4	Bergin, Rose	Isaacs	Manhattan South	Delegate
5	Berry, Laurine	Monroe	Bronx North	Delegate
6	Boone, Marie	Tilden	Brooklyn East	Delegate
7	Boskey, Francis	Section 8	Brooklyn East	Delegate
8	Bowman, Reginald	Seth Low	Brooklyn East	Delegate
9	Butler, Harvey	Sack Wern	Bronx North	Alternate
10	Carter, Deborah	Gravesend	Brooklyn South	Delegate
11	Charles, Brenda	Mariner's Harbor	Staten Island	Delegate
12	Cirigliano-Doria, Victoria	Berry	Staten Island	Delegate
13	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
14	Clinton, Scherisce Lewis	South Beach	Staten Island	Delegate
15	Coger, Claudia	Astoria	Queens	Alternate
16	Colon, Naomi	Marcy	Brooklyn West	Delegate
17	Crawford, Erik	Davidson	Bronx South	Delegate
18	Cruz-Acevedo, Celia	Site 402	Bronx South	Alternate
19	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate

20	Edmonds, Belinda	Section 8	Manhattan North	Delegate
21	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
22	Forbes, Maria	Clay Avenue	Bronx South	Alternate
23	Forrester, Hyacinth	Reid	Brooklyn East	Delegate
24	Foster, Cornelius	Claremont Franklin	Bronx South	Delegate
25	Grant, Wanda	Section 8	Bronx North	Delegate
26	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
27	Green, Nathaniel	Dyckman	Manhattan North	Delegate
28	Grossman, Florence	New Lane	Staten Island	Delegate
29	Guerrero, Genise	Monroe	Bronx North	Alternate
30	Harrell, Cassandra	Bedford- Stuyvesant Rehab	Brooklyn West	Delegate
31	Herman, Patricia	Lincoln	Manhattan North	Delegate
32	Hasan, Wallace	Patterson	Bronx South	Alternate
33	Huff, Dereese	Campos Plaza I & II	Manhattan South	Delegate
34	Jacobs, Doris	Redfern	Queens	Delegate
35	Jamerson, Princella	Millbrook	Bronx South	Delegate
36	Johnson, John	Mott Haven	Bronx South	Delegate
37	Kinsey, Craig	Bland	Queens	Delegate
38	Kitchen, Ruby	Kings Towers	Manhattan North	Alternate
39	Lauray, Barbara	Fort Independence	Bronx North	Alternate
40	Lauriano, Olga	Fort Washington	Manhattan North	Alternate
41	Lozano, Lilithe	Parkside	Bronx North	Delegate
42	Lynch, Victoria	Coney Island (Site 8)	Brooklyn South	Delegate
43	Marshall, Lillie	Red Hook West	Brooklyn South	Delegate

44	Masterson, Loretta	Sack Wern	Bronx North	Delegate
45	McElveen, Mildred	Randall-Balcom	Bronx North	Alternate
46	McNeill, Walter	Edenwald	Bronx North	Delegate
47	Miles, Charlotte	Wald	Manhattan South	Delegate
48	Moore, Patricia	Wilson	Manhattan North	Delegate
49	Morris, Ann	Manhattanville	Queens	Delegate
50	Morris, Ann Cotton	Woodside	Manhattan North	Delegate
51	Munroe, Carlton	Section 8	Brooklyn East	Delegate
52	Nimmons, Charlene	Wyckoff Gardens	Brooklyn West	Delegate
53	Parker, Geraldine	Stapleton	Staten Island	Delegate
54	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
55	Prince, John	Rutland Towers	Brooklyn East	Delegate
56	Pugh, Barbara	Section 8	Bronx North	Delegate
57	Reed, Deborah Franklin	Coney Island (Site 8)	Brooklyn South	Delegate
58	Reed, Marlene J.	South Jamaica I & II	Queens	Delegate
59	Rolle, Bettye	Audubon	Manhattan North	Alternate
60	Serrano, Raymond	Stebbins Hewitt	Bronx South	Delegate
61	Smitherman, Joanne	Highbridge	Bronx South	Delegate
62	Spain, Polly	WSURA 120 W. 94 th St.	Manhattan South	Delegate
63	Smith, Pamela	Mitchell	Bronx South	Alternate
64	Stanback, Tyree	Lafayette Gardens	Brooklyn West	Delegate
65	Steele, Michael	Rutgers	Manhattan South	Delegate
66	Thomas, Peggy	Hammel	Queens	Delegate
67	Torres, Luis	Moore	Bronx South	Delegate

68	Tull, Gloria	Claremont Parkway	Bronx South	Alternate
69	Velez, Ethel	Johnson	Manhattan North	Delegate
70	Walker, Daniel Barber	Jackson	Bronx South	Alternate
71	Walton, Carolyn	Glenwood	Brooklyn South	Delegate
72	Wilkins, Carol	Ravenswood	Queens	Delegate
73	Williams, Herma	Pelham Parkway	Bronx North	Delegate
74	Wright, Gloria	131 St. Nicholas Avenue	Manhattan North	Alternate
75	Young, Janet	Beach 41 st Street	Queens	Alternate

Attachment H

Comments from the Resident Advisory Board Members (RAB)



CCOP RECOMMENDATIONS FOR THE AGENCY PLAN 2012

CITY-WIDE COUNCIL OF PRESIDENTS, INC.

*The Official Representative Body for the Public Housing Community of
Resident Associations in the City of New York*

October 15, 2012

CCOP SUMMARY PLAN OF ACTION NYCHA AGENCY PLAN 2013

PUBLIC HOUSING IS INFRASTRUCTURE AND FULL FUNDING MUST BE GENERATED FROM GOVERNMENT

First, The CCOP has worked to insure greater collaboration, participation (resident engagement) of resident leaders, advocacy groups, stakeholders and elected officials of the 9 Districts IN THE NYCHA agency plan process of 2013. The CCOP and Resident Advisory Board, this year worked to continue to strengthen residents positions in the Preparation of AND THE SUBMISSION OF the Annual Agency Plan for NYCHA. THE FOCUS GROUP MODEL WAS USED TO EXPAND THE PARTICIPATION IN THE AGENCY PLAN PROCESS.

This year our voice and input is stronger in the direct preparation of the Agency Plan and we want NYCHA and the HUD/government decisions that affect us to be open, and reflect our direct input, into all levels of the preparation of the Agency Plan beyond just commentary.

Secondly, CCOP, The RAB, advocacy groups, elected officials and other stakeholders have described the key issues and items that must be placed in the Agency Plan to insure that the Operation, Capital, and resident support services accurately meet the needs, to secure and maintain of our facilities, and also protect the rights of and services to our residents.

FINALLY WE FULLY EXPECT NYCHA TO RESPOND TO ALL OF THE COMMENTS, AND RECOMMENDATIONS WITH THE INTENT OF CORRECTING ANY AND ALL SECTIONS OF THE PLAN THAT HAVE BEEN IDENTIFIED AS NEEDING MODIFICATION, SO THAT THE AGENCY PLAN MEETS THE APPROVAL OF THE RESIDENT LEADERSHIP.

EXECUTIVE BOARD OFFICERS

Mr. Reginald H. Bowman, President
Brooklyn East District Chair
Ms. Herma Williams, 1st Vice-President
Bronx North District Chair
Mr. Raymond Ballard, 2nd Vice-President
Brooklyn West District Chair
Mrs. Ann Cotton-Morris, Treasurer
Queens District Chair
Mrs. Geraldine Parker, Secretary
Staten Island District Chair

MEMBERS

**Mr. John Johnson, Bronx South District
Chair**
**Ms. Lillie Marshall, Brooklyn South District
Chair**
**Ms. Ethel Velez, Manhattan North District
Chair**
**Ms. Rose Bergin, Manhattan South District
Chair**

CCOP MAILING ADDRESS

Citywide Council of Presidents, Inc.
90 Church Street, 5th Floor
New York, NY 10007

CCOP EMAIL ADDRESS

citywidecouncilofpresidents@aol.com
ReginaldHBowman@aol.com

CCOP TELEPHONE NUMBERS

Mr. Reginald H. Bowman
District Office: (718) 922-7235

CCOP RECOMMENDATIONS FOR THE AGENCY PLAN 2013

CCOP RECOMMENDATIONS FOR THE AGENCY PLAN 2013

PUBLIC HOUSING IS INFRASTRUCTURE AND FULL FUNDING MUST BE GENERATED FROM GOVERNMENT, PUBLIC, AND PRIVATE SOURCES TO RESTORE THE 7 BILLION DOLLAR BUDGET GAP FOR REPAIRS MAINTAINANCE AND OPERATIONS OF THE NEW YORK CITY HOUSING AUTHORITY.

- **Increase The Current Budget of NYCHA for Capital Operations and Resident Support Services**
- **NYCHA should give residents the ability to view public space areas including entrance doors, lobbies, and elevators through the CCTV cameras installed in developments. There needs to be resident input on which developments receive CCTV cameras.**
- **The MTW application should not be submitted without direct dialogue with residents. MTW elements such as the five residency term limits and dismantling of resident associations should not be included in the MTW application submitted by NYCHA.**
- **There must be transparency from NYCHA in policies, procedures, and decisions on funding and resources should be distributed equally.**
- **Residents need to have input on termination of tenancy of other residents and should have a voice in what happens in the termination process.**

ADDITIONAL RECOMMENDATIONS

- **Elimination of the Police Department Sanitation Department MOUs**
 - **Significant Amendments To the Agency Plan including NYCHA Demolition/Disposition plans must be vetted through public hearings**
 - **Redevelopment Plans, New Construction, Public Private Partnerships and Asset Management must be subject to Resident review and Approval**
 - **Guaranteed one for one Replacement of Lost Public Housing Units**
 - **Safety and Security systems must be upgraded and installed in all NYCHA PROPERTIES**
 - **Create a working Section 3 and Job and Training policy and procedure that insures that residents receive their FAIR SHARE OF SECTION 3 FUNDING.**
 - **Full Funding for Resident Support Services, the Community and Senior Centers Programs/ and Services for Disabled Residents must be restored.**
 - **The Governance, Management, and Operational changes recommended in the Report of the Boston Consultant group must be included in the 5 year Agency plan, for NYCHA to be in compliance with Federal Regulations**
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1) Admissions and Eligibility

Most residents liked the proposed changes in the coming year including providing more vacancies for transfers as well as moving the application process online. Only a few concerns were raised.

- Some RAB members were concerned for computer illiterate applicants. They believe that either, paper applications should still be accepted or NYCHA should open centers where these applicants can gain computer access and receive assistance from NYCHA staff in completing their applications.

NYCHA's response: NYCHA has special kiosks designated at its borough offices where applicants can fill out their applications by computer; however, paper applications will continue to be accepted.

- Resident Leaders should be permitted to interview transfers and new residents prior to move-in.

NYCHA's response: The resident leaders can meet with the new tenant after the lease is signed in order to greet them and familiarize them with the neighborhood. Such a meeting (termed by some as a 'welcome wagon') if desired, can be suggested but would not be mandatory for the new tenant. Since tenant selection and transfers is by law the obligation of NYCHA, the Authority cannot delegate this responsibility to a resident group.

- NYCHA should make its background check requirements more stringent.

NYCHA's Response: NYCHA's screening process includes conducting criminal background searches for all 62 counties of New York State and a National Search for Sex Offenders. The searches are conducted for all members of the household aged 16 or older, for new applicants, family members wishing to join the household and remaining family members. NYCHA's efforts to search for criminal histories is more stringent than is required by the Department of Housing and Urban Development (HUD) which only requires Public Housing Agencies to search for sex offender status in states where the person is known to have resided. In addition, contacts are made to the applicant's current and/or former landlords (including homeless shelters) to confirm satisfactory tenancy.

At the rental interview, the Resident Services Associate reviews the provisions of the lease which includes the rules and regulations and resident responsibilities. New tenant visits are conducted approximately one month after move in and again the rules are discussed.

- Congress needs to revisit the Tenant Selection Assignment Plan (TSAP) to change current laws that govern the system and help reduce the long wait for shelter as well those looking to downsize their apartments.

NYCHA's response: NYCHA will comply with all laws that govern its housing policies and procedures.

- TSAP should be modified to ensure reasonable housing options are offered to seniors e.g. apartments in known high crime buildings should not be options for right-sizing the elderly. Apartments on high floors should not be offered to seniors if NYCHA anticipates elevator maintenance will continue to be a problem; the elderly cannot walk up ten floors or more on a regular basis.

NYCHA's response: A NYCHA public housing apartment is a limited public resource and the number of apartments that become vacant and are available for rental to a new family do not nearly meet the demand for apartments. NYCHA's TSAP and waiting list rotations are a way for NYCHA to balance among the many competing priorities on a rational and non-discriminatory basis. NYCHA does have developments dedicated to the housing of seniors and accommodates the needs of seniors when appropriate.

- Residents who wish to transfer to another apartment in the same building where they live should be given priority over all applicants and given a TSAP waiver.

NYCHA's response: NYCHA is considering policies that will allow current residents greater opportunity to rent available apartments.

- The fee for relocation should be higher than \$350. It should be as high as \$900. The relocation fee should be paid all in cash not a partial credit to future rent; a family may find volunteers or relatives to move household goods for free and use the cash for another purpose (e.g. summer camp fees, medical expenses etc).

NYCHA's response: NYCHA will take the request to increase the incentive under advisement.

- NYCHA should train Managers and Housing Assistants to review and clearly explain the rules for determining right size apartments with households.

NYCHA's response: NYCHA began training and will continue to train development management staff in occupancy and other issues.

- Occupancy standards are old-fashioned and should be re-evaluated. Residents would like a committee created to review the occupancy rules and make recommendations for modernizing the definition of household, and room allocation criteria. For example, if a household consists of a 17 year old girl, her middle aged mother and elderly grandmother, each person should have their own bedroom. It is wrong to expect the 17 year old and mother will share a room. Why should a four person household with a teenage boy and girl qualify for three bedrooms but a four person household with two teenage boys only qualifies for two bedrooms?

NYCHA's response: NYCHA is currently reviewing its occupancy standards and will take this recommendation under advisement.

2) Financial Resources

The RAB expressed many concerns with HUD's proposal to change rent calculations. In addition, the RAB expressed a general sentiment of concern when the increasing gap between potential and actual funding was presented.

- In some developments, residents pay their own utility bill on top of their rent. This is not consistent across all developments and should be changed.

NYCHA's response: Resident Allowances for Utilities are covered by 24 CFR 965.502 (a), which states: "PHAs shall establish allowances for PHA-furnished utilities for all check metered (sub metered) utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers."

This provision requires that PHA's provide allowances to residents who receive bills for utilities (i.e. electricity from Con Ed or National Grid). The allowances are determined based on an independent third party analysis which is based on average expected consumption and is periodically reviewed by HUD. Should a resident's utility bill exceed the allowance provided, it is their responsibility to pay the difference.

Conversely, should a resident's utility bill be lower than the allowance provided, they may keep the difference.

- NYCHA should publish a very specific breakdown of all expenditures.

NYCHA's response: NYCHA's Comprehensive Annual Financial Report (CAFR) is a complete, independently audited set of NYCHA's annual financial statements. It includes management's discussion and analysis of NYCHA's financial performance, statements of net assets, revenues, expenses, cash flows and related information. It is available through the NYCHA website at <http://www.nyc.gov/html/nycha/html/about/financialinfo.shtml>.

- Fair Market Rents (FMR) should be calculated separately for each borough.

NYCHA's response: The U.S. Department of Housing and Urban Development (HUD) annually estimates Fair Market Rents for 530 metropolitan areas and 2,045 nonmetropolitan county FMR areas. FMRs are primarily used to determine payment standard amounts for the Housing Choice Voucher (Section 8) program. For FMR purposes, HUD has defined the metropolitan area for New York City as including all five boroughs (Bronx, Brooklyn, Manhattan, Queens and Staten Island) and three other counties in New York State (Putnam, Rockland and Westchester). HUD does not provide calculations of the FMR for individual boroughs.

- Resident leaders should have free parking permits to park in development lots when attending resident meetings.

NYCHA's response: As part of the Safety & Security Task Force recommendations, NYCHA is now issuing free parking permits to the Citywide Council of Presidents (CCOP) Chairs and Residents Association Presidents to park in NYCHA employee parking lots while attending NYCHA and Resident Association meetings at the developments.

3) **Capital Projects**

The majority of the RAB comments concerning capital projects focused on the residents' perception of NYCHA's differential treatment of developments in regards to maintenance and upgrades.

- The RAB would like to be provided with a list of initiatives that are included in the pilot capital projects program.

NYCHA's response: Under new executive leadership, Capital Projects is working to improve and streamline the Capital Planning and Operations process. We are reviewing our procedures to achieve more efficiency, shorten review periods, and determine new approaches that will improve the overall flow of our processes. We are exploring ways to better communicate the status and progress of projects, generate clear project timelines and schedules with the goal of meeting these milestones. Other efforts include better coordination within the four core processes in Capital Projects: design and planning, procurement, construction and project closeout.

- NYCHA's Management and Capital Projects fail to communicate to residents how sites are selected for large-scale capital repairs. In the past, Capital Projects used to host an annual meeting to which Management and residents leaders were invited. Residents had an opportunity to request capital repairs with support from local management representatives. Capital Projects would respond to requests during this meeting and explain why certain developments would receive funding instead of others. Plans for future

expenditures were also discussed. As a result, both residents and management staff had access to the larger context for Capital's decision-making process and more information to explain to their constituents why work was delayed or not scheduled.

NYCHA's response: *Through a more thorough capital planning process, Capital Projects is working closely with Property Management to assess the needs of all NYCHA properties, but diminishing federal funds has resulted in the difficult discussion of prioritizing capital funds towards developments with the greatest need - developments where the exterior conditions (e.g. roof, parapet walls, facades) need extensive replacement or repair. At public hearings, NYCHA has addressed the public concerning this need, and presented the five-year plan to provide a breakdown of capital work as well as highlight planned capital investments. NYCHA has also provided a list of FY2012-2016 proposed projects on the website. (http://www.nyc.gov/html/nycha/downloads/pdf/FY_2012_Capital_Budget_Detail_CPD.pdf)*

- Design staff should visit every development before drafting the final capital projects budget.

NYCHA's response: *NYCHA is required by Federal law to conduct long term planning, develop its priorities over a five-year period and conduct a Physical Needs Assessment every five years. NYCHA's Capital Projects Division (CPD) and Borough Property Management staff meet on an ongoing basis during the year to review building needs, conditions and work requests. During the annual capital planning process, CPD and Property Management identify capital needs by reviewing needs assessment data, code regulations and requirements such as Local Law 11 Building reports, work tickets issued, and replacement cycles of building systems such as elevators and boilers. The needs are packaged into manageable projects with estimated cost of those projects. Jobs are prioritized and placed in specific funding years in the 5-year plan based on the seriousness of condition, design timeline and anticipated level of available funding.*

- NYCHA must inspect all work after it is completed by a contractor. Contractors who don't complete work that is up to NYCHA's standard should not be rehired. NYCHA must be wary of contractors who change their business' name in order to be rehired. Sometimes NYCHA sacrifices quality by hiring the lowest bidding contractor.

NYCHA's Response: *Construction Project Managers (for Capital Projects) and Superintendents (for Operations Contracts) at all NYCHA developments inspect completed work performed by our contractors, ensure adherence to contract specifications, direct the contractor to conform to contract specifications, and ensure that the contractor completes the contract work on schedule. They also complete a Contractor Performance Evaluation.*

- NYCHA staff should be less friendly with the contractors and ensure more accountability and supervision at work sites.

NYCHA's response: *NYCHA holds the highest standards of accountability for all contractors who are awarded contracts through Capital Projects. We agree that more accountability and supervision at work sites are needed and have instituted plans for additional internal measures that will support current construction staff with project controls that address quality assurance, safety, and compliance.*

- Capital Projects staff should visit the properties and make sure the work performed actually matches the design in the blueprints.

NYCHA's response: *Project administrators, construction project staff and field supervision staff are assigned to all active capital projects. Staff works closely with the contractor to insure that the work follows the contract, design, specifications and scope as awarded through the bidding process.*

- NYCHA needs to establish a system to track the replacement cycle of appliances because some appliances need parts that are no longer available.

NYCHA's response: *NYCHA will take this comment under advisement.*

- Ramps should be installed in all buildings that have mobility impaired residents.

NYCHA's response: *NYCHA continues to explore multiple approaches to addressing the needs of mobility impaired residents which can include the installation of ramps. Federal law allows housing providers to make reasonable modification to housing for persons with such disabilities. By definition, a reasonable modification is a structural modification that is made to allow persons with disabilities the full enjoyment of the housing and related facilities. NYCHA will do everything it can to make reasonable modifications for mobility impaired residents, but is not required to make changes that would fundamentally alter or create an undue financial and administrative burden on the authority. As such, NYCHA would consider other alternatives (e.g. relocation) that meet reasonable accommodation goals for mobility impaired residents.*

4) Development Activities

On the topic of development, the RAB asked NYCHA to better communicate with residents, to be more transparent about its objectives and to explain new types of development projects. The RAB also stressed the importance of maintaining the current housing stock.

- The RAB feels that communication is poor between NYCHA and residents on the topics of development, disposition and demolition. They would like NYCHA to provide clear definitions of affordable housing, low-income housing, mixed finance and housing preservation.

NYCHA's response: *NYCHA follows the protocol established by HUD for resident consultation with respect to proposals for development that involve demolition and disposition. NYCHA staff has attended Resident Association meetings regularly to inform residents of such plans and address issues in connection with new development. NYCHA will continue to work with the RAB on ways that would facilitate communication of plans and improved dialogue with the residents.*

According to HUD, "the generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing, and a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States. The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families."

Public housing represents the largest inventory of low-income housing that is being operated and maintained with subsidies from HUD. Preservation of public housing is the goal of Plan NYCHA. Through the use of public and private funds or mixed finance in partnerships with HPD and HDC, NYCHA has facilitated the production and preservation of low-income housing. So far, 2,035 units have been completed

with 445 units in construction and over 4,000 units in various stages of pre-development planning. Mixed finance that includes tax-exempt bond and low income housing tax credit is typically used to produce housing that is affordable to households with incomes up to 60% of area median income (“AMI”) or \$49,800 for a family of 4 persons. With Section 8 vouchers, mixed finance housing can be affordable to the very low income households. Based on the City’s Mixed Income Program, mixed finance may be affordable to a wide range of incomes from 40% AMI to 130% AMI adjusted for household size.

Department for Development staff is prepared to make a presentation on the different types of affordable housing and answer questions from the RAB on housing development and affordability.

- Many residents are skeptical of the new methods NYCHA is using to develop housing. Residents say they cannot afford the homes created by HOPE VI and they are worried that future mixed-income projects will replace public housing with market rate homes. The RAB asked NYCHA to create a resident committee to work with NYCHA on mixed-finance development projects.

***NYCHA’s response:** NYCHA does not have any plan to replace public housing with market rate housing through mixed finance developments. NYCHA will hold meetings with the RAB, CCOP, and residents of the affected developments to review housing initiatives that will generate both new housing units and revenues to preserve public housing. NYCHA will present the development concepts with opportunities for questions and answers at the above meetings and provide a clear and concise bulletins for information of all residents throughout the process. Creating a resident committee may help NYCHA build support of its development projects, but NYCHA is committed to engage all affected residents in discussion of specific projects. Department for Development staff will meet with RAB members to present development concepts prior to implementation.*

- The RAB requested that NYCHA present the RAB with its entire development plan in writing, preferably before the RAB meeting and that, throughout the year, they are updated on the status of development projects. Furthermore they ask that NYCHA help to facilitate better communication between developers and residents as residents feel that developers are often entirely self-interested.

***NYCHA’s response:** The application process required by HUD for demolition or disposition of NYCHA property requires consultation with the affected NYCHA Resident Associations and their district Council of Presidents. The application specifies the use of any proceeds realized from the transfer of assets be utilized to help preserve public housing.*

In addition, these properties must be identified in NYCHA’s Annual Plan, which is revised, updated and reviewed annually by the Resident Advisory Board and the Authority before submission to HUD each fall for approval. In the Annual Plan, NYCHA must include a statement of any planned demolition and/or disposition activities. This statement includes a list of the developments in which NYCHA intends to apply for demolition and/or disposition approval and the timetable for such actions. The actual application and approval process for demolition and/or disposition is a separate process from the Annual Plan and the approval of the PHA Plan does not constitute approval of these activities.

NYCHA’s policy is to consult early in the process with all stakeholders in the community. This involves early outreach to the residents of the affected developments, elected officials and other community stakeholders as a specific site is being considered for development. Prior to the development of a Request for Proposals (RFP), basic site issues are considered, including resident relocation, infrastructure, relocation of parking or other facilities currently on site. Community preference for type of housing and

affordability mix are also important considerations that are discussed in the formulation of a project. Elected officials comment on the project guidelines and requirements. All comments are considered in light of available non-NYCHA subsidies and financial resources.

Once the development team is selected, NYCHA returns to the community to introduce the team and present the project and preliminary design to the residents. This process continues as the project is refined and financing is secured. Discussions include resident relocation, final number of building stories, building footprint, open space usage, commercial uses, and community facilities.

NYCHA is committed to ongoing communication with residents in developments where demolition and/or disposition are proposed, particularly when relocation is required, to prepare them in advance of project implementation.

- NYCHA should enforce a one-for-one policy when demolishing public housing.

NYCHA's Response: NYCHA supports the basic concept of one-for-one replacement. However, due to budget shortfall and federal regulations, NYCHA (or any other housing authority) will not be able to replace every public housing unit demolished or disposed of with a new public housing unit.

- RAB members asked that residents who are required to relocate as a result of development activities and who meet certain NYCHA requirements at the time of relocation, be considered eligible for newly developed units regardless of any change in circumstance during the time of relocation. They also asked that, when relocated, residents be provided with a written guarantee that permits them to return to their apartment.

NYCHA's Response: NYCHA cannot guarantee that every displaced resident can return to a non-public housing unit without rescreening. The Authority provides the necessary assistance to help prepare residents for the rescreening process through financial management training and credit counseling. Also, the new or rehabilitated development may have size restrictions (i.e., largest apartment is two-bedroom) or income restrictions (i.e., must be at or below 60% AMI) that would make some former residents ineligible.

5) Management Operations

- The resources of NYCHA's Family Services Division should always be offered to seniors scheduled for relocation. Many seniors live alone and need help with the following to prepare for relocation: 1) disposal of furnishings, household goods, clothing which will not fit in a smaller apartment; 2) modification of account information for phones, cable TV and in certain cases electricity; and 3) notifying Social Security administration and pension providers of new mailing addresses to ensure important documents are forwarded.

NYCHA's response: Family Services is always available to assist elderly residents with the logistical and emotional aspects of relocation. Services can be offered on a voluntary basis.

- Family Services Division has collaborated with the City's Adult Protective Services (access to funds for professional moves or disposal of unwanted belongings) with successful results. NYCHA should formalize this partnership, ensure that all Property Managers know the resources are available and publicize the program through Housing Assistants to elderly residents.

NYCHA's response: Adult Protective Services (APS) does not provide access to funds for professional moves or disposal of unwanted belongings due to relocation. They have a Heavy Duty Cleaning Service which we successfully refer to for hoarding or extreme clutter type cases. NYCHA is in the process of

finalizing an MOU with APS to coordinate better the services of the two agencies and conduct joint home visits as needed.

- NYCHA should bring back the AROC committee for all the developments. They can serve as the Authority's first line of defense with the residents and as an information resource for NYCHA rules and policies. NYCHA should include resident leaders in the screening process for new residents.

NYCHA's response: *The resident leaders can meet with the new tenant after the lease is signed in order to greet them and familiarize them to the neighborhood. Such a meeting (termed by some as a 'welcome wagon') if desired, can be suggested but would not be mandatory for the new tenant. Since tenant selection and transfers is by law the obligation of NYCHA, the Authority cannot delegate this responsibility to a resident group.*

- NYCHA should establish the guidelines for the interview process.

NYCHA's response: *The guidelines for admission, the interview and applications process are described in NYCHA's Tenant Selection and Assignment Plan (TSAP) and in the Applications and Tenancy Administration Department's Manual. NYCHA's TSAP is available for review online at <http://www.nyc.gov/html/nycha/downloads/pdf/TSAPPlan.pdf> and the Authority's Manuals are available for review in the Research Department. Please call (212) 306-8202 to schedule an appointment to review the materials. Additional information about applying for public housing is available on NYCHA's web site at http://www.nyc.gov/html/nycha/html/assistance/app_for_pubhsg.shtml.*

- New residents should be on probation from 6 to 12 months.

NYCHA's response: *If a resident (new or otherwise) breaches the lease, NYCHA can and does use its termination of tenancy process. The formal definition of 'probation' is a legal one, meaning that conditions including extra scrutiny were placed on the tenancy after the tenant committed some breach of the lease, was officially notified of the offense by written charges and was afforded the opportunity of a due process hearing to respond to the charges, all pursuant to NYCHA's termination of tenancy procedures.*

- NYCHA should include an Undesirable Resident clause in the lease agreement and have additional laws to remove undesirable residents.

NYCHA's response: *The NYCHA lease already contains many clauses describing activities that are prohibited (since the commission of those acts is undesirable) and pursues legal action against tenants who violate the lease.*

- The new signs about NYCHA's rules and regulations placed in the lobbies are too large.

NYCHA's response: *In the past, NYCHA developments had different signs with different language to explain NYCHA's rules. This led to frequent confusion among residents and their guests about exactly what the standards are for living in or visiting a NYCHA development. The Rules and Regulations Committee of the Safety and Security Task force standardized important signage and implemented several new policies. Every lobby and front entrance in each building will now have a sign posted that will ensure all residents, invited guests and people with legitimate business on NYCHA premises are aware of the behavior expected in common areas.*

- New residents should be required to review and sign the booklet on NYCHA’s rules and regulations with the manager. NYCHA’s rules and regulations should be available in several languages to accommodate the diverse population in the developments.

***NYCHA’s response:** NYCHA’s Lease, which contains the rules and regulations, are signed by all new residents at move-in. The Highlights of the House rules was first distributed to existing NYCHA residents in December 2010. The ‘Highlights’ document is redistributed to every household at the time of their annual review. NYCHA will consider the suggestions to have new residents sign the ‘Highlights’ document. The ‘Highlights’ document is available in several languages and NYCHA staff can currently access translations in Spanish, Chinese and Russian.*

- NYCHA should improve Fire Safety education to increase residents’ awareness. There should be a more systematic and frequent campaign in collaboration with the New York City Fire Department (FDNY). Other measures that NYCHA should explore are the installation of fire alarms; conducting fire drills and having glow in the dark tape on the floors in the hallways.

***NYCHA’s response:** NYCHA’s Technical Services Department will work with the Property Management Directors to have the FDNY conduct fire presentations at Resident Associations meetings. NYCHA meets all current NYC Fire Department and Department of Buildings codes.*

- All NYCHA buildings should have Wi-Fi access and interactive monitors or bulletin boards.

***NYCHA’s response:** NYCHA will take the recommendations under advisement. Currently, Wi-Fi in all NYCHA buildings is cost prohibitive. As part of an advertising pilot program, NYCHA will test electronic bulletin boards. We are also exploring ways to provide better information online and improve outreach through social media. Residents can now sign up for email alerts on the NYCHA Web Homepage. (<http://www.nyc.gov/html/nycha/html/home/home.shtml>).*

6) Maintenance and Repairs

The RAB members made many suggestions to improve the efficiency and speed at which work orders can be completed. The RAB members liked many of the ideas that were presented for the new Annual Plan.

- Residents aren’t pleased with the Customer Contact Center (CCC). Instead, they prefer to submit their work orders in person to the management office and make an appointment for any necessary repairs at the same time. They prefer to continue using the CCC only for emergency work orders. A follow-up process should be implemented for the Customer Contact Center.

***NYCHA’s Response:** NYCHA will take this recommendation under advisement. We are in the process of reorganizing the customer experience.*

- NYCHA should redefine which work orders are considered as emergencies. Air and water leaks can cause serious, health-related side effects for residents with respiration and/or mobility problems.

***NYCHA’s Response:** NYCHA will take this recommendation under advisement.*

- In addition to completing simple repairs during inspections, RAB members suggest that an influx of skilled-tradesmen be on hand at the development with their supplies to complete repairs that cannot be carried out by maintenance workers.

NYCHA's Response: NYCHA is in the process of assessing the apartment inspection process to determine ways to improve service for the residents.

- When residents schedule times for a repairman to visit their home, all necessary repairs should be completed on that same day. Multiple workers should be scheduled during this time if different skilled-tradesmen will be necessary and all parts should be ordered ahead of time.

NYCHA's Response: NYCHA is in the process of assessing the work order process from beginning to end to determine ways to streamline the process and improve service for the residents.

- There is a shortage of maintenance and janitorial workers at NYCHA developments. Workers' hours should be extended to 7:00 pm on weekdays and should include weekend hours.

NYCHA's Response: NYCHA is exploring various options to use development staff in the most efficient manner. Additionally, NYCHA will work with the unions to develop extended schedule hours.

- Residents believe that at least one maintenance worker at each development should also be a resident so that emergency repairs can be carried out quickly at all hours.

NYCHA's Response: NYCHA will take this recommendation under advisement.

- If specific maintenance workers were assigned to specific sections of developments, they could learn the quirks of their sections and would be able to better service the development.

NYCHA's Response: NYCHA will explore this recommendation. Currently, maintenance workers who respond to routine repair requests and other items are generally assigned to specific developments. More maintenance workers are being hired which may afford us various options to designate specific areas or disciplines that could lead to greater efficiencies.

- NYCHA residents believe that the quality of parts and supplies being used for repairs has declined in recent years. Because of this, repairs are necessary more often.

NYCHA's Response: Ensuring quality repairs is important to the Authority. We will be working with the unions to continue to monitor the process to ensure the satisfaction of residents. Additionally, we will continue to review the failures of parts and work with our suppliers to ensure quality parts and supplies for the lowest cost.

- NYCHA should increase efforts to remove pests and rodents from grounds and buildings and explore options such as providing education on the process of extermination of pests and rodents, removing bushes and cement the ground, increasing extermination after investigating a rodent infestation, cleaning out all storage areas, using combat baits to remove roaches and providing weekend exterminations and alternatives to chemical exterminations.

NYCHA's Response: NYCHA will continue to explore various options to address infestation issues at the developments.

7) Designated Housing for Seniors

Most of the RAB's comments about senior housing fell into a few main categories. The RAB expressed many concerns in regards to right-sizing seniors. They spoke on issues regarding NYCHA's enforcement of senior

designated housing. They commented on the location and physical characteristics of a senior designated building and they asked questions about current and future support systems put in place for NYCHA's senior residents.

- Seniors are less mobile and place high importance on their support systems such as neighbors and nearby medical care. For this reason, seniors should not be moved to right-size apartments unless vacancies are available within their development. NYCHA should consult with resident leaders who may have insight into the needs of a specific senior.

***NYCHA's Response:** Nearly 40% of all under-occupied apartments are headed by elderly residents. Exemption of this population would make right sizing of apartments unachievable. NYCHA will outreach and provide assistance to residents, including the elderly, who are transitioning to smaller sized apartments.*

- Seniors are often no longer able-bodied; they need more assistance than NYCHA's \$350 rental credit in order to relocate.

***NYCHA's Response:** NYCHA's efforts are geared to avoid negative effects to seniors as much as possible. We will sensitively work on this process. NYCHA will outreach and provide assistance to all residents transitioning to smaller sized apartments. Additionally, NYCHA is currently reviewing the amount provided as moving incentive.*

- Many senior units are not occupied entirely by seniors. Often, seniors' family members live with them in senior housing. NYCHA should establish a maximum age for children that can live with seniors in senior housing. The RAB asks that NYCHA better monitor and enforce senior designated housing.

***NYCHA's Response:** Current procedures allow seniors to have additional persons living with them under certain limited circumstances, such as when the additional person meets age requirements for the senior development, or when NYCHA grants an age restriction waiver for a transferring tenant; for a home care attendant; or for a foster child. Tenants must still meet NYCHA occupancy requirements. NYCHA will continue to monitor these issues through its Lease Enforcement Unit.*

- Seniors require access to support systems such as family members and younger people who can help them with chores and errands. Because senior designated housing often separates seniors from their support systems, NYCHA should place a Senior Resident Advisor in each senior building.

***NYCHA's Response:** NYCHA re-organized its Family Services Department to reach a larger number of residents. Currently we have the following services for seniors in NYCHA's developments:*

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

Senior Resident Advisor Program - The Senior Resident Advisor Program consists of trained paraprofessionals (some who live on-site) who provide crisis intervention services and case management coordination. Services provided include assistance in obtaining entitlements, health services, mental health

services, assistance in maintaining independent daily living, home care services, senior legal services, outreach, meals for the homebound, and recreational activities (through NYCHA Senior Centers). Each program includes a substantial resident volunteer component (Floor Captains) to ensure daily contact with each elderly resident; these Senior Resident Advisors (SRA's) are supervised by certified social workers. NYCHA operates this program at twenty-two senior-only developments.

Senior Companion Programs - This program, which is a cooperative project with the New York City Department for the Aging, the Henry Street Settlement and the Corporation for National Service, provides assistance to sick, socially isolated, and frail elderly residents at selected NYCHA developments. Working with a corps of resident volunteers called Senior Companions; the program provides friendly home visits, crisis intervention, telephone reassurance, and errand and escort services.

NYCHA Operated Senior Centers - NYCHA directly operates 39 senior center facilities and provides educational, recreational, cultural and social activities. Programs at these centers vary according to the level of staffing, availability of overall funding, physical space, and funding for meals and/or satellite lunches provided directly or from nearby DFTA-funded Senior Centers. In some cases, discretionary funds from City Council Members subsidize expenditures for volunteer lunch programs or center activities. In addition to meal programs, many centers provide music programs such as singing and keyboard instruction; arts and crafts such as ceramics and painting; workshops on entitlements and nutrition; drama and playwriting classes; basic computer education classes; ESL classes; gardening; exercise and a host of other activities. The centers celebrate many holidays as well as cultural and historical events, such as Thanksgiving, Christmas, Chanukah, Kwanzaa, Hispanic Heritage, Black History Month and Women's Month. They also organize day trips to plays, talk shows, family resorts, fishing, shopping and other activities.

- High-rise buildings should not be designated as senior only housing. Seniors often have mobility issues and have difficulty reaching a building's highest floors. Instead of designating senior only buildings, NYCHA could designate the first three or four floors of many buildings as senior housing.

***NYCHA's Response:** NYCHA will explore this recommendation. NYCHA accommodates seniors living in general population developments, on a case by case basis, as needed, regarding their requests to live on low floors. Please note that designation of apartments for exclusive occupancy by senior residents is subject to HUD approval.*

8) Community Programs

The RAB's comments on this topic fall into three main categories. First, the RAB had many comments and suggestions about the community programs designed to help residents find jobs. Second, they addressed many operational concerns regarding Community Services and the programs they run. Lastly, the RAB spoke to the importance of having strong programming focused on helping youths living in public housing developments.

- The RAB asked that NYCHA better advertise programming either by placing flyers under each door or by using Facebook. They stated that placing posters in the management office has proven ineffective.

***NYCHA's Response:** Improving outreach and communication with residents is of the utmost importance to NYCHA. Several key NYCHA departments (Property Management, Community Operations, Communications, and General Services) coordinate closely to distribute flyers and notices in buildings, community centers, and under doors, conduct targeted mailings as well as host development-based information sessions, publicize in the resident newspaper "The Journal", and post activities through social*

media. Future efforts will include working more with NYCHA's IT department on additional ways to use technology for strengthening outreach and communication. NYCHA welcomes working with residents and resident leaders on additional strategies and feedback.

- The RAB asked that programs be available at many locations in all boroughs. They suggested reducing the centers' hours during the week in exchange for longer hours on weekends.

***NYCHA's response:** NYCHA will assess services provided by or offered at NYCHA's community facilities and identify critical resident needs in order to evaluate whether current programming effectively and efficiently meets resident needs. NYCHA will also compare programs with services provided by other organizations within surrounding communities. As part of this assessment, NYCHA will additionally map out potential partnerships or sources of government or philanthropic support. Ultimately, NYCHA aims for a better understanding of which programs are producing the best results; how to provide or enable access to programs; the cost of these services as well as the hours of operation.*

- The RAB also asked that daycare services be coordinated with job training programs.

***NYCHA's response:** NYCHA will take this recommendation under advisement. NYCHA does not directly operate daycare service; the majority of these services are funded by the Administration for Children's Services.*

- Programming for youths is extremely important. It is imperative that young residents succeed in school and value hard work. NYCHA should increase the number of programs it offers that fall into the category of "cradle to college".

***NYCHA's Response:** NYCHA will continue to explore opportunities to work with Community Based Organizations and other partners to ensure high-quality programming for youth in our communities.*

9) Self-Sufficiency

Most comments on this topic focused on the geographical and travel difficulties that residents face because Resident Employment Services is located in Brooklyn. They also stated that they believe NYCHA can do a better job monitoring the success of its current programs in order to improve these programs in the future.

- Residents in other boroughs have difficulty traveling to events because of time and financial constraints as a result of the office of REES being located in Brooklyn. Programming should be uniform and available at all developments across all boroughs. Some RAB members suggested that NYCHA provide a stipend and/or Metrocard for residents enrolled in training programs.

***NYCHA's response:** Although centralized, REES services are open to all residents. In order to make services more accessible and customer-friendly, the department is implementing initiatives and partnerships like Jobs Plus and the Zones. In collaboration with the Human Resources Administration (HRA) and the Mayor's Center for Economic Opportunity (CEO), Jobs Plus, a place-based workforce development, placement assistance and work support program specifically for public housing residents, will expand from 2 to 8 city-funded sites citywide in 2012. Additionally, a core component of REES' new resident economic opportunity model is the creation of geographically-focused service networks ("Zones") citywide comprised of partner organizations committed to serving a cluster of NYCHA developments.*

At this time, NYCHA is not in the financial position to provide stipends and/or Metrocards to all residents

participating in training programs. This is a suggestion that can be explored as the Department seeks external funding.

- The RAB asks for NYCHA to increase the volume of programs that help residents create resumes and prepare for interviews. They asked that NYCHA’s partners such as Con Edison and Verizon FiOS run training programs for NYCHA residents. They also suggested that NYCHA should run more programs designed to help residents attain jobs in the financial services sector and other corporate settings.

***NYCHA’s response:** NYCHA recognizes the important role that other organizations and companies can play in serving public housing residents. This recognition is evident in REES’ new model which is structured around service coordination and developing strategic partnerships to increase opportunities to NYCHA residents.*

- The RAB would like to be provided with a per-borough breakdown of training program participants and job placement statistics. NYCHA needs to be more transparent and should provide the sources for all of its employment placement numbers because many residents do not feel that the published statistics reflect reality. NYCHA should also monitor the effectiveness of different programs based on location as different programs have varying success rates in different neighborhoods.

***NYCHA’s Response:** Please see Attachment N – Resident Employment Data in the Annual Plan for information on the number of residents placed in jobs and enrolled in training programs for the past couple of years. As NYCHA continues to work with Resident Leaders and members of the Resident Advisory Board (“RAB”), in support of our core mission, vision and values to create meaningful economic opportunities for NYCHA residents, we are mindful of the fact that monitoring the progress of our residents as they enroll in our training and employment services is critical. Currently, Resident Leaders are informed of the employment opportunities that are available in their respective developments based on the contracts that are awarded to contractors to perform work. The Department of Resident Economic Empowerment and Sustainability (“REES”) can generate quarterly reports to the RAB by Borough, which identifies the number of NYCHA residents that have been placed in jobs as a result of training programs and those residents that have been directly placed as a result of contracted work that is being administered in NYCHA developments. It is important to note that for direct hires, placements will only be reflected once a project within NYCHA developments has started.*

- NYCHA should contract with resident owned businesses whenever possible. This can be facilitated by keeping an up to date list of all residents’ businesses.

***NYCHA’s Response:** REES will explore this recommendation through its Resident Business Development Unit. Resident business development is one of the components of the economic opportunity platform being implemented through REES. The Office is actively working to build capacity, expertise and partnerships in this area.*

- NYCHA needs to establish new opportunities to support resident-owned businesses. Residents can provide services such as child care that meet the needs of the community.

***NYCHA’s Response:** REES is presently developing strategies for supporting resident-owned businesses. Our goal is to connect NYCHA entrepreneurs with high-quality business development service providers. REES also plans to leverage NYCHA’s role as a policy maker and consumer to generate new opportunities for resident-owned businesses. We look forward to remaining engaged with the RAB as we develop new initiatives in this area.*

- NYCHA needs to do a better job describing what services the Resident Economic Empowerment and Sustainability (REES) Division has available. Does REES create or find jobs for residents or merely facilitate the identification of qualified residents for existing construction or maintenance positions available through NYCHA construction or property management activities? Can REES help new graduates who live in NYCHA find jobs? For example, if someone has just graduated from cooking or social work school, can REES help these people find work? If not, can they refer NYCHA residents to an agency that can help them find work?

***NYCHA's response:** We would look forward to working with RAB and others to determine how best to communicate information about available services as well as ways to receive and incorporate continued feedback about these services.*

REES connects residents to services in four key areas: employment and advancement, adult education and training, and financial literacy and asset building, and business development. In order to meet NYCHA residents' diverse range of skills and interests, REES has developed strategic partnerships with high-quality economic opportunity service providers throughout the city through our new Zone Model.

REES regularly connects residents to NYCHA-generated jobs in the construction, maintenance and pest control fields through the NYCHA Resident Training Academy and Section-3 compliance. REES also has relationships with private employers in different sectors and plans to expand the volume and diversity of our jobs through a renewed focus on Job Generation. By better leveraging NYCHA's role as an economic engine, REES hopes to generate new job opportunities and put new systems in place to ensure that NYCHA residents are aware of opportunities as they become available. We still encourage residents to access job opportunities generated through REES partners including the City's Workforce 1 System.

- NYCHA should provide more details on the current resident training programs.

***NYCHA's response:** REES currently offers employment-focused training opportunities for NYCHA residents through the NYCHA Resident Training Academy (NRTA). The NRTA is collaboration among NYCHA, the Robin Hood Foundation, and many of the premier training providers in the city: Brooklyn Workforce Innovations (BWI), Nontraditional Employment for Women (NEW), St. Nick's Alliance, and the New York City College of Technology (CUNY). The NRTA offers three training tracks—Construction, Janitorial and Pest Control—each with distinct minimum entry requirements, industry focus, curriculum and duration. The NRTA is presently scheduled to offer 9 janitorial and 2 construction training classes between September 2012 and June 2013.*

In addition to the NRTA, REES works with partner organizations to recruit NYCHA residents for a variety of high-quality training programs. In the fall of 2012, REES will launch city-wide recruitment for the fourth NYCHA resident cohort of Green City Force's Clean Energy Corps training program. Throughout the year, REES will offer additional training opportunities through our network of Zone Partners.

On a regular basis, REES uses direct mail, fliers, email, phone calls, and social media to outreach for current training opportunities. In addition, we are developing a resident-focused website that will include

up-to-date information on training programs and other offerings. Residents can learn more about the NRTA and stay abreast of current training opportunities by calling the REES hotline at 718-289-8100.

- NYCHA should adopt the following approach to improve communication with the resident leaders about jobs and other opportunities: a) send literature in a timely manner, b) mail or fax information to the Management Offices, c) call the resident leaders, and d) provide food at meetings.

***NYCHA's response:** We are eager to establish clear lines of communication between REES staff and Resident Leaders and appreciate these suggestions. As we launch Zones throughout the city, each Zone Coordinator will work closely with Resident Leaders using many of approaches suggested. Using feedback from Resident Leaders, we are also in the process of developing an informational resource guide that will provide Resident Leaders with customized information about current partners, opportunities and services for Residents. We look forward to working with the RAB to receive additional feedback about ways we can improve communication.*

- Job Plus Sites should be located in every development and the program should merge with Work Force 1.

***NYCHA's response:** 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. Jobs-Plus, when implemented well, has been proven to increase earnings for public housing residents by more than 16%. We agree that every development should have access to a Jobs-Plus site. Unfortunately, given resource constraints that reality is not possible.*

New York City is now investing \$24 million to expand the program to up to seven new public housing sites as a signature component of Mayor Michael Bloomberg's new 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. The Jobs-Plus expansion represents a significant collaborative effort among several City agencies, with HRA as the lead agency. Partners include NYCHA, CEO, the Department of Consumer Affairs Office of Financial Empowerment (OFE) and the Department of Small Business Services (SBS) which oversees the Workforce 1 System.

Over the course of 2013, REES is committed to working with SBS, Resident Leaders, and other local partners to increase the number of NYCHA residents connecting to the Workforce 1 System. In addition, developments not awarded Jobs-Plus sites will still have access to local, high-quality workforce development programs through implementation of REES' Zone Model.

10) Crime and Safety

Many RAB comments focused on the treatment of NYCHA developments as integral parts of the communities in which they reside. RAB members believe that many security issues can be fixed by focusing on crime across NYCHA development borders.

- NYCHA should facilitate more interactions between PSAs and local precincts. One criminal activity may span across a development's borders. In order to stop this activity, enforcement must also come from both sides of the development's property lines.

***NYPD's response:** It is the responsibility of the NYPD to facilitate interactions between the PSA and the local precincts in regard to criminal activity. There are several ways that the NYPD shares information including utilizing field intelligence officers in the borough patrols to gather and share information across boundaries, various NYPD meetings including COMPSTAT provide a venue to share information among all jurisdictions, and the Pattern Identification Module (PIMS) Unit in each patrol borough are tasked with identifying crime trends in their areas and sharing this information with all NYPD Bureaus including the Housing Bureau.*

- Officers should perform more vertical patrols between 10PM and 5AM on weekends.

***NYPD's response:** NYPD staffing levels are based on crime and volume of calls for police service. The overnight shift historically has less members working due to the lower volume of 911 calls and crime occurrences.*

- Loitering after hours is a big problem. The NYPD should address this more aggressively.

***NYPD's response:** The NYPD's Impact Response Teams and Impact Zone teams have extended their work hours past 3 AM in the morning to address this activity and we will continue to monitor this issue.*

- Resident watch programs are the best form of enforcement and should be revamped. Residents could be offered incentives to participate in resident watch programs. More training programs, through the Police Academy, should be available for residents and tenant association presidents.

***NYCHA's response:** Under Plan NYCHA, the Authority is undertaking several initiatives with the goal of improving safety and increasing resident involvement. These initiatives include working to improve the resident/officer relationship, developing a joint safety strategy each year prioritizing the most pressing issues, providing additional training and better coordination for Resident Watch teams, consistently posting and clearly communicating NYCHA Safety and Security Guidelines, and increasing communication about safety issues with residents.*

- The amount of outdoor lighting at NYCHA developments should be increased. Criminals often hide their activities in dark, shadowy areas.

***NYCHA's response:** NYCHA will consider this suggestion. In addition to repairing existing external lighting, NYCHA will consider installing additional external lighting as funding permits to enhance resident safety.*

- NYCHA needs to redesign its exterior doors. Magnetic, layered-access doors can be kicked open and are frequently in a state of disrepair.

***NYCHA's Response:** NYCHA's Maintenance workers are currently receiving mandatory four-day training in the maintenance and repair of electromagnetic locks which will help improve the diagnosis and repair of damaged locks.*

- Residents should be able to see the video from developments' security cameras in real time via televisions, computer screens or handheld devices like smart phones. At a minimum, video of building entrances should be available to complement building intercom systems.

***NYCHA's response:** While developing the current CCTV design standard, the Safety and Security Task Force conducted a thorough review of various CCTV technologies, to include video intercom systems. The Task Force learned that the systems that have the capabilities mentioned above did not meet the agency's need for low maintenance and sustainability. NYCHA cannot offer access to CCTV monitoring to non-NYCHA professional and trained personnel because of legal and security issues. If a member of a Tenant Association needs access to video records, she/he can request authorization to review specific files from the Office of Security, who will put the TA representative in touch with relevant NYCHA personnel.*

- NYCHA should increase the number of community affairs officers to improve relations between NYCHA residents and the police. New strategies need to be developed to ensure the police are considered a positive presence in the community.

***NYCHA's response:** While NYCHA does not employ Community Police Officers, NYCHA does work closely with the NYPD to ensure that there is an open dialog between residents and the police around crime reduction and quality of life issues.*

- NYCHA needs to link with the Department of Parole to prevent criminals living illegally (not on the lease) in NYCHA's developments upon release.

***NYCHA's response:** NYCHA currently works with the NYS Department of Parole to ensure that persons not eligible to live in public housing due to their criminal convictions are not residing in NYCHA.*

- NYCHA should increase the number of Resident Watch groups.

***NYCHA's response:** NYCHA realizes the importance of an active Resident Watch to the safety of the residents of our developments. Our Family Services Department is working aggressively to increase Resident Watch participation.*

- Security guards in senior developments become friends with the residents and allow criminal activity to take place. NYCHA needs to follow-up on this issue.

***NYCHA's response:** NYCHA's Office of Security is tasked with the oversight of the contract security guards assigned to NYCHA's senior developments. Residents are advised to contact the Security Command Center at (212) 306-8800, 24 hours a day, seven days a week to report any issues regarding the contract security personnel.*

11) Pet Policy

RAB members discussed many problems that are caused by pets at NYCHA developments. Pets are noisy and, if not properly cared for, their waste can cause smell and reduce cleanliness conditions for other residents.

- Pets should not be permitted in NYCHA housing. The pet policy should be changed.

***NYCHA's Response:** In compliance with HUD rules, NYCHA must permit its residents to own common household pets, which NYCHA defines as one domesticated dog or one domesticated cat. In accordance*

with HUD guidance, local law and for the benefit of other NYCHA residents, NYCHA enacted reasonable requirements regarding pet ownership, summarized as follows:

- ◆ **Dog/Cat:** One dog or one cat
- ◆ **Weight Limits** Dogs not more than **25** pounds, adult weight
- ◆ **Prohibited dogs:** **Doberman Pincher, Pit Bull and Rottweiler**
- ◆ **Registration:** Required of every dog, cat or a Service Animal
- ◆ **Dog Tag:** Required of dogs (including Service Animals) when in public
- ◆ **Service Animal:** *Assists, supports or provides service to a person with disabilities*
- ◆ **Other Pets:** Okay to have small caged birds, fish and small caged animals
- ◆ **Prohibited Pets:** If prohibited by NYS or NYC law (including NYC Health Code).
- ◆ **Dangerous Pets:** If vicious, threatening, biting, fighting or attack dogs
- ◆ **Pet Waste:** Curb dogs. Dispose of waste in compactor (including cat litter)
- ◆ **Dog Leash:** If in public, dogs must be leashed, with leash **six** feet long or less
- ◆ **Pet-Free Zone:** Example: Management Offices, playgrounds, Community Centers, laundry rooms, basement areas
- ◆ **Spay/Neuter:** For dogs and cats
- ◆ **Vaccination:** Rabies vaccination for dogs and cats
- ◆ **Registration Fee:** One-time, non-refundable \$25 fee

- NYCHA laws should be off limits to both people and pets. Currently, it is difficult to enforce the pet lawn restriction. Adding people to this restriction would simplify enforcement. Roofs should be added to the official list of pet-free zones.

NYCHA's Response: Housing Managers, in consultation with Resident Association leaderships, can designate Pet-Free Zones within which residents may not allow dogs or cats to enter. The areas, which must have signs posted declaring them as Pet-Free Zones, include: Management Offices, playgrounds, Community Centers, laundry rooms, basement areas, barbecue areas, roofs, and roof landings. Roofs and roof landings are 'off limits' to all except authorized personnel. NYCHA is in the process of adding customized signs at developments at the request of the Tenant Association presidents. These signs include "Pet Free Zones" and "House Rules" which will be installed at the designated properties in an effort to remind all residents of rules and responsibilities.

- NYCHA needs to revamp its pet policy enforcement procedures. More often than not the policy goes unenforced.

NYCHA's Response: NYCHA has established specific controls to monitor compliance with its Pet Policy. All registered dogs and cats are entered in a central database and the information is updated annually as part of the Annual Income Review process. In addition, during the apartment inspection and the completion of routine work orders, NYCHA staff will note if a pet is present in the household and the type of pet. If the presence of any dangerous or prohibited animal is observed, NYCHA staff must immediately notify the Superintendent of this condition.

Residents who own pets must exercise a high degree of care and control of their animals to prevent them from becoming nuisances or creating unsafe or unsanitary conditions. A pet owner is liable for any injuries caused by his or her dog or cat. A resident is subject to termination of tenancy for instances involving the

ownership or maintenance of an animal in his/her apartment that violates the NYCHA pet policy, or if the animal bites or otherwise causes injury or damage to other animals, persons or property.

The NYPD issues Incident Reports to Development Management on cases of dogs found without dog tags or that are not registered.

- When residents report possibly unauthorized pets to the Management Office, NYCHA staff needs to investigate the matter by checking the resident's file to see if any and how many pets are registered for that apartment. If the information does not match what is reported, then NYCHA staff should follow-up with a visit.

NYCHA's response: NYCHA agrees that development staff should follow-up and investigate claims of unauthorized animals. Unauthorized animals will have to be either registered (if possible) or removed.

- NYCHA should require all dogs to wear muzzles.

NYCHA's response: Requiring a dog to wear a muzzle when in public is a remedy that can be imposed by the New York City Department of Health and Mental Hygiene after it determines that a dog is vicious. NYCHA does not initially require a muzzle for all dogs. NYCHA's pet rules do incorporate the NYC law requiring dogs be kept on a leash no longer than 6 feet in length when in public.

- NYCHA should do a better job during the apartment inspections to find and remove snakes, reptiles, etc., and stop residents from breeding dogs in their apartments.

NYCHA's response: NYCHA will seek to initiate a termination of tenancy if a dangerous dog or an animal that violates the pet policy (including animals prohibited by the NYC Health Code) is discovered and the problem cannot otherwise be resolved.

12) Community Service

Most of the RAB's comments regarding community service requested that certain activities be included as community service. Some residents do not believe that the community service requirement will actually be enforced and others feel taken advantage of because of the requirement.

- Many activities should be considered as community service. Gardening, cleaning hallways, painting elevator doors and other beautification projects should fill the community service requirement. Residents should be able to assist with inspections for illegal pets and residents for community service hours. Residents and the executive board should receive hours for their time attending and participating at meetings.

NYCHA's Response: Many of the recommendations from the Resident Advisory Board (RAB) are already included or will be included as NYCHA goes forward, to the extent that the law allows. NYCHA will try to increase development-based opportunities for fulfilling Community Service, and will encourage Resident Leaders to create and develop Resident Association-based programs including clean-up days and neighbor-to-neighbor assistance programs in order for residents to receive credit for participating in activities and increase the cleanliness of developments and assist other residents. NYCHA will take any additional comments under advisement.

- NYCHA should establish community service programs that are likely to lead to seasonal or regular employment.

NYCHA's Response: NYCHA, through its Office of Resident Economic Empowerment & Sustainability (REES), will continue to work with resident leaders and outside partners to identify employment opportunities for residents.

- NYCHA must standardize the process for tracking and submitting completed service hours. Currently, different developments have very different processes.

NYCHA's response: NYCHA has a standardized tracking process, but will examine and adjust particular development practices, as needed.

13) Violence Against Women Act

Most RAB members were satisfied with the Act, especially NYCHA's ability to bifurcate (split) a lease to prevent reoccurring violence. The naming of the Act was the only issue of concern.

- Violence occurs against all sexes and ages of people living in NYCHA developments. The act's name should reflect this. The RAB suggested that the name be changed to the "Violence Against Families Act".

NYCHA's response: The Violence Against Women Act of 1994 (VAWA) does apply equally to men and women. The Act was named by the Congress of the United States and NYCHA cannot rename it.

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 Resident Service Associate (RSA) (formerly called 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:
 - o Is performing Community Service, OR
 - o Is exempt by NYCHA from performing Community Service because the parent is employed
 - o 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. **Tenant Association (TA) Officer:** A TA President or TA executive board members receive a credit of 8 hours of community service during any month in which they serve in office.
2. **Foster Parent:** A foster parent whose foster child(ren) lives in the same NYCHA apartment receives a credit of 8 hours of community service for every 30 days that the foster care relationship continues. Even if there is more than one foster child in the apartment, the credit remains at 8 hours per 30 days.
3. **Job Search and Job Readiness Assistance:** The resident is credited with **16** hours of community service (and not more than 16) for any job search activities during any lease year. This is **not** an Exemption although verified on the *Community Service Exemption Verification – Education Job Training* form.

Job readiness assistance includes any of the following criteria:

- Training in job-seeking skills
- Training in the preparation of resumes or job applications

- Training in interviewing skills
 - Participating in a job club
 - Other related activities that may assist an individual to secure employment
 - Receipt of Unemployment Insurance Benefits qualifies as job search.
4. **Military Service:** Any resident performing military service who is either on Active Duty (in the: Army, Air Force, Navy, Marine Corps or Coast Guard) or in a Reserve Component (in the: Army National Guard, Air National Guard, Army Reserve, Air Force Reserve, Navy Reserve, Marine Corps Reserve or Coast Guard Reserve) receives a credit of 96 hours of Community Service.
 5. **Pregnancy:** A resident who is pregnant receives a total credit of 8 hours upon proof of pregnancy. No other medical factors are needed. This credit can be given only once during the same pregnancy. (This credit does not prevent a woman from qualifying for the Disability exemption based pregnancy.)
 6. **Temporary illness:** A resident who is ill and unable to work shall receive a credit of 8 hours for every 30 days of illness.
 7. **Victims of Domestic Violence, Intimidated Victims and Intimidated Witnesses (VDV/IV/IW):** A resident whose request to transfer to another development as a VDV/IV/IW has been approved, receives a credit of 8 hours of community service for every 30 days that the transfer request is pending, or until the resident moves out of the apartment.
 8. **Incarceration:** A resident shall be credited for 8 hours of community service for every 30 days during his/her incarceration. Upon release from jail, the resident is required to perform community service, unless otherwise exempt.

III. COMMUNITY SERVICE REQUIREMENT

Residents who are not exempt must perform Community Service or Economic Self Sufficiency activities at the rate of 8 hours per month. These hours may be performed flexibly. It is acceptable to perform less than 8 hours during any month if those hours are made up during another month. The resident **must**, however, be in compliance with the full number of hours at the annual review period, as reported on the Status Notice.

1. **Service Status Notice:** If the Service Status on the Status Notice for any household member is “Community Service Required,” and more than 24 hours is owed you must meet with your RSA.
2. **Performance of Community Service:** Residents may perform Community Service either at a facility located within a NYCHA development or a non-NYCHA facility. There are a wide range of providers that residents may choose from who offer many different types of Community Service eligible activities. A resident may, but does not have to, perform all Community Service activities with one provider. The resident may perform a variety of Community Service or Economic Self-Sufficiency activities.

NOTICE	NYCHA does not endorse any particular organization or assume any liability in connection with a resident's Community Service. Each resident is solely responsible for seeking an appropriate organization to fulfill this federal law requirement.
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Residents must provide verification of the services performed by submitting the *Community Service Performance Verification* form (Either short form or long form) to their development office by the time they

submit their Annual Review documents. The long form (available from a RSA or from NYCHA website) must be filled out by the group or organization where the service was performed. The short form will be provided at NYCHA-sponsored events for which community service credit is available. Once the form is completed, residents should keep a copy and return the original to the development management office.

Definitions of Community Service and Economic Self-Sufficiency and examples of qualifying activities are:

<p>Community Service is <u>defined</u> by the law as: the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service is not employment and may not include political activities.</p>	
<p align="center">Examples of where to find Qualifying Community Service Activities</p> <p>Residents may volunteer to perform Community Service with NYCHA or any federal, state or municipal agency, or for any community or faith-based organization. Residents can visit their Property Management Office or access volunteer opportunities through the following:</p> <ul style="list-style-type: none"> ▪ On the internet NYService.org ▪ By calling 3-1-1 the NYC Citizen Service Center ▪ Accessing NYCares.org on the internet or calling them at 212-402-1101 <p>Residents can also perform service for groups not listed above. If there is any question about whether the service can be credited as Community Service it is advised that residents ask their Property Management Office.</p>	
<p align="center">Examples of NYCHA Community Service Activities</p>	
<ul style="list-style-type: none"> ▪ Resident Watch ▪ NYCHA gardening or Green activities ▪ Attendance at Resident Association meetings ▪ Delegate/Alternate at RAB meetings 	<ul style="list-style-type: none"> ▪ Community Center / Senior Center volunteer ▪ Help at Resident sponsored community clean-up days ▪ Attending meetings called by NYCHA
<p align="center">Examples of Non-NYCHA Community Service Activities Volunteer for local government, community, or faith-based organizations that serve a public benefit</p>	
<ul style="list-style-type: none"> ▪ Food bank ▪ Hospital ▪ Nursing Home / Hospice ▪ Ambulance service ▪ Programs providing support to families with hospitalized members ▪ Parks Department ▪ Library ▪ Reading Program ▪ Parent Teacher Association (PTA) meetings 	<ul style="list-style-type: none"> ▪ School ▪ After School Programs ▪ Day Care Facility ▪ Habitat for Humanity ▪ Boys or Girls Club ▪ AmeriCorps ▪ Police Department ▪ Auxiliary Police ▪ Youth Mentoring ▪ Vista ▪ Court ordered Community Service

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

<ul style="list-style-type: none"> ▪ Any REES or RES program ¹ ▪ Work placement ▪ Apprenticeship ▪ Any program necessary to prepare a participant for work (including substance abuse or mental health treatment programs) 	<ul style="list-style-type: none"> ▪ Employment counseling ▪ Basic skills training ▪ English proficiency ▪ Workfare ▪ Financial management ▪ Household budgeting or management
---	--

¹ REES is NYCHA’s Resident Economic Empowerment and Sustainability
RES is NYCHA’s Resident Employment Services

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, 2012, Stanton Street housed 13 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	6	7	0

Prospect Plaza Redevelopment Project

The Prospect Plaza HOPE VI Revitalization Plan is a phased redevelopment project located in the Ocean Hill community of Brooklyn. The original development included four (4) public housing buildings, ranging from 12-15 stories on three (3) blocks: Building #1 (vacant since 2003), 1765 Prospect Place, Block 1458 / Lot 52; Building #2 (vacant since 2003), 1750 & 1760 Prospect Place, Block 1463 / Lot 16; Building #3 (vacant since 2003), 1776 & 1786 Prospect Place, Block 1463 / Lot 41; and Building #4 (demolished in 2005), 430 Saratoga Avenue, Block 1467 / Lot 35.

In addition to the proposed redevelopment of the public housing buildings, the HOPE VI Revitalization Plan also included the development of homeownership units (Phase I), additional low-income rental housing on an adjacent site (Phase II), and community supportive services, including education and employment training.

The first phase of the HOPE VI Revitalization Plan was completed in 2005 by Settlement Housing Fund and included the new construction of 37 two-family homes. Thirty-two (32) of the homeownership units were purchased by former public housing resident as first-time home buyers. The second phase of the HOPE VI Revitalization Plan, which included 150 affordable rental units, was completed in 2009 by L&M Equities. Of the 150 units, 45 were set aside for relocated Prospect Plaza and other public housing residents.

In June 2010, NYCHA hosted a three-day Re-Vision Prospect Plaza Community Planning Workshop, attended by over 100 relocated Prospect Plaza residents and other community stakeholders. The resultant Re-Vision Prospect Plaza Community Plan includes a mix of housing types, open space, a community center, and retail space to replace the remaining vacant Prospect Plaza towers. 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, and describes the Re-Vision Prospect Plaza Community Plan.

The remaining buildings (#1, #2, #3) are scheduled to be demolished through a Memorandum of Understanding with the Department of Housing Preservation and Development (HPD). The cleared sites will be redeveloped as part of a mixed-finance, mixed income phased development including public housing and affordable rental units to be developed and managed by private, third party entities. NYCHA, in collaboration with HPD, issued a Request for Proposals (RFP) for development in December 2011, and responses were received in April 2012. Upon review of the RFP responses, it is anticipated that NYCHA and HPD will select a development team in October 2012.

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. 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 April 1, 2012, PSS/WSF housed 48 households having the following racial /ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	26	22	0

4. Frederick E. Samuel Housing Development I, II, III (NY005013170)

The Frederick E. Samuel Housing Development is in NYCHA’s Multifamily Homeownership Program (“MHOP”), and consist of 73 public housing residential units in 7 buildings located in Manhattan that will be converted to cooperative ownership, and sold to eligible applicants pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended (“Section 5(h)”). Funding from HOPE I Implementation Grants (Grant #'s: NY36HI10050194 & NY36HI10050195) has been used to implement the HUD-approved NYCHA homeownership plan under Section 5(h) (“the Homeownership Plan”) to convert the MHOP Development to limited-equity, cooperatively-owned private housing.

- The Frederick E. Samuel housing development (NY005013720) is a 73 unit apartment complex located at 2401, 2403, 2405 Adam Clayton Powell Boulevard, 173 W. 140th Street, 136, 138 W. 139th Street, 110 W. 139th Street and 151 W. 142nd Street in Manhattan.

Applicants who wish to purchase an apartment unit under MHOP must meet the following requirements:

- (i.) On an average monthly estimate, thirty-five percent (35%) of the Applicants’ adjusted income as defined in 24 CFR Section 5.611 and any available subsidy shall cover cooperative homeownership expenses (the “Affordability Standard”);
- (ii.) A total gross yearly household income of not less than fifty percent (50%); and not greater than eighty percent (80%) of the Area Median Income (AMI), adjusted for family size (“Income Eligibility”);
- (iii.) Satisfaction of NYCHA’s Tenant Selection and Admission Standards;
- (iv.) At least one member of the Applicant’s household shall be gainfully employed, or otherwise have a regular source of income;
- (v.) Satisfactory rental history for at least the past two years; and
- (vi.) Acceptable credit history as evidenced by a then-current credit report.

HUD approved the use of site based waiting lists for MHOP, providing eligible applicants with preferences in accordance with the “Marketing Plan” as set forth below. Participants will be invited to apply for the program in the following order:

- (i) First, to current tenants of record at the MHOP development in question;
- (ii) Second, to current tenants of record of NYCHA public housing developments (NYCHA tenants) and recipients of record of Section 8 housing subsidies who reside in the Borough where the MHOP is located;
- (iii) Third, if the response to the mailings in (i) and (ii) above is deemed inadequate by NYCHA, then to NYCHA tenants and Section 8 tenants who reside in all other NYC Boroughs; and
- (iv) Fourth, if the response from the mailings in (i), (ii) and (iii) above is deemed inadequate by NYCHA, then to households on the then-current NYCHA waiting lists for public housing and to receive Section 8 vouchers.

Based on the data available on January 1, 2012, Frederick E. Samuel MHOP Buildings housed 38 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
1	34	3	0

Randolph Houses Rehabilitation

NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses. Randolph Houses consists of 452 housing units in 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 therefore Old Law tenements. In the late 1990's, it was determined by the then-NYCHA Construction Department that major renovation work was needed in order to make Randolph Houses viable. The Relocation Unit began transferring Randolph residents to other NYCHA facilities to begin the construction project. In 2007, NYCHA submitted a Section 18 demolition application to demolish the existing housing on the south side of the street. While going through necessary environmental reviews, the New York State Historic Preservation Office (SHPO) determined that the Randolph Houses development is part of a State and National Register-eligible historic district. The buildings on the south side of the street are entirely vacant and the north side buildings remain occupied, though units in these buildings are taken out of service as vacancies arise.

Because the buildings were determined to be historic, NYCHA in 2010 hired a team of consultants, including architects, engineers, and a cost estimator, to examine the feasibility development alternatives including adaptive reuse of the buildings. The consultant team produced a structural conditions report and a series of schematic designs to reuse the buildings while providing for handicap accessibility and improved apartment layouts with increased light and air. Construction cost estimates were provided for each schematic design alternative by an independent cost estimator on the team. A plan to do a gut rehabilitation of all 36 buildings was determined to be the preferred redevelopment approach.

NYCHA's preliminary schematic design includes a total of 295 dwelling units and involves reusing the existing buildings by grouping the 22 individual tenements on the south side into four large buildings and the 14 tenements on the north side into two large buildings. According to this design, an elevator will be included in each of these composite buildings and the rear portions of some individual tenements will be removed to create courtyards. In order to preserve the historic feel of the block, the building facades will be retained and restored and the stoops will be retained.

The buildings will be gut rehabilitated as part of a mixed-finance, mixed income development including public housing and affordable rental units to be developed and managed by a private, third party entity. NYCHA, in partnership with the New York City Department of Housing Preservation and Development (HPD) issued an RFP in August 2011 to select a developer to carry out the rehabilitation and to manage the rehabilitated housing units. Proposals were received in November 2011 and developer selection is anticipated in the spring of 2012.

The first phase will be the rehab of the south side buildings and the second phase will be the rehab of the north side. 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 and who wish to return to the rehabilitated development. To tenant the proposed public housing units, the Authority will create a site-based waiting list.

Based on the data available on January 1, 2012, Randolph Houses housed 107 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
4	93	10	0

1070 Washington Avenue in the Bronx

NYCHA will use approximately \$5.2 million of replacement housing factor funds to finance the construction of a 49-unit building containing 20 public housing units on privately-owned land. The predevelopment loan was issued and expended in September 2010. The remaining \$3.9 million in RHF grants was obligated in September 2010. Using RHF funds to create public housing at a private development on privately-owned land represents an innovative new investment/development model that could be duplicated in future NYCHA projects. To tenant the proposed public housing units, the Authority will create a site-based waiting list.

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

February 7 Agenda

- Roll Call/Introductions
- CCOP / Resident Advisory Board Presentation
- Structure for the CCOP/RAB Meetings
- CCOP/RAB Schedule and Topics
- Distribution of FY 2012 Annual Plan
- Addressing CCOP/RAB comments: PLAN NYCHA imperatives

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

February 23 Roundtable Agenda

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 10 minutes

➤ ***Topic # 1 – Designated Housing for Seniors*** – 5 minutes

Questions – 10 minutes

Group Discussion & Recap – 10 minutes

➤ ***Topic # 2 – Development Activities*** – 15 minutes

Questions – 10 minutes

Group Discussion & Recap – 15 minutes

Wrap Up & Close Roundtable – 10 minutes

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

March 1 Roundtable Agenda

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 5 minutes

➤ ***Topic # 1 – PLAN NYCHA Community Programs*** – 10 minutes

• Group Discussion & Recap – 15 minutes

➤ ***Topic # 2 – Self-Sufficiency*** – 10 minutes

• Group Discussion & Recap – 15 minutes

➤ ***Questions about Topics Presented*** – 25 minutes

➤ ***Wrap Up & Close Roundtable*** – 10 minutes

Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

CITY-WIDE COUNCIL OF PRESIDENTS, INC.

THE OFFICIAL REPRESENTATIVE BODY OF THE PUBLIC HOUSING COMMUNITY IN THE CITY OF NEW YORK

PHONE: 718-922-7141

NYCHA CCOP RAB MEETING AGENDA

FOR THE NYCHA AGENCY PLAN 2012*

TUESDAY MARCH 6, 2012

Agenda

- 1. Invocation**
- 2. Roll Call**
- 3. Working Committees/Assignments**
 - A. Civic Engagement Committee**
 - B. Standards Committee**
 - C. Section 3 Committee**
 - D. Strategic Planning Committee**
- 4. Committee Working Session/Reports**
- 5. Adjournment**

***Please Note: This is a CCOP/RAB Committee Working Session. This working session is to create budget and policy agenda to be submitted for action. All other housing matters should be referred to CCOP and NYCHA during regular NYCHA business hours!**

Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

March 22 Roundtable Agenda

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 5 minutes

➤ ***Topic # 1 – Operation and Management (Maintenance & Repairs)*** – 10 minutes

• Group Discussion & Recap – 15 minutes

➤ ***Topic # 2 – Operation and Management (Grievance & Pet Policy)*** – 5 minutes

• Group Discussion & Recap – 15 minutes

➤ ***Topic # 3 – Safety and Crime Prevention*** – 10 minutes

• Group Discussion & Recap – 15 minutes

➤ **Questions about Topics Presented** – 25 minutes

➤ **Wrap Up & Close Roundtable** – 10 minutes

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

April 4 Roundtable Agenda

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 5 minutes

➤ ***Topic # 1 – Financial Resources*** – 10 minutes

•Group Discussion & Recap – 15 minutes

➤ ***Topic # 2 – Capital Projects*** – 10 minutes

•Group Discussion & Recap – 15 minutes

➤ **Questions about Topics Presented** – 25 minutes

➤ **Wrap Up & Close Roundtable** – 10 minutes

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

April 16 Roundtable Agenda

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 5 minutes

➤ ***Topic # 1 – Community Service / Violence Against Women Act (VAWA)*** - 10 minutes

➤ ***Topic # 2 – Eligibility and Admissions*** – 15 minutes

• Questions about Topics Presented – 15 minutes

• Group Discussion & Recap – 30 minutes

• **Wrap Up & Close Roundtable** – 10 minutes

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

September 13 Agenda

- Roll Call/Introductions
- Opening Remarks
- Review of CCOP/RAB Comments on the Draft FY 2013 Annual Plan
- Group Discussions and Recap

Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

October 4th Agenda

- Roll Call/Introductions
- Opening Remarks
- Review of Updates to Draft FY 2013 Annual Plan
- Updates on CCOP/RAB Comments on the Draft FY 2013 Annual Plan
- Group Discussions and Recap

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

October 16th Agenda

- Call to Order
- Roll Call
- Opening Remarks
- Review of NYCHA's Responses to RAB Comments on the Agency Plan
- Adjournment

Attachment M
Section 3 Program Summary Report



NEW YORK CITY HOUSING AUTHORITY
250 BROADWAY • NEW YORK, NY 10007
TEL: (212) 306-3000 • <http://nyc.gov/nycha>

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MEMBER
VILMA HUERTAS
SECRETARY
ATEFEH RIAZI
ACTING GENERAL MANAGER

January 17, 2012

U.S. Department of Housing and Urban Development
Economic Opportunity Division
451 Seventh Street, SW, Room 5235
Washington, DC 20410

Enclosed is a revised copy of the Section 3 Summary report for the New York City Housing Authority (NYCHA) for calendar year 2011. The information requested by Peggy Williams on the grants has been added to page 1 of HUD Form 60002.

In 2011, there were 1,532 new Section 3 resident hires including 816 residents hired directly by the Authority and 716 residents hired by outside contractors for various construction projects at NYCHA's developments. There were also 2,755 Section 3 residents enrolled in a NYCHA training program in 2011.

In addition, the New York City Police Department (NYPD) reported 112 new Section 3 hires in 2011 and 702 Section 3 residents participated in various training programs.

Please contact me directly at (212) 306-8202 if you have any questions or require additional information.

Very truly yours,

Anne-Marie Flatley
Anne-Marie Flatley
Director
Research and Management Analysis Department

Attachment M

Section 3 Program Summary Report

Section 3 Summary Report

Economic Opportunities for
Low – and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No: 2529-0043
(exp. 11/30/2010)

HUD Field Office:
New York, NY

Section back of page for Public Reporting Burden statement

1. Recipient Name & Address: (street, city, state, zip) NYC Housing Authority 250 Broadway, 11th Floor New York, NY 10007	2. Federal Identification: (grant no.) NY36P00550110	3. Total Amount of Award: \$327,134,697
	4. Contact Person Anne-Marie Flatley	5. Phone: (Include area code) (212) 306-8202
	6. Length of Grant: N/A	7. Reporting Period: 1/1/2011 - 12/31/2011
8. Date Report Submitted: 1/10/2012	9. Program Code: (Use separate sheet for each program code) 3	10. Program Name: Public/Indian Housing

Part I: Employment and Training (Columns B, C and F are mandatory fields. Include New Hires in E & F)**

A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D % of Aggregate Number of Staff Hours of New Hires that are Sec. 3 Residents	E % of Total Staff Hours for Section 3 Employees and Trainees	F Number of Section 3 Trainees
Professionals	202	26	13%		180
Technicians	0	0	0%		0
Office/Clerical	151	111	74%		232
Construction by Trade (List)					
Trade Carpenter	41	2	5%		1
Painter	85	48	56%		4
Trade Electrician & Helper	35	12	34%		0
Elevator Mechanic & Helper	60	45	75%		4
Trade Heating Plant Tech.	1	0	0%		112
Mason/Plasterer/Glazier	48	35	73%		14
Trade Plumber & Helper	27	17	63%		0
Trade Machinist/Roofer/ Welder	43	37	86%		0
Other (List)					
Caretaker/Maintenance	654	437	67%		1620
Community/City Service Aide & Assistant	587	336	57%		187
Asbestos/Hazardous Material/Lead Abatement	35	33	96%		4
Motor Grader/Vehicle Operator	2	0	0%		2
Security	226	142	63%		29
Housing Stock Worker	2	0	0%		3
Exterminator	11	0	0%		17
Laborer	270	251	93%		0
NYCHA Resident Training Programs					346
Total NYCHA Hires & Training	2480	1532	62%		2755
Total NYPD Hires & Training	2412	112	5%		702
Total					

* Program Codes
1 = Flexible Subsidy
2 = Section 202/811

3 = Public/Indian Housing
A = Development,
B = Operation
C = Modernization

4 = Homeless Assistance
5 = HOME
6 = HOME State Administered
7 = CDBG Entitlement

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Attachment M

Section 3 Program Summary Report

Part II: Contracts Awarded

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$ 349,380,387
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ N/A
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	N/A %
D. Total number of Section 3 businesses receiving contracts	N/A

2. Non-Construction Contracts:

A. Total dollar amount all non-construction contracts awarded on the project/activity	\$ 233,771,479
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$ N/A
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	N/A %
D. Total number of Section 3 businesses receiving non-construction contracts	N/A

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- Other; describe below. Please see attached Summary Report.

Grants for the FY 2011 Section 3 Summary Report
 NY36P00550111-FY 2011 Capital Fund = \$273,059,437 for four years
 NY36P00550110-FY 2010 Capital Fund = \$327,134,697 for four years
 NY36P00550109-FY 2009 Capital Fund = \$331,867,292 for four years
 NY36P00550108-FY 2008 Capital Fund = \$333,454,021 for four years
 NY36P00550107-FY 2007 Capital Fund = \$340,826,471 for four years
 NY36E00550109-09-FY 2009 Capital Fund Safety & Security Grant = \$250,000 (9/24/2010 - 9/23/2013)
 NY36S005501-09 - Capital Fund Recovery Grant = \$423,284,344
 NY005-FY 2011 Operating Subsidy = \$929,383,437
 NY005REF019A007-FY2007 ROSS/RS DM = \$998,775 for 3 years (6/12/08 - 6/12/11)
 NY005RPS036A009-FY2009 ROSS/Service Coordinator Program = \$720,000 for 4 years (6/10/10 - 6/12/13)

Public reporting for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensures that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

Attachment M

Section 3 Program Summary Report

Form HUD-60002, Section 3 Summary Report, Economic Opportunities for Low- and Very Low-Income Persons.

Instructions: This form is to be used to report annual accomplishments regarding employment and other economic opportunities provided to low- and very low-income persons under Section 3 of the Housing and Urban Development Act of 1968. The Section 3 regulations apply to any **public and Indian housing programs** that receive: (1) development assistance pursuant to Section 5 of the U.S. Housing Act of 1937; (2) operating assistance pursuant to Section 9 of the U.S. Housing Act of 1937; or (3) modernization grants pursuant to Section 14 of the U.S. Housing Act of 1937 and to recipients of housing and community development assistance in excess of \$200,000 expended for: (1) housing rehabilitation (including reduction and abatement of lead-based paint hazards); (2) housing construction; or (3) other public construction projects; and to **contracts and subcontracts in excess of \$100,000** awarded in connection with the Section-3-covered activity.

Form HUD-60002 has three parts, which are to be completed for all programs covered by Section 3. Part I relates to **employment and training**. The recipient has the option to determine numerical employment/training goals either on the basis of the number of hours worked by new hires (columns B, D, E and F). Part II of the form relates to **contracting**, and Part III summarizes recipients' **efforts** to comply with Section 3.

Recipients or contractors subject to Section 3 requirements must maintain appropriate documentation to establish that HUD financial assistance for housing and community development programs were directed toward low- and very low-income persons.* A recipient of Section 3 covered assistance shall submit one copy of this report to HUD Headquarters, Office of Fair Housing and Equal Opportunity. Where the program providing assistance requires an annual performance report, this Section 3 report is to be submitted at the same time the program performance report is submitted. Where an annual performance report is not required, this Section 3 report is to be submitted by January 10 and, if the project ends before December 31, within 10 days of project completion. **Only Prime Recipients are required to report to HUD. The report must include accomplishments of all recipients and their Section 3 covered contractors and subcontractors.**

- HUD Field Office: Enter the Field Office name .
1. Recipient: Enter the name and address of the recipient submitting this report.
 2. Federal Identification: Enter the number that appears on the award form (with dashes). The award may be a grant, cooperative agreement or contract.
 3. Dollar Amount of Award: Enter the dollar amount, rounded to the nearest dollar, received by the recipient.
 - 4 & 5. Contact Person/Phone: Enter the name and telephone number of the person with knowledge of the award and the recipient's implementation of Section 3.
 6. Reporting Period: Indicate the time period (months and year) this report covers.
 7. Date Report Submitted: Enter the appropriate date.

8. Program Code: Enter the appropriate program code as listed at the bottom of the page.
9. Program Name: Enter the name of HUD Program corresponding with the "Program Code" in number 8.

Part I: Employment and Training Opportunities

Column A: Contains various job categories. Professionals are defined as people who have special knowledge of an occupation (i.e. supervisors, architects, surveyors, planners, and computer programmers). For construction positions, list each trade and provide data in columns B through F for each trade where persons were employed. The category of "Other" includes occupations such as service workers.

Column B: (Mandatory Field) Enter the number of new hires for each category of workers identified in **Column A** in connection with this award. New hire refers to a person who is not on the contractor's or recipient's payroll for employment at the time of selection for the Section 3 covered award or at the time of receipt of Section 3 covered assistance.

Column C: (Mandatory Field) Enter the number of Section 3 new hires for each category of workers identified in **Column A** in connection with this award. Section 3 new hire refers to a Section 3 resident who is not on the contractor's or recipient's payroll for employment at the time of selection for the Section 3 covered award or at the time of receipt of Section 3 covered assistance.

Column D: Enter the percentage of all the staff hours of new hires (Section 3 residents) in connection with this award.

Column E: Enter the percentage of the total staff hours worked for Section 3 employees and trainees (including new hires) connected with this award. Include staff hours for part-time and full-time positions.

Column F: (Mandatory Field) Enter the number of Section 3 residents that were trained in connection with this award.

Part II: Contract Opportunities

Block 1: Construction Contracts

Item A: Enter the total dollar amount of all contracts awarded on the project/program.

Item B: Enter the total dollar amount of contracts connected with this project/program that were awarded to Section 3 businesses.

Item C: Enter the percentage of the total dollar amount of contracts connected with this project/program awarded to Section 3 businesses.

Item D: Enter the number of Section 3 businesses receiving awards.

Block 2: Non-Construction Contracts

Item A: Enter the total dollar amount of all contracts awarded on the project/program.

Item B: Enter the total dollar amount of contracts connected with this project awarded to Section 3 businesses.

Item C: Enter the percentage of the total dollar amount of contracts connected with this project/program awarded to Section 3 businesses.

Item D: Enter the number of Section 3 businesses receiving awards.

Part III: Summary of Efforts – Self-explanatory

Submit one (1) copy of this report to the HUD Headquarters Office of Fair Housing and Equal Opportunity, at the same time the performance report is submitted to the program office. The Section 3 report is submitted by January 10. Include only contracts executed during the period specified in item 8. PHAs/IHAs are to report all contracts/subcontracts.

* The terms "low-income persons" and very low-income persons" have the same meanings given the terms in section 3 (b) (2) of the United States Housing Act of 1937. **Low-income persons** mean families (including single persons) whose incomes do not exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that

The Secretary may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of the Secretary's findings such that variations are necessary because of prevailing levels of construction costs or unusually high- or low-income families. **Very low-income persons** mean low-income families (including single persons) whose incomes do not exceed 50 percent of the median family income area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

Attachment M

Section 3 Program Summary Report

Section 3 Summary Report

Economic Opportunities for
Low – and Very Low-Income Persons

Part III - Summary

I - NYCHA Section 3 Hires in 2011

In 2011, the New York City Housing Authority (NYCHA) hired 2,480 new staff, of which 1,532 (62%) were Section 3 NYCHA residents. The 1,532 Section 3 hires included 816 (53%) residents hired directly by NYCHA and 716 (47%) hired by outside contractors for various construction projects at NYCHA developments funded through HUD's Capital Fund program.

A) NYCHA's Office of Resident Economic Empowerment & Sustainability

NYCHA's Office of Resident Economic Empowerment & Sustainability (REES) is responsible for increasing the income and assets of public housing residents by fostering economic opportunities including workforce development, job placement, asset building, financial literacy and resident business development. The Department of Resident Employment Services (RES) is a division of REES.

RES ensures that an array of resources is available to NYCHA residents who are interested in competing and succeeding in today's job market. RES is responsible for monitoring and referring candidates to the Section 3/Resident Employment Program (REP), which ensures that contractors doing business with the Authority hire and/or train residents.

- **NYCHA Resident Training Academy (NRTA)**

The NYCHA Resident Training Academy (NRTA) is a collaboration among NYCHA, the Robin Hood Foundation, and many of the premier training providers in New York City. After a highly successful first year with 138 NYCHA residents graduating in janitorial and construction training, and 123 (89%) placed into jobs with NYCHA and NYCHA contractors, the NRTA has recently launched the second year of program operations. In the second year, which runs from August 2011 through June 2012, the NRTA is expected to train up to 460 NYCHA residents across three training programs (janitorial, construction, and pest control) and provide at least 300 job placements.

- **FY 2007 Resident Opportunities and Self-Sufficiency Grant (ROSS)**

In 2011, NYCHA completed the last year of its ROSS 2007 grant. The goal of the grant was to provide meaningful career options to public housing residents. In combination with other REES programs and services, the ROSS 2007 programs provided a range of comprehensive career training options that gave residents a real choice in the direction of their future careers.

NYCHA's REES recruited residents for all programs as well as oversaw and monitored overall program implementation and expenditures. NYCHA contracted with two service providers, City College of New York (CCNY) and Year Up, who were responsible for the day-to-day operation of the training programs, meeting program goals and objectives and providing necessary reports to NYCHA.

Attachment M

Section 3 Program Summary Report

CCNY offered slots in its existing educational and vocational programs for the following: Teacher’s Assistant, Bookkeeping, Medical Administrative Assistant, Construction Management, Building Trades and Solar Panel Installation.

Year Up is a one-year intensive education and apprenticeship program for urban young adults, ages 18-24 with a High School diploma or GED. Their mission is to close the opportunity divide by providing urban young adults with the skills, experience and support that will empower them to reach their potential through professional careers and higher education. Year Up’s high support/high expectation model combines marketable job skills training, life skills training, stipends, paid apprenticeships, college credit, a behavior management system and multiple levels of support to place urban young adults on a viable path to economic self-sufficiency.

Residents who were trained under the ROSS 2007 grant came from over 55 NYCHA developments covering all five boroughs of the City of New York. A grand total of 130 residents enrolled in the combined programs offered by Year Up and CCNY. The total completion rate for the ROSS 2007 grant is 82%.

Program	Enrollment	Completion	Placed	90 Days Retained
CCNY	94	77	55	47
Total	94	77	55	47

Program	Enrollment	Mid-Point	Completion	Placed
Year Up	36	34	30	14
Total	36	34	30	14

B) NYCHA’s Professional Development and Training Programs

NYCHA’s Office of Professional Development and Training supports Authority managers, supervisors, and employees in their work by providing training and development that improve their skills and performance and enhance their capability to achieve Authority goals, improve service to residents, and facilitate and participate in beneficial organizational changes. Training is designed to improve the performance of entry-level employees, refine the knowledge and skills of employees as they progress in a title and prepare to move to the next level of service, and provide the tools to facilitate and participate in major changes. In 2011, 2,409 Section 3 NYCHA residents were trained.

II - New York Police Department (NYPD) Section 3 Hires in 2011

In 1994, the New York City Housing Authority Police Department was merged into the New York Police Department (NYPD). The purpose of this agreement was to create the NYPD’s Housing Bureau whose primary responsibility is to provide security and above baseline police services to NYCHA’s residents, their guests and employees of the Authority. Above baseline services include the Housing Bureau’s Police Service Area buildings located in or near NYCHA developments, vertical patrols conducted in NYCHA’s buildings by police officers, training programs for NYCHA’s residents as well as other crime fighting programs. In 2011, NYCHA’s paid \$70 million to the NYPD for these services.

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Section 3 Program Summary Report

The NYPD hires staff in both uniform and civilian positions in order to fulfill their commitment to improve the quality of life for residents living in New York City. In 2011, NYPD hired 2,412 employees. Of these new hires, 1,639 (68%) were Uniform Police Officers. At the time of hire, 36 (2%) of these officers were NYCHA Section 3 residents. The NYPD also hired 773 (32%) in Civilian job categories of which 76 (10%) were NYCHA Section 3 residents. The table below provides details of the Civilian hires by civil service status and title.

Civil Service		Non-Civil Service	
Titles	#	Titles	#
Police Communication Tech	15	Criminalist	1
School Safety Agent	17	Executive Agency Counsel	1
Secretary	1	Police Cadet	5
Stock Worker	1	School Crossing Guard	28
Traffic Enforcement Agent Level 1	7		
Total	41	Total	35

In total, approximately 5% of the NYPD's new hires in 2011 were NYCHA Section 3 residents, which is proportional to the Authority's share of the population of New York City.

A) Recruitment

The NYPD engages in a wide variety of recruitment efforts for both uniformed and civilian employment opportunities, for all qualified candidates, including residents of the New York City Housing Authority. The Careers Section of the Department's website lists job opportunities available and includes pertinent information such as duties and responsibilities, benefits, promotional opportunities and method of recruitment (filing for a civil service list or submitting resume).

The Housing Bureau also forwards job opportunities it receives from the NYPD's Employment Section, on a monthly basis to the Housing Authority. Job offerings contain an emphasis on Police Department civil service lists open for filing that month, as well as those opportunities highlighted at that specific time.

The NYPD also visits colleges and conducts presentations to expose interested students to the Cadet program and other Police Department opportunities. In addition, NYPD Community Affairs Officers ensure that recruitment literature is readily available at the Housing Bureau's Police Service Areas Offices and NYCHA Management Offices. Community Affairs Officers are also available to discuss opportunities at NYCHA Resident Association meetings and other community based events including Family Days and National Night Out events.

B) NYPD Training for NYCHA's Residents

The Housing Bureau's Community Affairs Unit implements and coordinates programs to improve resident life in public housing. In 2011, 702 NYCHA Section 3 residents were trained by the NYPD through the following programs:

- **Citizen's Police Academy**
Selected volunteer NYCHA residents attend the Police Department's Citizen's Police Academy which is offered each spring and autumn. The Academy enhances the partnership

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Section 3 Program Summary Report

between the NYPD and the NYCHA community by providing residents with a closer look inside the Police Department's procedures, tactics and training. There is no cost to participants and the courses emphasize some of the core components of policing taught to police recruits, such as law, police science and current Police Department strategies. The Citizen's Police Academy trained 89 NYCHA residents in 2011.

- **Auxiliary Police Officer Program**

The Auxiliary Police Officers (APOs) are residents of NYCHA developments who volunteer their time to serve their fellow residents. Participants in the program serve in uniforms and are from 17 to 60 years of age. They receive training and perform duties that include patrolling the exterior and lobbies of NYCHA buildings, assisting tenant patrols and being present at NYCHA events. There were 40 NYCHA residents trained as auxiliary police officers in 2011.

- **Resident Watch Program**

The Resident Watch program empowers NYCHA residents to protect and serve their communities. Residents receive training to perform duties that include patrolling the exterior and lobbies of NYCHA buildings. They also receive assistance from Auxiliary Police Officers in patrolling and protecting their communities. There were 470 NYCHA Resident Watch leaders trained in 2011.

- **Cadet Corps Program**

The Cadet Corps provides qualified college men and women with a unique opportunity to experience the challenges and personal rewards of a career in the New York City Police Department. The program also offers significant financial benefits, while it tests their ability and commitment to improve the quality of life for the residents of NYCHA. Many Cadets eventually join the sworn ranks of the Police Department. In 2011, there were 5 NYCHA residents trained as Cadets.

- **Law Enforcement Explorer Program**

The Law Enforcement Explorer Program is a community service, career oriented program designed to educate young men and women, ages 10 through 20 residing in public housing about law enforcement. It also provides career and vocational exploration for participants. Participants attend community meetings and work with police officers at events. In 2011, there were 98 NYCHA residents trained through the Explorers program.

Attachment N
Resident Employment Data

Recruitment	2007	2008	2009	2010	2011
Orientations Conducted	261	260	406	176	99
Assessments	1,278	1,605	2,265	2,262	1,093
Referrals	2,115	1,805	2,646	2,632	2,487
Job Placements	461	307	662	953	1,006
Non Grant Funded Initiatives	369	191	261	245	57
Grant Funded Initiatives	1	75	136	87	93
Section 3/REP	91	41	265	621	856
Summer Seasonal Employment	2,186	2,741	1,892	1,672	1,418
SYEP	1,653	1,848	1,275	1,012	748
NYCHA Achievers Program	N/A	N/A	N/A	25	50
Community Operations Summer Program	212	595	291	315	331
Management Operations Seasonals	321	298	326	320	309
Grant Funded Training					
Enrolled	100	227	574	469	257
Completed	47	198	363	441	229
Contracted Training					
Enrolled	N/A	N/A	34	683	5
Completed	N/A	N/A	9	702	5
Other Training					
Enrolled	N/A	N/A	212	136	85
Completed	N/A	N/A	94	116	0

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% interest) who are actively receiving technical assistance through access to entrepreneurial training, business counseling, mentoring or financing and marketing opportunities

Attachment O
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.*

Attachment P
Comments from the Public on the FY 2013 Annual Plan

The following 12 comments to the FY 2013 Annual Plan were submitted by the NYC Alliance to Preserve Public Housing and were also submitted by a member of NYCHA's Resident Advisory Board (RAB).

1) Every HUD dollar NYCHA receives from Washington for operating public housing should be used for that purpose. NYCHA should terminate the \$75 million annual payments to NYPD, by dissolving the 1995 MOU. Under the "Clean Halls" program, NYPD provides comparable services at no cost to private landlords. NYCHA residents pay for police protection through their local income taxes—they should not pay twice. NYCHA should also terminate the \$23 million annual PILOT payment to NYC—payment in lieu of taxes. Nonprofit housing developers are usually exempt from property taxes.

NYCHA's Response: Pursuant to the memorandum of understanding between the Authority and the City of New York, the NYPD currently receives approximately \$75 million in annual funding. This funding is comprised of \$70 million from operating funds for above baseline services and 1.5% of annual federal capital funding awards received, currently estimated at approximately \$5 million.

The above baseline services include a dedicated police force, the Housing Bureau, for community policing and the following crime reduction strategies and programs.

- **Operation Impact** – *The mission of Operation Impact is to prevent and reduce violent crimes. There are three designated Impact Zones within NYCHA developments – the 73rd precinct in PSA 2 in Brooklyn, the 23rd and 28th Precincts in PSA 5 in Manhattan and the 40th Precinct in PSA 7 in the Bronx. The zones focus resources on foot in NYCHA developments identified as having a high incidence of violent crime in isolated areas. Officers conduct interior vertical patrols in the buildings and patrol the exterior of the buildings.*
- **Overtime Enforcement Program** – *The Housing Bureau utilizes overtime enforcement to address violence prone locations by deploying extra police officers on overtime on a weekly basis in developments.*
- **W.A.M. Initiative** – *A joint-agency pilot project focusing services in a concentrated dose in three selected developments – Washington in Manhattan, Armstrong in Brooklyn and Millbrook in the Bronx. Some of the resources include deployment of uniformed personnel, joint NYPD parole-probation operations, narcotic and warrant initiatives as well as NYCHA efforts in the areas of Resident Association involvement, teen programs, Resident Watch, Family Services, lease enforcement and resident employment and job training opportunities.*
- **Gang Strategy Program** – *The Housing Bureau and the Police Department's Gang Division work closely together to monitor gang/crew activity in NYCHA developments on a day by day basis. A supervisor from the Housing Bureau attends weekly gang information and strategy meetings, conducted by the Gang Division, where gang activities are analyzed and discussed. Information from the meetings is disseminated to commanding officers in the Housing Bureau. The commanders devise and implement coordinated plans of action when gang activity in or around public housing developments is identified.*
- **Juvenile Robbery Intervention Program (JRIP)** – *JRIP is program to reduce robberies and offer social services to families of selected youths previously arrested for a robbery.*
- **Domestic Violence** – *Domestic violence teams are assigned to each Police Service Area (PSA). Their mission is to prevent incidents of domestic violence in NYCHA developments by providing outreach and counseling to victims and by tracking and following up on reported incidents.*

- **Special Operations Section** – *The Housing Bureau’s Special Operations Section conducts enforcement focusing on the reduction of violent crime, especially robbery and gun offenses. Officers conduct enforcement in civilian clothes at the times of day when violent crimes are most likely to occur.*
- **Close Circuit Television (CCTV)** – *There are currently fifteen NYCHA developments with Video Interactive Patrol Enhancement Response (VIPER) systems. These systems are development-wide and are monitored by Police Department personnel twenty-four hours a day, seven days per week.*
- **Argus Camera Systems** - *The installation of wireless Argus camera systems in NYCHA developments is an extension of the NYPD’s city-wide system. One NYCHA development in each PSA was selected for this initiative. A total of 90 cameras cover 22 buildings in five developments. Within each development there are five Argus camera boxes containing a total of 10 cameras which cover outdoor locations. The cameras send video images to recording stations and may be viewed by each PSA station house.*

Between 2001 and 2011, the number of major felonies in NYCHA developments has decreased 23%.

2) A Comprehensive Plan of NYCHA Development Initiatives - Residents and their leaders need to be better informed about the staging of these initiatives—development by development— before NYCHA comes “knocking at the door” with a plan. Resident and community leaders will be better prepared to organize and negotiate with NYCHA and other stakeholders, better able to protect and advance resident interests in the process.

NYCHA’s Response: *The application and approval process to transfer NYCHA or public housing assets, including land assets, requires review and approval by the U.S. Department of Housing and Urban Development (HUD) pursuant to Section 18 of the U.S. Housing Act of 1937 (the Act or (42 U.S.C. 1437p)). NYCHA’s property dispositions (e.g. conveyance of title or lease having a term of a year or longer) require HUD approval following consultation with the affected NYCHA Resident Associations and their district Council of Presidents and consultation with the community and elected officials generally evidenced to HUD by a letter from the Deputy Mayor.*

It is NYCHA’s policy to consult early in the process with all stakeholders in the community. This involves early outreach to the residents of the affected developments, elected officials and other community stakeholders as a specific site is being considered for development. Prior to the development of a Request for Proposals (RFP), basic site issues are considered, including such considerations as infrastructure, relocation of parking or other facilities currently on site. Community preference for type of housing and affordability mix are also important considerations that are discussed in the formulation of a project. Elected officials comment on the project guidelines and requirements. All comments are considered in light of available non-NYCHA subsidies and financial resources.

Once the development team is selected, NYCHA returns to the community to introduce the team and present the project program and preliminary design to the residents. This iterative process continues as the project is refined and financing is secured. Discussions include final number of building stories, building footprint, open space usage, commercial uses, and community facilities, if any. In addition, the total number of residential units, affordability bands and unit breakdown are confirmed. Replacement of displaced parking and other infrastructure and/or amenities is also addressed.

3) Independent Technical Assistance for Affected Resident Councils - Although Section 18 proposals require “resident consultation,” resident associations confronted with NYCHA demolition/disposition plans are too often unprepared and lack the experience or expertise they need to address them effectively. They end up relying on advice from NYCHA and the developers, who have an interest in “selling” the plan. This problem will also occur in developments affected by RAD and Inclusionary Zoning proposals.

Independent technical assistance—such as legal, architectural, planning, organizing assistance—should be available to affected resident associations. Costs could be covered by setting aside a portion of \$4 million in HUD TPA funds that NYCHA already receives annually for tenant participation. At the June 2012 City Council budget hearings, NYCHA estimated there were \$15 million in unused TPA funds available.

***NYCHA's Response:** HUD encourages a partnership between the residents, the Housing Agency and HUD, as well as with the public and non-profit sectors to provide training opportunities for public housing residents as per regulation 24CFR 964.140 governing the use of TPA funds. The categories in which training could occur include, but are not limited to: (1) Community organization and leadership training; (2) Organizational development training for Resident Management Corporations and duly elected Resident Councils; (3) Public housing policies, programs, rights and responsibilities training; and (4) Business entrepreneurial training, planning and job skills.. To the extent the regulations permit the use of TPA funds in matters pertaining to Section 18, resident organizations are encouraged to apply for assistance.*

4) A Special Review Process for Each Initiative - Each of these Road Map initiatives—Section 18, Rental Assistance Demonstration (RAD), Inclusionary Zoning, and Moving To Work (MTW) — is significant enough to be reviewed in its own right, separate from the Annual Plan. The Annual Plan process sets a standard of accountability: 1) a written proposal, 2) 45 days for public review, and 3) a special NYCHA public hearing. As each proposal is further detailed, it should go through the process again. It is not enough for NYCHA to mention it briefly in its Annual Plan as a “placeholder” for further revisions and detail.

***NYCHA's Response:** NYCHA must include a statement of any planned demolition and/or disposition activities as a required element in the Annual Plan. This statement includes a list of the developments in which NYCHA intends to apply for demolition and/or disposition approval under Section 18 of the U.S. Housing Act of 1937 (the Act or (42 U.S.C. 1437p)), the timetable for such actions and the planned activities. The actual application and approval process for demolition and/or disposition is a separate process from the Annual Plan and the approval of the PHA Plan does not constitute approval of these activities. Section 18 applications are submitted electronically to HUD's Special Applications Center (SAC) which is located in Chicago. NYCHA's Section 18 applications are part of the Annual Plan's supporting documents available for public review. Please contact NYCHA's Department of Research and Management Analysis at (212) 306-8202 to schedule an appointment.*

The actual application and approval process for RAD, Inclusionary Zoning and MTW are separate processes from the Annual Plan and the approval of the PHA Plan does not constitute approval of these activities.

5) A Resident Education Campaign - NYCHA's best attempts at resident engagement, such as the recent Roundtable conversations, cannot be effective democratic process unless residents are well-informed. (No easy task for 180,000 public housing families.) Too often, residents are unaware of their basic rights—such as the Brooke Amendment (limiting rent to 30% of income), the HUD 964 tenant participation regulations, and Section 3 access to job/training opportunities. More information is needed about the pros and cons of controversial policy initiatives, such as the Community Service requirement and the MTW program. We recommend that the Citywide Council of Presidents (CCOP) take the initiative and responsibility to develop a Resident Education Campaign across the nine NYCHA districts. HUD TPA funds are there for the purpose—an estimated \$15 million in unused funds at present. It is a question of putting them to best use.

***NYCHA's response:** NYCHA will continue to work with the Citywide Council of Presidents (CCOP) to provide information on our important initiatives to the residents.*

6) Any NYCHA proposal to become a Moving to Work Authority must include:

- A limit on any reduction in the total number of assisted public housing and Section 8 voucher units.
- A list of the federal laws and regulations that NYCHA will retain under MTW.
- A list of restrictions—such as time limits and work requirements—that NYCHA is prohibited from imposing on residents.
- The MTW proposal must be the subject of a special public hearing, with 45 days for advance review of the written proposal.
- A local Memorandum of Understanding (MOU) must be signed by NYCHA, which binds the authority to its original proposal for period of time (10 years?). Within that time, no change in the NYCHA MTW proposal can be made without a special local approval process to be specified in the MOU.

NYCHA's response: NYCHA has held discussions on proposals for expanding the Moving to Work (MTW) program with national housing interest groups, resident leaders and several local advocates and stakeholders. We expect those discussions will continue inasmuch as there is little, if any, expectation that housing reform legislation will be considered in the waning days of the 112th Congress. The measure referenced by this comment is a discussion draft. There is no formal pending House or Senate bill. Nor has MTW legislation been reported out of any Congressional committee. Discussion at this point would be of hypothetical legislation and any response by the Authority would be subject to revision or modification once formal legislation is available for review.

7) Section 8 Issues:

- NYCHA should keep its promise. New vouchers that become available should be issued to the families placed back on the Section 8 waiting list in December, 2009.

NYCHA's response: Based on funding availability, NYCHA will honor its commitment to provide vouchers to those who were placed back on the waiting list in December 2009.

- NYCHA's voucher commitment to supportive housing should be designated a "significant amendment" to the Annual Plan for FY 2012 and as such, be subject to public notice, 45-day review period, and a public hearing.

NYCHA's response: The regulations provide that NYCHA may elect to use up to 20 percent of its total voucher allocation for project-based vouchers. The Annual Plan addresses the use of project based vouchers. This is not a significant amendment to the Annual Plan.

8) In order to change the Voluntary Conversion Program, NYCHA must again consult with residents at the 21 city/state-financed developments, to inform them about planned changes and assess their willingness to accept them. Changes to the Conversion Program must be treated as a significant amendment to the Annual Plan. No change is described in the current draft Plan. Any change in the voluntary nature of the program would be a major change. As a significant amendment, the revised program would be subject to public notice, 45-day review period, and a public hearing.

NYCHA's response: NYCHA will take this recommendation under advisement.

9) Under-Occupancy Issues:

- **NYCHA should re-examine its under-occupancy procedures and policies** so that they are more effective and humane in practice.

NYCHA's response: NYCHA understands that this is a sensitive issue to our residents and is in the process of modifying its Tenant Selection and Assignment Plan (TSAP) to give priority for rental of vacant apartments to NYCHA residents requesting a transfer over applicants. In addition, our Family Services Department will work with the family or resident regarding sensitive transfer cases.

- **NYCHA should train its staff on transfer policies and procedures** - The transfer policy is administered at each development with different approaches and results. Some residents meet with management staff about transfer options, as required under the TSAP. Others are told that they cannot. NYCHA must clarify transfer procedures and practices, and train management to ensure proper and humane implementation.

NYCHA's response: NYCHA agrees that its transfer policies and procedures must be clearly understood and consistently applied. Employee training programs are an integral part of a successful organization. We agree that through timely, controlled and intelligently developed training programs, employees develop requisite capabilities and new skills to perform assigned jobs consistently and successfully. With that in mind, NYCHA is implementing training this fall for all Development Management staff that will focus on policy and procedures with a special emphasis on our transfer policy.

- **Meetings with notified residents** - Over half of the 55,000 under-occupied apartments are occupied by seniors, many of whom are long-term residents. When they receive a notice of under-occupancy, they often have little knowledge of their obligations and rights, adding to their fears and anxieties. Management at each development should meet in-person with the resident to discuss transfer options, how the processes work, and respond to questions.

NYCHA's response: NYCHA agrees and Property Management staff will be available to meet with residents to discuss any correspondence that was sent, and as previously stated, our Family Services Department will work with the family or resident regarding sensitive transfer cases.

- **Increase supports for the move.** NYCHA pays each resident \$350 as an incentive to move (\$250 of it as credit toward rent for the new apartment). This is inadequate to cover moving costs and should be increased. For elderly and disabled residents who need help, direct assistance with the move should be provided.

NYCHA's response: NYCHA will take the request to increase the incentive amount under advisement. Family Services Department staff will be available to assist by assessing residents' special needs and whether reasonable accommodations are needed. They will ensure that residents' needs are considered and concerns are addressed. Then they will make recommendations and/or referrals to assist residents with relocation in a caring and compassionate way.

10) NYPD and Section 3 Compliance:

- NYCHA and the NYPD should draft a voluntary compliance agreement for public review, describing how the NYPD plans to come into compliance with Section 3.

- The compliance agreement must include NYPD “restitution” for lost job/training opportunities since 1995 when NYCHA payments began. Restitution should provide resources for programs that will help residents qualify for police cadet training and for uniformed or civilian jobs.
- The draft compliance agreement should be treated as a significant amendment to the Annual Plan, calling for written notice, 45-day review, and a special public hearing.

NYCHA’s response: NYCHA will take these recommendations under advisement. As reported in Attachment M - Section 3 Summary Report of this Plan on page 194, the NYPD hired 2,412 staff in 2011. Of these, 112 or 5% were NYCHA Section 3 public housing residents which are proportional to the Authority’s share of the population of New York City.

11) Outsourcing NYCHA Management:

- **NYCHA should conduct a systematic evaluation of current experience with outsourcing property management to private contractors.** The evaluation should include resident surveys and focus group feedback concerning experience to date. Several questions need to be considered:
 - How does outsourcing affect the quality of life in public housing communities?
 - How does outsourcing affect NYCHA management staff?
 - How does outsourcing affect the quality of the jobs it generates? (such as income, benefits, pension).
 - How does outsourcing affect resident access to job and training opportunities?

NYCHA’s response: NYCHA continues to be responsible for the management of our properties and remains committed to our residents.

The use of Property Management companies to manage a select number of NYCHA’s properties will not negatively affect the quality of life for our residents who will continue to receive the same level of services. The residents are “public housing residents” with all the existing benefits, status and access to services including job and training opportunities. NYCHA Management Staff will be deployed to other developments at the same job level and access to training, job opportunities and any other benefits that all NYCHA staff is provided.

12) NYCHA Consultations and Transparency:

- All NYCHA consultation contracts should be subject to competitive bidding.

NYCHA’s response: NYCHA selects the appropriate procurement method on a case-by-case basis in accordance with applicable laws, regulations, and its internal procedures. When appropriate, NYCHA has utilized competitive procurements for consulting services.

- The BCG report should be made available to the public.

NYCHA’s response: The BCG report is available through the NYCHA website at <http://www.nyc.gov/html/nycha/html/about/BCG-report-on-NYCHA.shtml>.

The following constitutes NYCHA's responses to additional Public Comments for the 2013 Annual Plan.

1) Eligibility and Admissions

- NYCHA should create a board of residents including Resident Leaders to help screen applicants prior to their tenancy. The applicant screening process needs to be stricter and more comprehensive. Applicants should undergo both a criminal background and credit check.

NYCHA's Response: NYCHA's screening process includes conducting criminal background searches for all 62 counties of New York State and a National Search for Sex Offenders. The searches are conducted for all members of the household aged 16 or older for new applicants, family members wishing to join the household and remaining family members. NYCHA's efforts to search for criminal histories is more stringent than is required by the Department of Housing and Urban Development (HUD) which only requires Public Housing Authorities to search for sex offender status in states where the person is known to have resided. In addition, contacts are made to the applicant's current and/or former landlords (including homeless shelters) to confirm satisfactory tenancy.

At the rental interview, the Housing Assistant reviews the provisions of the lease which includes the rules and regulations and resident responsibilities. New tenant visits are conducted approximately one month after move in and again the rules are discussed.

- New residents should attend resident orientation meetings to brief them on the culture and functioning of their new home. This will also provide a space for new residents to meet other new residents, contributing to a sense of community at NYCHA developments.

NYCHA's response: NYCHA's subcommittee for Rules and Regulations of the Safety and Security Task Force is reviewing guidelines to establish welcoming committees at developments to provide residents with important information.

- Residents think the online application is a good thing as it will increase efficiency and organization while making it easier for residents to apply. They do however ask that NYCHA slowly phase out its paper application so that computer illiterate applicants have time to adjust.

NYCHA's response: NYCHA has special kiosks designated at its borough offices where applicants can fill out their applications by computer; however, paper applications will continue to be accepted.

- NYCHA should clearly explain the rightsizing initiative and provide more information about how we intend to implement this initiative. Right-sizing notices should include more information and the reasoning behind it for the residents.

NYCHA's response: We agree with this recommendation and recently revised notification letters regarding right sizing with the intent of improving communication about this sensitive issue. We are also retraining Development Management staff on the right sizing process and will continue to strive to better communicate with our residents.

- Families should only be right-sized if the move allows them to remain in the same development. For seniors in certain physical conditions, right-sizing is too difficult. Furthermore, NYCHA should increase the incentive to move by providing residents with a cash stipend rather than a rent credit.

NYCHA's response: *NYCHA's current policy allows residents to remain in the same development or move to another development. The choice is up to the resident. NYCHA's Family Services Department will work with families who are in need of assistance.*

- Seniors do not want to be down sized. They need extra space in their apartments so that caretaking family members have a place to stay.

NYCHA's Response: *Nearly 40% of all under occupied apartments are headed by elderly residents. Exemption of this population would make right-sizing of apartments unachievable. NYCHA will provide outreach and assistance to residents, including the elderly, transitioning to smaller sized apartment.*

- Tenants should be able to right-size by swapping apartments with other residents in their development.

NYCHA's response: *NYCHA's policy prohibiting apartment swaps will remain the same to ensure that residents who have been on the transfer list longest and/or have the greatest transfer need are treated fairly.*

- NYCHA needs to provide information as to how they determine the stipend and rent credit given to those who are asked to right-size.

NYCHA's response: *NYCHA is reviewing the \$350 allowance to defray relocation costs.*

- Victims of domestic violence should be given a higher priority for NYCHA housing.

NYCHA's response: *The Victim of Domestic Violence priority is already among the highest priorities.*

- NYCHA should not require two documents to prove oneself as a victim of domestic violence. In many cases, this requires two police reports and requires that a VDV suffer two instances of violence before being given priority for admission to NYCHA housing.

NYCHA's response: *NYCHA must implement policies that objectively confirm the families' placement on the waiting list. The policy and process for placing victims of domestic violence on NYCHA's waiting list were established in consultation with the Mayor's Office to Combat Domestic Violence. Alternative documents such as Orders of Protection, Violations of Orders of Protection, Court Dispute Resolution Center letters that documents actual or threatened violence are acceptable documentation.*

- NYCHA needs to provide information on the number of victims of domestic violence that received NYCHA priority and began their lease in 2012.

NYCHA's response: *In calendar year 2011, 281 families moved to NYCHA with this priority.*

- For a period of time directly after their return from service, veterans should be offered priority admission to NYCHA housing.

NYCHA's response: *NYCHA participates in HUD's Veterans Affairs Supportive Housing Program (HUD-VASH) which combines a HUD Housing Choice Voucher (Section 8) with VA case management and supportive services. The VASH program connects homeless veterans from local Veterans Affairs Medical Centers (VAMC) with HUD rental assistance vouchers provided by NYCHA. VA Medical Centers identify eligible candidates.*

2) Financial Resources

- When city budgets are so tight, why is NYCHA leaving federal money on the table? Twenty-one thousand aging housing units qualified for federal operating and capital-fund subsidies when NYCHA used up its stimulus funds and completed the associated capital work in March 2012. But only about two-thirds of these units will receive the federal operating and capital subsidies to which they're entitled. Why are the former City and State developments receiving only partial operating fund subsidy? Is this temporary or permanent? Will NYCHA need to divert subsidies from other needy developments in order to fund the maintenance of the remaining "Federalized" units?

NYCHA's response: NYCHA is not leaving federal money on the table. NYCHA has been working with HUD to secure long-term subsidy funding for these public housing units ever since the City and State ceased funding for the 20,170 units in the former City/State developments,. Through the Federalization transaction, HUD agreed to provide Operating Subsidy to 11,743 of the 20,170 units. The vehicle provided by HUD to secure funding for the remaining units requires conversion of unfunded public housing units to the Section 8 program. While NYCHA has been successful in converting nearly three thousand families living in unfunded public housing units to Section 8 funding, nearly six thousand public housing units in the former City/State developments remain without dedicated subsidy.

- Is the capital subsidy flowing to these projects a component of the capital revenue that will support an intended \$500 million dollar Capital Fund Financing Program bond issuance that is referred to at page 16 of the Executive Summary in the FY 2013 Draft Annual Plan?

NYCHA's response: Yes, future capital fund allocations, including subsidy for the additional city/state units, will be used to support the \$500 million dollar bond under the Capital Financing Fund Program.

- NYCHA's 5-year operating Budget Plan projects authorized headcount by development, community center, senior center and department. How much of that headcount plan has been disclosed to the public, including NYCHA's affected employees, and implemented? How many NYCHA employees will lose their jobs, and what steps is NYCHA undertaking to find alternative placement or retrain its exiting workforce to prepare them for employment elsewhere? In what ways does NYCHA measure the benefits derived in delivering required services to its residents at the same time it reduces headcount? What effect does the elimination of jobs have on NYCHA's bottom line? How has the General Fund deficit been affected by headcount reduction? What measures has NYCHA undertaken to try to save each and every job that it projects it will eliminate? Won't the elimination of workers compound NYCHA's problems by adding to its housing subsidy obligations, increasing its waiting lists, and putting already vulnerable families at risk?

NYCHA's response: During 2011, NYCHA performed an extensive assessment of its central office cost centers (COCC) and operations administration, and identified opportunities to increase efficiency and streamline activities in certain back-office support functions. The 2012-2016 Plan reflects initiatives through which central office and borough administrative office activities will be streamlined and resources redirected to the frontline. These efficiencies will be realized gradually over the five year period through a combination of natural attrition with selective back-fill, active performance management, and potential early retirement incentives. There are no planned layoffs in this plan. The streamlining of central office and administrative functions is expected to yield about \$35 million in savings by 2016, inclusive of salary and fringe. These resources will be redirected toward frontline needs. Several Plan NYCHA initiatives focus on new investment and redirected resources to strengthen frontline operations, including maintenance and repair work and other property-level services.

NYCHA's 5-Year Authorized Headcount by department is published on our website (<http://www.nyc.gov/html/nycha/html/about/financialinfo.shtml>). Authorized headcount in 2012 is 11,957 full time positions. 9,072 positions or 76 percent of total positions are in Operations, where personnel directly serve NYCHA's 400,000 residents. NYCHA's Leased Housing Department, which directly administers the Housing Choice Voucher (HCV) Program that serves over 93,000 families, and Community Programs, which delivers community development services to residents, each represent another 4 percent of NYCHA's workforce. Finally, central office and support functions account for the remaining 16 percent of NYCHA's authorized headcount

- Plan NYCHA indicates that the President's 2013 budget proposes to permit full fungibility between Operating and Capital Funds. What effect would that have on NYCHA's financial plan, and more particularly, with respect to development-based accounting, if any?

***NYCHA's Response:** NYCHA is in the process of conducting a thorough analysis of the impacts of this proposal.*

- What is the structured financing transaction referred to at Page 16 of the Executive Summary with respect to "contract-based" Section 8 units? Does it refer to project-based Section 8 that would secure more debt?
- ***NYCHA's Response:** NYCHA owns certain developments that consist of contract-based Section 8 dwelling units. These buildings have not received appropriate levels of investment and need substantial rehabilitation. The long-term, contract-based nature of the HUD subsidy for these properties provides a predictable source of income and cash flow that may be leveraged. NYCHA owns certain developments that consist of contract-based Section 8 dwelling units. These buildings have not received appropriate levels of investment and need substantial rehabilitation. The long-term, contract-based nature of the HUD subsidy for these properties provides a predictable source of income and cash flow that may be leveraged.*
- All tenants should pay 30% of their income as rent. Residents agree that all rent ceilings should be removed but thought that the minimum monthly rent should remain \$50.

***NYCHA's response:** Over the next five years, NYCHA will implement a rent increase targeted towards tenants who pay less than 30% of their income towards rent as part of the Board approved rent equity plan,. Rents will gradually be raised based on a pre-determined schedule towards 30% of a tenant's income, subject to 80% of the HUD established affordable Fair Market Rent (FMR) for New York City.*

- NYCHA should start an adopt-a-development program similar to the adopt-a-highway program that allows corporate sponsorship of a development.

***NYCHA's response:** NYCHA is developing initiatives to generate additional income from its properties and assets, including an advertising and sponsorship program.*

- Residents would like NYCHA's help to organize politically so that they may gain more support (and financial resources) from politicians.

NYCHA's response: NYCHA has held a number of resident engagement events with the aim to inform residents of NYCHA's severe financial challenges, NYCHA's strategic plan, and how residents can become more engaged as activists for public housing. More such events are planned.

- Unused land on development grounds should be rented to generate extra revenue.

NYCHA's response: NYCHA is developing an initiative to generate additional income from vacant land.

- All parking spaces must be available for purchase to all residents each year rather than waiting for the space's previous owner to renew their permit. Parking spaces must be clearly lined and numbered. Stricter enforcement of NYCHA parking lots is necessary.

NYCHA's response: NYCHA renews the majority of its parking permits annually in the spring of each year. NYCHA's policy allows existing permit holders to renew their permit on a priority basis. For those that are not renewed and for vacant spaces, NYCHA offers them to new applicants on a first come, first served basis. This policy is standard commercial practice for the operation of parking lots where demand exceeds supply. NYCHA is developing an initiative to line and number more of its lots. Also, NYCHA tested sticker enforcement on a pilot basis over the last year and has recently commenced efforts to increase such enforcement.

- Some residents do not support Moving to Work and do not want the program mentioned in the Final Annual Plan. They do not like the possibility that NYCHA may put a time limit on tenancy or that Moving to Work has work requirements for residents.

NYCHA's response:

Moving to Work (MTW) is a demonstration program established by the Congress that grants 34 public housing agencies the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment, gain self-sufficiency and increase housing choices for low-income families. The program allows full fungibility among our four funding streams. Since the 34 slots are filled, NYCHA is unable to enter MTW notwithstanding the financial and administrative benefits that the agency and its residents would receive.

In a recent report praising MTW, Congress HUD recommended expanding MTW to 60 agencies. Expansion of the MTW requires legislation. While NYCHA is committed to maintaining Brooke level rents, has pledged not to impose term limits or work requirements, some refuse to accept that MTW would benefit NYCHA residents by removing unnecessary and costly administrative mandates, such as the Community Service eight-hour monthly work requirement.

Over the years NYCHA has actively participated in considering the merits of various legislative reforms, including MTW, and has held discussions with residents, elected officials and other stakeholders to elicit comments and to examine issues or concerns. NYCHA expects to continue such discussions with residents and stakeholders should formal legislation expanding MTW come available for review.

- NYCHA and its residents should not pay New York City property tax.

NYCHA's response: As per legacy agreements, NYCHA is required to pay to New York City a Payment In Lieu of Property Tax (PILOT).

3) Capital Projects

- Why does NYCHA want to borrow another \$500 million, when it has more than \$777 million in uncommitted and unspent capital-fund grants that date back several years? Won't more debt hurt NYCHA's financial stability? Isn't NYCHA risking having to give back those unused funds?

***NYCHA's response:** NYCHA intends to borrow an additional \$500 million to comply with the City's Local Law 11, which will include extensive brick work and roofing work to our developments. Outside of the \$500 million, NYCHA receives federal funding yearly to address other unmet physical needs and capital improvements to our developments, which are beyond the necessary exterior brick and roof repair. These additional capital expenses can include elevator replacements, steam lines, boiler replacements and major renovations and upgrades to apartments. In fact, the more than \$777 million represents cumulative federal funds from multiple and previous fiscal years that has been committed to address specific capital needs in our developments and is directly tied to the Authority's overall 5-year Capital Plan. Moreover, the U.S. Department of Housing and Urban Development's (HUD) regulation requires NYCHA to obligate or award annual federal funding towards capital work in two years and expend in four years. To date, we are on target towards fulfilling both our obligation and expenditures deadlines and requirements per HUD.*

- The Five Year Capital Plan calls for a \$500 million bond issue in early 2013, \$200 million higher than in the previous plan. How and when was it determined that an additional \$200 million in capital funding was necessary to meet NYCHA's capital needs, given that FY2012 did not account for such an increase. If the \$500 million bond issue occurs, what percentage of capital bonding capital does that represent, and how much excess capacity would remain? To what extent is NYCHA's current and future Capital Fund Financing Program affected by anticipated reductions or changes in the capital funding formulas overtime? Is NYCHA over-leveraging its financial future? What metrics are being applied to measure repair and cost efficiencies realized by the completed capital projects, and are these metrics being made available to the public?

***NYCHA's Response:** Under HUD's Capital Fund Financing Program (CFFP), NYCHA may borrow private capital to make improvements and pledge, subject to the availability of appropriations, a portion of future year annual capital funds for debt service. Borrowing capacity under the CFFP is limited so that annual debt service may not exceed 33 percent of annual federal capital grant award. Bond proceeds are required to be expended over a four year period. In the 2011-2015 Capital Plan, NYCHA intended to complete a \$300 million CFFP bond issue during 2012 and use the net proceeds to address and remediate Local Law 11 violations within the portfolio. Local Law 11 applies to exterior walls of buildings that are six or more stories in height and addresses the dangers associated with deteriorating building facades. The estimated remediation cost of Local Law 11 violations across the entire NYCHA portfolio far exceeds the funding available from the \$300 million bond issue in the prior capital plan. To ensure that bond proceeds are expended in the most efficient and effective manner, NYCHA postponed a CFFP bond issue during 2011 while enhancements to capital projects planning, processes, and delivery methods were undertaken. With enhancements now underway, NYCHA intends to complete a \$500 million CFFP bond issue in 2013. NYCHA has increased the planned bond issue from \$300 million to \$500 million to offset partially the loss of annual federal capital funds in the Plan, as well as accelerate the completion of critically needed capital work. NYCHA plans to use the net proceeds to rehabilitate building envelopes, principally for the remediation of Local Law 11 violations, as well as install new roofs at select locations. With planned gross proceeds of \$500 million the CFFP bond initiative accounts for 21 percent of the total funding sources in the five-year capital plan and is critical to enable NYCHA to complete desperately needed rehabilitation of building envelopes. Following the \$500 million bond issue, NYCHA anticipates annual debt service of \$60*

million inclusive of the debt service on NYCHA's 2005 CFFP bond issue. Debt service of \$60 million is 22% of the annual federal capital grant award.

- Residents ask that building shells, particularly windows, be top priority for new capital projects.

NYCHA's response: NYCHA is required by Federal law to conduct long term planning, develop its priorities over a five-year period and conduct a Physical Needs Assessment every five years. NYCHA's Capital Projects Division and Borough Property Management meet on an ongoing basis during the year to review building needs, conditions and work requests. During the annual capital planning process, CPD and Property Management identify capital needs (often generated at the Property Management level) by reviewing needs assessment data, code regulations and requirements such as Local Law 11 Building reports, work tickets issued, and replacement cycles of building systems such as elevators and boilers. The needs are packaged into manageable projects and project costs are estimated. Jobs are prioritized and placed in specific funding years in the 5-year plan based on the seriousness of condition, design timeline and anticipated level of available funding.

- NYCHA's policy of hiring the lowest bidding contractor often leads to inferior quality work.

NYCHA's response: NYCHA is required by HUD to comply with procurement rules as to the selection of bids in a public and competitive sealed bidding process. Per procurement rules, NYCHA must select the lowest responsive and responsible bidder. A responsive bidder is one that submits a bid which fully conforms in all material respects to the requirements and criteria in the invitation for bids. A responsible bidder is one that has the judgment, skill, promptness, competent workmen, honesty, financial standing, reputation, experience, resources, capacity and ability to do the project. The question of who is responsive and responsible is at the discretion of NYCHA and the burden of proof is on the bidder to show that they have met the terms of the bid and contract. Understandably and at times, work performed by contractors selected may not be at a superior quality; however NYCHA is and will be addressing these concerns and issues through improved internal controls (e.g. quality design, detailed scope and project specifications), more robust contractual requirements and expectations, and better day to day management and inspection of the projects under construction.

- NYCHA should not pay contractors until their work is complete and has been inspected.

NYCHA's Response: Property Maintenance Supervisors at all NYCHA developments inspect completed work performed by contractors, ensure adherence to contract specifications, direct the contractor to conform to contract specifications, and ensure that the contractor completes the contract work on schedule. They also complete a Contractor Performance Evaluation. Requests for payment are carefully evaluated to ensure that the contractor submitted all supporting documents, the work has been performed and the payment request is within contractual guidelines.

4) Development Activities

- FHA residents should be able to purchase their homes. Many FHA homes are vacant. If these vacancies were filled, their rent could generate extra revenue for NYCHA.

NYCHA's Response: NYCHA has a HUD-approved Homeownership Plan covering the occupied single-family FHA Homes which provides for purchase of an occupied home by its current tenant. NYCHA is presently working with the occupants of these homes to determine the number of households interested in

and qualified to buy, and has undertaken outreach (by letter and meeting) to determine the number of potential purchasers.

- FHA homes have long been excluded from the agency's capital plan. They need to be remodeled and should not be ignored in future plans.

NYCHA's Response: *Maintenance and repairs of the FHA Homes are funded through a combination of operating income, City Council appropriations and proceeds from sales of vacant and excess FHA properties, as well as proceeds, if any, derived from sales to residents under the Authority's HUD-approved 5(h) Homeownership Plan.*

- Relative to NYCHA's property dispositions, what percentage of property was disposed of at fair market value (FMV)? Are appraisals for all of the properties that are referenced on pages 14 and 15 of the Executive Summary in the Draft FY 2013 Annual Plan available to the public for inspection? What criteria were applied in the decision to sell property at or below FMV? What relationship does a 25% set-aside of units bear to the total FMV of the improved property that was sold; why is that percentage so low, compared to the value contributed by NYCHA to complete the projects, e.g., donation of land at nominal cost or costs significantly below FMV? How many properties are the subjects of purchase money or enforcement mortgages held by NYCHA? Does NYCHA have an established procedure or policy statement that memorializes how dispositions of real property are to be conducted, as a means of implementing the associated federal statute? What does NYCHA do with the funds it receives from the disposition of property that it owns?

NYCHA's Response: *As noted in the Annual Plan, the affordable housing units developed on NYCHA-owned land in the last few years represent the Authority's commitment to provide sites within existing public housing developments to support construction of up to 6,500 affordable units in the context of the Mayor's New Housing Marketplace plan. NYCHA has identified vacant land within its developments that, by joint RFP with HPD, has been offered for such new development. The sites have been offered for less than their fair market economic value, and in return NYCHA has (i) received an acquisition fee in the form of cash or purchase money mortgage ((a) acquisition fee – 4 transactions, (b) purchase money mortgage – four transactions, (c) ground lease/ground rent – three transactions), and (ii) a set-aside of 25% of the new units built for NYCHA public housing residents. The difference between the fair market value and the price received by NYCHA represents a land subsidy to the overall project and reduces the total development cost as well as the amount(s) of non-NYCHA financing and HPD/HDC subsidies required to offset the cost of developing income restricted housing units. The usual 25% set-aside for NYCHA residents allows residents of the affected development to move to a new construction unit if they qualify, as well as providing an additional resource to reduce NYCHA's years-long public housing and Section 8 transfer or waiting lists. In addition to the 25% NYCHA set-aside the balance of the units in these new developments are typically affordable to families at or below 60% AMI (\$50,160 in 2012 for a family of four).*

Consistent with Section 18 of the U.S. Housing Act of 1937, as amended, and its implementing regulations, NYCHA's Board approves by resolution each disposition based on the terms of the development proposal associated with it. The price, form of consideration and use(s) of proceeds from these transactions varies on a project-by-project based; and is affected by, among other things, total development cost(s), amount(s) and cost(s) of other financing including loans, federal Low Income Housing Tax credits, and HPD/HDC or other subsidies. However to the extent NYCHA can provide its sites at less than fair market value the need for these other subsidies is also reduced.

NYCHA's Section 18 applications are Supporting Documents to the Annual Plan and are available for review during regular business hours by contacting NYCHA's Research and Management Analysis Department at (212) 306-8202 to make an appointment.

5) Operations Management / Maintenance and Repairs

- When NYCHA has spent a staggering amount automating many of its operations, shouldn't it disclose how residents have benefitted from these costs?

***NYCHA's response:** Automation is one part of NYCHA's commitment to improve our customer services. Automation enables work orders to be prioritized and properly sequenced, increases accountability for employees, quantifies work orders, helps identify who renders the service, and ensures proper service delivery.*

- NYCHA's call center is difficult for non-English speakers. Even though there are translation options available, residents must be able to understand enough English to know which number to select for their language.

***NYCHA's response:** NYCHA is working on enhancing the access to our services and programs for our non-English speaking residents.*

- All NYCHA developments and offices should have recycling programs in place.

***NYCHA's Response:** We are in the process of expanding recycling to additional developments.*

- NYCHA should create a Work Order Task Force to address the delays on many essential repairs and maintenance projects in individual apartments as well as common areas.

***NYCHA's Response:** NYCHA has created the Work Order Task Force to tackle the developments with the highest number of open work orders per apartment. The task force is comprised of various trades who perform interior apartment repairs including: plaster, paint, electrical, plumbing, carpentry, and maintenance. Related to this initiative is an ongoing review of the scheduling of skilled trades and consolidation of similar work orders in an effort to maximize staff time and efficiency. Additionally, NYCHA has hired additional front-line staff who will continue to improve and render the desired service.*

- NYCHA must decrease its backlog of work orders and the time to completion for all work orders.

***NYCHA's Response:** NYCHA is in the process of assessing its operating procedures, work schedules, and staff deployment to address our existing backlog of repairs.*

- NYCHA should send large print notices to its residents who are vision impaired.

***NYCHA's Response:** We welcome this suggestion and will explore possibilities to improve our print material.*

- NYCHA should create and maintain a sustainable staff to resident ratio at all developments. This ratio should be published in NYCHA's Annual Plan.

NYCHA's Response: NYCHA will take this suggestion under advisement.

- NYCHA must reduce the frequency and length of elevator outages, especially in senior buildings. Seniors who struggle with mobility are apprehensive to leave their apartments for fear that an elevator outage will leave them unable to return home.

NYCHA's Response: NYCHA continues to monitor elevator outages and strives to improve the response time.

- NYCHA lists 13 Management and Maintenance Policies that contain NYCHA's rules, standards, and policies that govern the maintenance and management of public housing. Are these policies made readily available to the public? Why are they not accessible from NYCHA's website? What plans does NYCHA have to increase transparency?

NYCHA's Response: NYCHA's Management and Maintenance Policies are available for public review during regular business hours by contacting NYCHA's central office located at 250 Broadway, New York, NY at (212) 306-8202. This information was published in the FY 2013 Draft Annual Plan on page 4 in the section on "Supporting Documents Available for Review" and is also published in the Annual Plan Notice which is mailed to every public housing household and is also published on pages 6 and 7 of the Draft Plan.

6) Community Programs

- Tenant Association term limits must be enforced.

NYCHA's response: NYCHA will continue to work with resident leaders to ensure that resident association elections take place in a timely manner.

- Residents should be able to use Tenant Participation funds for Family Day expenses.

NYCHA's response: Residents can use Tenant Participation funds for Family Day expenses to the extent those expenses meet the criteria established by HUD regulations for the use of Tenant Participation funds. HUD regulations do not permit the use of Tenant Participation funds for meals and entertainment.

- Community centers provide space for young residents to be productive. During summertime, when school is out, center hours must be extended to provide a safe place for children.

NYCHA's response: Typically, NYCHA Summer Day Camp Programs operated on a 9AM – 5PM schedule. During the summer of 2012 most Summer Day Camps extended their hours to 8AM – 6PM to accommodate the needs of parents and participants. Additionally, select centers in each borough offered teen evening programs. NYCHA is currently assessing services offered at community facilities on NYCHA property to ensure that we better meet the needs of the residents and the surrounding community. Ultimately, NYCHA aims for an enhanced understanding of which programs are producing the best results and how to best connect residents to needed services.

7) Self-Sufficiency

- NYCHA should create a full-scale job and career training program that can serve as a model for other cities. Section 3 should be geared towards helping residents find careers not temporary jobs.

***NYCHA's response:** NYCHA is committed to supporting interested residents to gain needed skills to compete in the labor market and build sustainable careers. The agency has made significant strides towards this goal through the creation of the citywide NYCHA Resident Training Academy (NRTA). The Academy offers a variety of employment-linked training to assist trainees in building technical and professional skills to best position them for future careers. In the first year, the Academy offered two training tracks - janitorial and construction. By the end of the Academy's first year, 178 NYCHA residents had enrolled in training, 138 graduated (78%), and 123 (89%) were placed into jobs with NYCHA and NYCHA contractors. Based on the success of year one, Robin Hood and NYCHA increased investment in the initiative for the Academy's second year, which began in August of 2011. In addition to the construction and janitorial training track, the NRTA also offered a pest control training track to prepare NYCHA residents for jobs at NYCHA as Pest Control Technicians and in the private sector. In year two, the NRTA graduated 454 NYCHA residents (87% of enrollees) and placed 391 residents (86% of graduates) into jobs with NYCHA, NYCHA contractors, and private employers. NYCHA is also working to develop and expand partnerships with training organizations throughout the City to expand access to career-linked training in a variety of fields such as information technology. As NYCHA continues to strategize about additional ways to leverage the Section 3 regulation to increase opportunities for residents, we continue to explore best practices and programs in the industry, and our efforts to improve internal operations.*

8) Crime and Safety

- Residents would like the NYPD to conduct more foot patrols and more vertical patrols at all times during the day.

***NYPD's response:** Staffing levels are based on crime and volume of calls for police service. The overnight shift historically has less members working due to the lower volume of 911 calls and crime occurrences.*

- Specific police officers should be assigned to specific developments. The familiarity between residents and officers would lead to a greater knowledge of the development for the officer, and a sense of security for the residents and a greater sense of community overall.

***NYPD Response:** This is difficult to manage as each development is not receiving coverage every day but in our two new Impact Zones in PSA 3 (Marcy, Sumner and Tompkins) and PSA 8 (Soundview and Castle Hill) we have attempted to do this.*

- NYPD PSA officers are often redeployed to non-NYCHA assignments. NYPD should explain this as NYCHA pays the NYPD each year for special police services.

***NYPD Response:** This was done very infrequently as the needs of the department necessitate.*

- Why are so few NYCHA residents hired as uniformed officers? NYCHA needs many more uniformed officers rooted in its own communities, to improve police-community relations, increase the security of NYCHA residents, and lower the incidence of stops-and-frisks.

***NYPD Response:** The civil service test to become a police officer is open to all.*

- NYCHA must terminate its 1995 Memorandum of Understanding (MOU) with the NYPD. NYCHA residents pay for police protection with their taxes. NYCHA should shift the funds over to preserving the aging buildings, improving residents' living conditions and closing the Authority's recurring \$61 million operating deficit.

***NYCHA's Response:** Pursuant to the memorandum of understanding between the Authority and the City of New York, the NYPD currently receives approximately \$75 million in annual funding. This funding is comprised of \$70 million from operating funds for above baseline services and 1.5% of annual federal capital funding awards received, currently estimated at approximately \$5 million.*

The above baseline services include a dedicated police force, the Housing Bureau, for community policing and the following crime reduction strategies and programs.

- **Operation Impact** – The mission of Operation Impact is to prevent and reduce violent crimes. There are three designated Impact Zones within NYCHA developments – the 73rd precinct in PSA 2 in Brooklyn, the 23rd and 28th Precincts in PSA 5 in Manhattan and the 40th Precinct in PSA 7 in the Bronx. The zones focus resources on foot in NYCHA developments identified as having a high incidence of violent crime in isolated areas. Officers conduct interior vertical patrols in the buildings and patrol the exterior of the buildings.
- **Overtime Enforcement Program** – The Housing Bureau utilizes overtime enforcement to address violence prone locations by deploying extra police officers on overtime on a weekly basis in developments.
- **W.A.M. Initiative** – A joint-agency pilot project focusing services in a concentrated dose in three selected developments – Washington in Manhattan, Armstrong in Brooklyn and Millbrook in the Bronx. Some of the resources include deployment of uniformed personnel, joint NYPD parole-probation operations, narcotic and warrant initiatives as well as NYCHA efforts in the areas of Resident Association involvement, teen programs, Resident Watch, Family Services, lease enforcement and resident employment and job training opportunities.
- **Gang Strategy Program** – The Housing Bureau and the Police Department's Gang Division work closely together to monitor gang/crew activity in NYCHA developments on a day by day basis. A supervisor from the Housing Bureau attends weekly gang information and strategy meetings, conducted by the Gang Division, where gang activities are analyzed and discussed. Information from the meetings is disseminated to commanding officers in the Housing Bureau. The commanders devise and implement coordinated plans of action when gang activity in or around public housing developments is identified.
- **Juvenile Robbery Intervention Program (JRIP)** – JRIP is program to reduce robberies and offer social services to families of selected youths previously arrested for a robbery.
- **Domestic Violence** – Domestic violence teams are assigned to each Police Service Area (PSA). Their mission is to prevent incidents of domestic violence in NYCHA developments by providing outreach and counseling to victims and by tracking and following up on reported incidents.
- **Special Operations Section** – The Housing Bureau's Special Operations Section conducts enforcement focusing on the reduction of violent crime, especially robbery and gun offenses. Officers conduct enforcement in civilian clothes at the times of day when violent crimes are most likely to occur.
- **Close Circuit Television (CCTV)** – There are currently fifteen NYCHA developments with Video Interactive Patrol Enhancement Response (VIPER) systems. These systems are development-wide and are monitored by Police Department personnel twenty-four hours a day, seven days per week.
- **Argus Camera Systems** - The installation of wireless Argus camera systems in NYCHA developments is an extension of the NYPD's city-wide system. One NYCHA development in each PSA was selected for

this initiative. A total of 90 cameras cover 22 buildings in five developments. Within each development there are five Argus camera boxes containing a total of 10 cameras which cover outdoor locations. The cameras send video images to recording stations and may be viewed by each PSA station house.

Between 2001 and 2011, the number of major felonies in NYCHA developments has decreased 23%.

- Why has NYCHA failed to install surveillance cameras and other security systems, even when it has \$42 million funds earmarked for such purposes? CCTV systems need to be more prevalent and should be installed in all areas of all developments. Furthermore the NYPD should have direct access to all CCTV feeds. Residents requested that NYCHA publish a date by which all developments will have fully functioning CCTV systems.

***NYCHA's response:** NYCHA has not failed to install security cameras. Since 1997 when the CCTV (Closed Circuit Television) surveillance program began, 6,680 security surveillance cameras of varying scale have been installed at 538 NYCHA buildings citywide. The New York City Housing Authority has installed 3,497 NYCHA surveillance cameras between 2003 and 2012. Approximately 85 developments will receive security camera installations by the end of 2013. More information about NYCHA's safety and security facts and security camera installation can be found online at <http://www.nyc.gov/html/nycha/html/news/safety-security-facts.shtml>.*

- How did NYCHA implement 11 different video management systems resulting in a fractured, non-scalable approach across the NYCHA network? Why wasn't an obvious need for a standardized video management system anticipated earlier on? How long has the Safety and Security Task Force been examining the significant limitations in NYCHA's current CCTV systems? Who paid for hardware, software, personnel, maintenance and other expenses with respect to existing CCTV surveillance systems? Has NYCHA established a plan for the installation of operable surveillance systems with a concrete timetable and milestones that would obligate contractors to create a reliable development-wide system by a date certain, thereby avoiding cost overruns and reducing the vulnerability of residents?

***NYCHA's response:** Security cameras are an important part of NYCHA's comprehensive plan to make public housing developments more secure for residents, employees and New York City communities at large. NYCHA is working closely with the New York City Police Department and with NYCHA's resident leaders to make sure security cameras are positioned in effective locations and that there are additional security measures in place. During the past year, NYCHA leadership in the areas of Capital Projects and Operations have been working diligently with NYCHA residents and resident leaders to design scope of works, secure approval and award contracts for cameras. A detailed camera installation roll-out plan is in place for completion in fall 2013, when NYCHA security cameras will be up and running in about 85 developments. NYCHA developments where there are security camera installations underway include Mott Haven in the Bronx, Amsterdam on the Upper West Side, Bay View in Brooklyn and Latimer Gardens in Queens. Improving the safety of NYCHA's 334 developments is a huge challenge – with 2,597 buildings, 3,300 elevators and numerous entryways, stairwells and hallways citywide – it would cost at least \$200 million to install an ideal network of NYCHA security cameras. This figure does not account for costs to monitor and maintain the equipment over time.*

As of July 2012, government officials have allocated approximately \$51 million to NYCHA to install CCTV and/or Layered Access Control at select NYCHA developments. With only one quarter of the estimated funds needed to do citywide security upgrades across all NYCHA developments, NYCHA's Safety and Security Task Force developed a universal system for the selection and placement of NYCHA security

systems in all NYCHA developments moving forward. Since 2011, NYCHA has proactively met with resident leaders in developments that have been identified for security upgrades. During these meetings NYCHA resident leaders, NYCHA staff and New York City Police Department officials worked together to plan the best way to use and place cameras at their developments. Previously, there was no uniform system in place to put cameras at NYCHA developments, and no uniformity to the cameras in use. The NYCHA security systems that will be installed in about 85 developments will be uniform, technologically advanced cameras that will be part of an integrated system. Installation at these select developments is expected to be completed by fall 2013.

Additional information about the installation of safety and security cameras can be found on NYCHA's web site, <http://www.nyc.gov/html/nycha/html/news/safety-security-facts.shtml>.

- NYCHA should work to increase involvement in Resident Watch. Youths especially need to be enticed into having concern for the safety of their homes.

***NYCHA's Response:** Under Plan NYCHA, the Authority is undertaking several initiatives with the goal of improving safety and increasing resident involvement. These initiatives include working to improve the resident/officer relationship, developing a joint safety strategy each year prioritizing the most pressing issues, providing additional training and better coordination for Resident Watch teams, consistently posting and clearly communicating NYCHA Safety and Security Guidelines, and increasing communication about safety issues with residents.*

- All buildings must have rooms that are properly equipped (with seating and telephones) and safe for Resident Watch patrols.

***NYCHA's Response:** NYCHA is reviewing this issue as part of the Safety and Security Task Force.*

- Development exterior doors must be redesigned. The current doors are easy to pull open and break.

***NYCHA's Response:** NYCHA's Maintenance Workers are currently receiving mandatory four-day training in the maintenance and repair of electromagnetic locks which will help improve the diagnosis and repair of damaged locks.*

- How has the re-alignment of Family Services with Property Management been a positive factor?

***NYCHA's Response:** NYCHA's Family Services Department was transferred to the Department of Operations to better integrate and coordinate family services with Property Management, resulting in more streamlined services and enhanced frontline resources. For instance, apartment transfers arranged for families who faced issues like domestic violence, and seniors were provided with companions and service coordinators. This coordination fostered a healthier living environment by expediting transfers, aiding tenant lease compliance, and providing quick assistance to residents who struggle with mental health issues or are victims of domestic violence.*

9) Pet Policy

- There are many large, vicious dogs on development grounds because NYCHA does not enforce its pet policy.

NYCHA's Response: NYCHA has established specific controls to monitor compliance with its Pet Policy. All registered dogs and cats are entered in a central database and the information is updated annually as part of the Annual Income Review process. In addition, during the apartment inspection and the completion of routine work orders, NYCHA staff will note if a pet is present in the household and the type of pet. If the presence of any dangerous or prohibited animal is observed, all NYCHA staff must immediately notify the Superintendent of this condition.

Residents who own pets must exercise a high degree of care and control of their animals to prevent them from becoming nuisances or creating unsafe or unsanitary conditions. A pet owner is liable for any injuries caused by their dog or cat. A tenant is subject to termination of tenancy for instances involving the ownership or maintenance of an animal in his/her apartment that violate the NYCHA pet policy, or cause injury or damage to persons or property. Such instances include but are not limited to the possession of an unregistered animal, the possession of an animal that is prohibited by law, or dangerous, threatening or not otherwise permitted, the possession of an animal that bit a person or bit another animal, an instance of an animal that caused injury or damage to persons or property, or multiple (2 or more within a 12 month period) minor breaches of the pet policy or the Pet Owner's Responsibility Code such as failure to have a pet wear required license tags in public or failure to clean up after the pet.

The NYPD issues Incident Reports to Development Management on cases of dogs found without dog tags or that are not registered.

10) Community Service

- NYCHA and Resident Leaders should meet often with residents to help them find and select upcoming community service opportunities in which they can participate.

NYCHA's Response: This is a good suggestion. Strengthening the collaboration between resident leadership and NYCHA to educate and help to identify community service opportunities for residents will lead to better compliance with the program.

- Teenagers who are not attending school should be required to complete community service.

NYCHA's Response: Teenagers who are under age 18 or students are exempt from the community service requirement for that year. Other teenagers are required to complete community service.

- NYCHA should work to create community service programs that serve as a path to employment.

NYCHA's Response: The law requires residents to perform either "community service" or "economic self sufficiency" activities. Economic self sufficiency activities can lead to employment and NYCHA can help to create such programs.

- NYCHA needs a consistent system for tracking residents' community service that occurs both on and off development grounds.

NYCHA's response: NYCHA has a computer system that tracks resident community service performance, both on and off development grounds.

12) Boston Consulting Group Report

- Were the findings produced by BCG incorporated into a revised Plan NYCHA? If so, where are these findings reflected in Plan NYCHA or in NYCHA's Annual Plan for FY2013? Wouldn't these findings be an integral part of NYCHA's imperative 5, "Strengthening the Frontline"?

NYCHA's partnership with the Boston Consulting Group (BCG) was an important part of evaluating NYCHA's core functions, improving NYCHA's efficiency, and ensuring NYCHA provides quality service to the families who count on us daily. To manage the transformation of NYCHA into a high-performing public housing authority that is centrally focused on providing quality customer service, BCG in collaboration with NYCHA staff and senior executives, developed a comprehensive report of key findings and recommendations that NYCHA has already begun to implement with success. The report is available through the NYCHA website <http://www.nyc.gov/html/nycha/html/about/BCG-report-on-NYCHA.shtml>.

Over the past several months we have been moving forward on several of the most important BCG recommendations that will deliver near-term cost savings and revenue as well as support our efforts to enhance safety and security, maintenance and repairs, and building improvements. Our revised five-year operating plan shared this summer at the City Council Committee on Public Housing meeting on June 5, 2012, outlines \$38 million in support and administrative function annual salary and fringe savings by 2016 as a result of these efforts. Cumulatively we expect to deliver \$100 million in savings budgeted through 2016. While cost reductions are being made in administrative functions, our 5-year plan redirected \$27 million annually towards the frontline. Thanks to these identified savings and \$10 million in funding from the City Council, we have added hundreds of maintenance and caretaker staff, all of whom are NYCHA residents, and will add hundreds more by 2016.

- Has NYCHA engaged in a process by which staff and residents had an opportunity to speak openly and constructively about issues ranging from maintenance and repairs, to safety and security, affordable housing, and resident and community services? Shouldn't these results be incorporated into BCG's report?

NYCHA's Response: As part of the Plan NYCHA initiative, the agency held a series of Community Conversations in April and May 2011. More than 800 public housing residents and Section 8 voucher holders in all five boroughs participated in these gatherings, including special sessions for Spanish, Chinese, and Russian speakers, and for young adults between the ages of 18 and 25. During these conversations, staff and residents discussed why NYCHA was important to them, and detailed issues to be addressed by Plan NYCHA. NYCHA leaders provided all attendees with information about NYCHA's findings during the course of the planning process and about actions needed to address present-day challenges. In small groups, staff and residents spoke openly and constructively about issues ranging from maintenance and repairs to safety and security, affordable housing, and resident and community services. Collectively, the groups discussed the best ways to tackle current challenges.