

# **Final PHA Plan**

## **Annual Plan for Fiscal Year 2014**



**John B. Rhea**  
Chairman

**Date: October 18, 2013**

<b>1.0</b>	<p><b>PHA Information</b>          PHA Name: <b>New York City Housing Authority</b> PHA Code: <b>NY005</b></p> <p>PHA Type:    <input type="checkbox"/> Small    <input type="checkbox"/> High Performing    <input checked="" type="checkbox"/> <b>Standard</b>    <input type="checkbox"/> HCV (Section 8)</p> <p>PHA Fiscal Year Beginning: (MM/YYYY): <b>01/01/2014</b></p>
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<b>2.0</b>	<p><b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)</p> <p>Number of PH units: <b>179,484</b>                      Number of HCV units: <b>92,561</b></p>
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<b>3.0</b>	<p><b>Submission Type</b>  <input type="checkbox"/> 5-Year and Annual Plan                      <input checked="" type="checkbox"/> <b>Annual Plan Only</b>                      <input type="checkbox"/> 5-Year Plan Only</p>
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<b>4.0</b>	<p><b>PHA Consortia</b>                      <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)</p>
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

<b>5.0</b>	<p><b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.</p>
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<b>5.1</b>	<p><b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</p> <p><i>The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low and moderate- income residents throughout the five boroughs. To fulfill this mission, NYCHA must preserve its aging housing stock through timely maintenance and modernization of its developments. NYCHA also administers a citywide Section 8 Leased Housing Program in rental apartments. Simultaneously, we work to enhance the quality of life at NYCHA by offering our residents opportunities to participate in a multitude of community, educational and recreational programs, as well as job readiness and training initiatives.</i></p>
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<b>5.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>PLEASE SEE ATTACHMENT E</b></p>
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<b>6.0</b>	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:          (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><b>PLEASE SEE ATTACHMENT A</b></p>
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<b>7.0</b>	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>PLEASE SEE ATTACHMENT B</b></p>
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<b>8.0</b>	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
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8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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><b>PLEASE SEE ATTACHMENT C</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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><b>PLEASE SEE ATTACHMENT C</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <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><b>Housing Needs.</b> 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><b>PLEASE SEE ATTACHMENT D</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>PLEASE SEE ATTACHMENT D</b></p>
10.0	<p><b>Additional Information.</b> 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><b>PLEASE SEE ATTACHMENT E</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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) 306-3701 to schedule an appointment to review the documents.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<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 2014***

**AVAILABILITY OF THE DRAFT AGENCY ANNUAL PLAN FOR PUBLIC INSPECTION**

The public is advised that the *Draft Agency Annual Plan for FY 2014* will be available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY, starting May 17, 2013 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Draft Agency Annual Plan for FY 2014* and supporting documents. *The Draft Agency Annual Plan for FY 2014* 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.:

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

**PUBLIC COMMENT**

The public is invited to attend any of the five scheduled Roundtable discussions at which the public may raise questions regarding the *Draft Annual Plan for FY 2014*. These roundtable discussions will be held from 6:00 p.m. to 8:30 p.m. on the dates and locations shown below. **Please call (212) 306-8248 to RSVP for the roundtable discussions.**

<b>Thursday, June 6, 2013</b> <i>Manhattan</i> Johnson Community Center 1833 Lexington Avenue New York, New York 10029	<b>Monday, June 10, 2013</b> <i>Queens</i> Electrical Industry Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York	
<b>Thursday, June 13, 2013</b> <i>Staten Island</i> Stapleton Community Center 230 Broad Street Staten Island, New York 10304	<b>Monday, June 17, 2013</b> <i>Bronx</i> Betances Community Center 465 St. Ann’s Avenue Bronx, New York 10455	<b>Monday, June 24, 2013</b> <i>Brooklyn</i> Ingersoll Community Center 177 Myrtle Avenue Brooklyn, New York 111201

The public is also invited to comment on the *Draft Annual Agency Plan for FY 2014* at a public hearing to be held on **July 24, 2013** from 5:30 p.m. to 8:00 p.m. at:

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

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

Written comments regarding the Draft Annual Agency Plan for FY 2014 are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than July 24, 2013.** Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address:

**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 2014***

**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 2014* 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 2013 entre las 9:30 am y las 4:30 pm. Llame al (212) 306-3701 para concertar una cita y poder repasar dicho documento. El *Borrador del Plan Anual de la Agencia para el Año Fiscal 2014* 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

<p>Centro Comunitario Campos Plaza 611 East 13<sup>th</sup> Street New York, New York</p> <p>Centro Comunitario King Towers 2 West 115<sup>th</sup> Street New York, New York</p> <p>Centro Comunitario St. Mary's Park 595 Trinity Avenue Bronx, New York</p>	<p>Centro Comunitario Sotomayor 1000 Rosedale Avenue Bronx, New York</p> <p>Centro Comunitario Hammel 81-14 Rockaway Beach Blvd Rockaway, New York</p> <p>Operaciones Comunitarias de Queens Oficina Municipal 70-30 Parsons Blvd Flushing, New York</p>	<p>Centro Comunitario Atlantic Terminal 501 Carlton Avenue Brooklyn, New York</p> <p>Centro Comunitario Breukelen 715 East 105<sup>th</sup> Street Brooklyn, New York</p> <p>Centro Comunitario West Brighton 230 Broadway Staten Island, New York</p>
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**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 2014*. 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) 306-8248**.

<p><b>Jueves 6 de junio de 2013</b> <i>Manhattan</i> Johnson Community Center 1833 Lexington Avenue New York, New York 10029</p>	<p><b>Lunes 10 de junio de 2013</b> <i>Queens</i> Electrical Industry Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York</p>	
<p><b>Jueves 13 de junio de 2013</b> <i>Staten Island</i> Stapleton Community Center 230 Broad Street Staten Island, New York 10304</p>	<p><b>Lunes 17 de junio de 2013</b> <i>Bronx</i> Betances Community Center 465 St. Ann's Avenue Bronx, New York 10455</p>	<p><b>Lunes 24 de junio de 2013</b> <i>Brooklyn</i> Ingersoll Community Center 177 Myrtle Avenue Brooklyn, New York 111201</p>

También los invitamos a presentar sus comentarios sobre el *Borrador del Plan Anual de la Agencia para el Año Fiscal 2014* en la asamblea pública **el miércoles**, 24 de julio de 2013 de 5:30 pm a 8:00 p.m. en:

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

*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 24 de julio de 2013. 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

# ANNUAL PLAN MEETINGS



## NYCHA's Draft FY 2014 Annual Plan

**Roundtable Discussions**  
6:00 p.m. to 8:30 p.m.

### Manhattan

Thursday, June 6, 2013  
Johnson Community Center  
1833 Lexington Ave.  
between 112th and 115th Streets

### Queens

Monday, June 10, 2013  
Electrical Industry Center in Flushing  
67-35 Parsons Blvd. at Jewel Ave.

### Staten Island

Thursday, June 13, 2013  
(Stapleton) Gerard Carter  
Community Center  
230 Broad St. at Gordon St.

### Bronx

Monday, June 17, 2013  
Betances Community Center  
465 St. Anns Ave.  
between 146th and 147th Streets

### Brooklyn

Monday, June 24, 2013  
Ingersoll Community Center  
177 Myrtle Ave. at Prince St.



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

- Financial Resources
- Capital Projects
- Land Lease Opportunity
- Crime and Safety

**To RSVP, please call  
212-306-8248.**

## Public Hearing

Wednesday, July 24, 2013

5:30 p.m. to 8:00 p.m.

Pace University

Schimmel Center for the Arts

3 Spruce Street, New York, NY 10038

A translation of this document is available in your management office and online at [www.nyc.gov/nycha](http://www.nyc.gov/nycha)

La traducción de este documento está disponible en su oficina de administración y en Internet en [www.nyc.gov/nycha](http://www.nyc.gov/nycha)

所居公房管理處和房屋局網站  
(網址: [www.nyc.gov/nycha](http://www.nyc.gov/nycha)) 備有文件譯本可供索取

Перевод этого документа находится в Вашем домоуправлении и на интернете [www.nyc.gov/nycha](http://www.nyc.gov/nycha)

# REUNIONES DEL PLAN ANUAL



## Borrador del Plan Anual de NYCHA para el Año Fiscal 2014

**Mesas redondas**  
De 6:00 p.m a 8:30 p.m.

### Manhattan

Jueves 6 de junio de 2013  
Johnson Community Center  
1833 Lexington Ave.  
Entre las calles 112th y 115th Street

### Queens

Lunes 10 de junio de 2013  
Electrical Industry Center en Flushing  
67-35 Parsons Blvd y Jewel Avenue

### Staten Island

Jueves 13 de junio de 2013  
Gerard Carter (Stapleton)  
Community Center  
230 Broad Street y Gordon St.

### Bronx

Lunes 17 de junio de 2013  
Betances Community Center  
465 St. Anns Ave.  
Entre las calles 146th y 147th Street

### Brooklyn

Lunes 24 de junio de 2013  
Ingersoll Community Center  
177 Myrtle Ave. y Prince St.



**Participe en la conversación e infórmese acerca de los asuntos que impactan su hogar y comunidad.**

- Recursos financieros
- Proyectos de Inversión
- Oportunidad de arrendamiento del terreno
- Delincuencia y seguridad

**Para confirmar su asistencia, llame al 212-306-8248.**

## La audiencia pública se celebrará el

**miércoles 24 de julio de 2013**  
de 5:30pm a 8:00 pm

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

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*HOPE VI OR MIXED FINANCE MODERNIZATION OR DEVELOPMENT* ..... 85

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**ATTACHMENT U:** Replacement Housing Factor Funds Annual Statements FY 2000 – FY 2009 (*ny005u05*)

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## **Executive Summary**

### **NYCHA's Final Agency Plan for FY 2014**

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 Final Agency Plan for FY 2014 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](http://www.nyc.gov/nycha)). NYCHA will also provide a copy of the Final Agency Plan to each public housing Resident Association President.

NYCHA held five community roundtable meetings during June and a public hearing at Pace University in Manhattan on July 24, 2013. NYCHA accepted written comments on the Draft Agency Plan through its post office box and fax through July 24, 2013. 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, 2013. 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 32. 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.

#### ***New NYCHA Board***

In September 2013, Mayor Michael R. Bloomberg appointed a new board of the New York City Housing Authority, following legislative changes – proposed by the Administration – that allow the Mayor to reconstitute the board as a body of six part-time members, as opposed to three salaried positions, with a full-time chairman. The members of the new board are Diahann Billings-Burford, Beatrice Byrd, Victor A. González, Kyle Kimball, Willie Mae Lewis and Emily Youssouf. As initial members of the new board, they are appointed for fixed terms of one, two or three years. After the initial terms, all appointees will serve three years. John Rhea will continue to serve as chairman of the board.

“Despite the many challenges that have resulted from severe cuts in federal funding to public housing, and even as some other cities have walked away from their commitment to public housing, we are determined to preserve and improve the homes of the more than 600,000 New Yorkers who live in NYCHA facilities,” said Mayor Bloomberg. “With this new governance model in place, NYCHA can continue making progress reducing the backlog of repairs and maintenance requests, while also implementing PlanNYCHA, which includes creative, revenue-generating ideas that will benefit residents.”

#### ***Plan NYCHA: A Roadmap for Preservation***

*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

### **Imperative 1: Preserve the public and affordable housing asset**

On average, over 75% of NYCHA’s 2,596 residential 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.

On September 19, 2013, Mayor Michael R. Bloomberg, New York City Housing Authority Chairman John B. Rhea, New York City Housing Development Corporation (HDC) President Marc Jahr, and U.S. Housing and Urban Development (HUD) Acting Regional Administrator Mirza Orriols announced that the city's latest capital project bond issuance has generated approximately \$732 million - the largest bond proceeds ever raised for public housing authority capital funds - for repairs at NYCHA public housing developments across the city. Of that amount, \$476 million in bond proceeds will fund repairs to deteriorating building exteriors and systems at 24 public housing developments with approximately 32,000 residents. As outlined in the agency’s five-year roadmap, Plan NYCHA’s efforts to preserve public housing will require creative capital-raising strategies and a renewed commitment to investing in a sustainable manner in this vital asset.

Revenue from this bond issuance provides a dedicated resource to make repairs to brick façades, roofs and other structural elements. The repair and replacement of these building-wide systems will help address underlying conditions that can be the cause of multiple maintenance issues, and which must be abated prior to making investment in building components such as elevators, bathrooms, kitchens, intercoms as well as heating, plumbing and electrical systems. Data collected from façade inspections at each of its high rise buildings and routine tracking of maintenance needs related to water infiltration or leaks, along with rehabilitation requests from its Property Management staff, helped NYCHA identify the 24 capital projects for building-envelope repairs.

HDC has issued \$476 million in Series 2013B bonds to provide an immediate source of funding to NYCHA in the form of a loan that will be dedicated to modernization and repairs. Another \$220 million in bond proceeds serves to refund and lower the interest rate on bonds that were issued in 2005, the proceeds of which had been used by NYCHA for repair work. The remaining proceeds are being used to finance a debt service reserve fund and pay the costs of issuing the bonds. The financing plan was approved by HUD under its Capital Fund Financing Program. NYCHA is participating in the program to accelerate its efforts to modernize and improve the city's public housing stock. The program will allow NYCHA to plan and carry out multi-year construction programs to comprehensively address critical maintenance and rehabilitation needs.

In closing this transaction, NYCHA was able to leverage strong operational management and a solid capital fund obligation and expenditure performance by consistently meeting all HUD-mandated guidelines for obligating and spending capital funds. The Authority continues to enhance and effectively implement a capital planning process to obligate its annual federal funding for capital projects within 18 months, as opposed to HUD's mandate of 24 months; and meet its expenditure targets for those projects within 36 months, as opposed to HUD's mandate of 48 months.

Over the past three years, the Authority has made approximately \$1.5 billion in capital investments. In 2012, NYCHA successfully invested nearly \$500 million in making capital improvements to its housing stock.

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

### ***Land Lease Opportunity***

NYCHA is committed to providing safe, affordable housing for low- and middle-income New Yorkers. Fulfilling this mission has become more challenging in light of a steady and substantial decline in government funding for more than a decade. In order to preserve public housing for generations to come, NYCHA is developing new, sustainable sources of revenue. One way to do this – as outlined in [Plan NYCHA](#), our five-year strategic roadmap – is to leverage one of NYCHA's most valuable assets: its land.

Based on discussions with residents that began in 2006 with the development of the Plan to Preserve Public Housing, the Authority looked for opportunities to build new market-rate and low-income housing on NYCHA campuses while ensuring that no public housing apartments will be demolished and no families will be displaced.

#### **Why NYCHA needs Land Lease Development:**

- NYCHA serves nearly 630,000 public housing residents and Section 8 recipients across the five boroughs. With 179,000 apartments in 2,600 buildings, NYCHA is the largest public housing authority in the nation. Our portfolio of properties—most of which were developed in the 1940s to 1960s—is a valuable resource to the families we serve.
- But NYCHA's funding has declined substantially over the years, failing to keep pace with the growing needs of our aging infrastructure. NYCHA's operations budget has been underfunded by \$750 million over the past decade. On the capital side, NYCHA has had its annual funding cut by 35% since 2001 – for a total cumulative loss of \$875 million.
- NYCHA's unmet capital needs will more than double to \$13.4 billion over the next five (5) years. To address critical building repairs such as new roofs, elevators and heating system upgrades, NYCHA must reinvest in itself. Leasing our land for new building development, which has the potential to generate more than \$1 billion of capital funding, is one of the most important tools we have to help confront the funding challenges NYCHA faces and preserve public housing.

NYCHA's proposed plan would lease – not sell – 14 parcels of land located within eight (8) developments to private developers who would finance, construct, and operate the new residential buildings. The income generated through land leases would be dedicated to building improvements at the eight developments and other public housing properties citywide. Approximately 80% of the apartments would be market rate and no less than 20% of apartments would be permanently affordable to low-income residents.

The Plan will:

- Not increase rent for NYCHA residents as a result of the new building development
- Not demolish public housing apartments
- Not displace NYCHA families
- Not privatize any NYCHA public housing – NYCHA will still be the landlord
- Not sell NYCHA land ; NYCHA will own the land under the new buildings
- Not result in job losses or increased work requirements for NYCHA personnel

### **Benefits NYCHA-Wide**

The plan would generate between \$30 million-\$50 million on a yearly basis. The proceeds would fund critical capital improvements that would enhance quality-of-life for NYCHA residents. Additionally, this initiative would generate approximately 800 permanently low-income housing units for eligible low-income New Yorkers. NYCHA residents would receive a preference for the low-income units.

### **Benefits to NYCHA Residents at Lease Sites**

New development will provide additional benefits to public housing residents including construction and permanent job opportunities; security enhancements to NYCHA buildings; and alternative power for elevators, heat and hot water service during blackouts and other emergencies.

NYCHA looked for opportunities to build new market-rate and low-income housing and, in limited cases, commercial, retail, and community facilities on NYCHA campuses while ensuring that no public housing apartments would be demolished and no families displaced. Because of the substantial unmet capital needs across NYCHA developments citywide today, we are principally focused on sites that can be developed under existing New York City zoning regulations, and have the ability to generate revenue for NYCHA. NYCHA has commenced a multi-year effort to engage residents, elected officials, and other community leaders in the development process. NYCHA staff has met with stakeholders over 30-plus times and have used the constructive feedback gained to develop and revise the Request for Expressions of Interest (RFEI), which was issued in August 2013 for 14 sites located within 8 developments in Manhattan south of 110th St.

### **NYCHA's Core Principles for Development**

- NYCHA would remain the landlord and retain ownership of the land under the new buildings via 99-year ground leases
- Replacement of all parking spaces for all current parking permit holders at participating developments
- Compactor yards relocated on campus
- Replace or reconfigure impacted areas (i.e. seating areas and gardens) where space is available
- Location of new buildings along street fronts to encourage pedestrian traffic and campus integration with the neighborhood

The eight participating developments are Campos Plaza, Carver Houses, LaGuardia Houses, Meltzer Tower, Washington Houses, Baruch Houses, Smith Houses and Douglass Houses.

### **Resident Engagement**

NYCHA has met, on numerous occasions, with resident and stakeholder to discuss the lease of land for the construction of new low income and market rate buildings at eight developments. The income generated

through land leases would be dedicated to building improvements at the eight developments in the initial period and other public housing properties citywide after the eight developments have been brought to a state of good repair. More information about this initiative is available on NYCHA's web site, <http://www.nyc.gov/html/nycha/html/preserving/leasing-land.shtml>.

### ***New Housing Marketplace Plan***

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 2,304 units, 265 units under construction, and approximately 2,468 units in pre-development for a total of 5,037 units. Additional sites for a total of 3,200 market rate units and 800 affordable units have been identified and planned for development through Request for Proposals to be issued in 2013.

Activities for 2013 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 expected to close in 2013.
- 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 sold 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 site at East 173<sup>rd</sup> Street and Vyse Avenue for \$801,000 to facilitate construction of a second 84-unit building for low-income residents.
- 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 low-income seniors in one- or two-person households.
- NYCHA plans to sell a parcel of land at Soundview Houses in the Bronx at a total price of \$2.4 million to facilitate development of a 120-unit building in Phase I, an 86-unit senior building in Phase II and the construction of 16 two-family townhouses in Phase III. 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.

### **Imperative 3: Ensure Financial Stability**

On January 16, 2013, NYCHA's Board adopted a revised financial plan for Calendar Years 2013 to 2017. 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.

Over the last year NYCHA has made significant progress towards increasing future revenues, decreasing controllable administrative costs, and redirecting resources to the frontline. The prior plan (for years 2012-2016) included the phase-in over five years of a number of *Plan NYCHA* initiatives of over \$35 million of annual cost savings in central office and administrative functions, and redirected \$27 million annually to frontline operations. This Operating Budget Plan reduces central office and administrative function costs by another \$10 million annually and redirects the majority of this to fund frontline needs. For 2013, the Plan authorizes total spending of \$3.139 billion and a total headcount of 11,741.

#### ***Outstanding Federal Issues – FY 2012 and FY 2013 HUD Appropriations***

On March 26, 2013, nearly six months into FY 2013, President Obama approved a second *Continuing Resolution* ("CR") funding the nation's housing programs through the end of FY 2013. The approved measure (PL 113-6), funds all government programs, with very few exceptions, at FY 2012 funding levels and makes federal assistance, again with very few exceptions, subject to a 5.2% across-the-board sequester.

#### **Public Housing Operating Fund**

The final CR includes provisions addressing several anomalies in HUD programs. These include \$300 million in funding over FY 2012 levels for the Public Housing Operating Fund. However, the CR fails to completely reimburse housing agencies for the \$1 billion shortfall in the FY 2012 appropriation, including the \$750 million off-set of operating reserves supplementing an intentionally low appropriation with the resulting proration.

NYCHA estimates receiving \$825 million in FY 2013, compared with \$903 million received in FY2011 and \$896 million received in 2012. The lower net subsidy for FY 2012 reflects partial funding for the former State and City-developed units that benefitted from the federalization window authorized by the American Recovery and Reinvestment Act of 2009 (PL 111-5), but also the mandate of the FY 2012 Appropriations Act off-setting \$750 million from public housing operating reserves and subsequent proration.

Additionally, the Authority did not receive 100% of its eligibility under the Operating Fund formula. Thus, the FY 2012 estimated allocation to NYCHA did not reach the funding level NYCHA would otherwise have expected to receive. The Appropriation for the Operating Fund in FY2012 was \$1 billion less than what the formula provides to meet the national public housing needs.

Under the CR, with the \$300 million added by the Senate, the consequent proration and the sequester combined, for FY 2013 NYCHA will receive approximately \$825 million or 82% of the operating subsidy than NYCHA otherwise would have received.

#### **Public Housing Capital Fund**

The FY 2013 Public Housing Capital Fund is funded at FY 2012 levels and is further reduced by the 5.2% sequester and various set-asides such as the \$50 million for ROSS. NYCHA's share of the FY 2012 appropriation was \$270 million and its share of FY 2013 dropped to \$258 million reflecting the impact of the sequester. Note that NYCHA received \$327.1 million in Capital Funding in FY 2010.

Resident Opportunity and Self-Sufficiency (ROSS) is a program is funded as a set-aside within the Capital Fund and is also subject to the sequester. Inasmuch as ROSS was funded in FY 2012 and the JOBS Plus Pilot was not, the JOBS Plus Pilot initiative will not be funded by the approved CR.

### **Section 8 Voucher Renewals**

The formula for funding Section 8 voucher renewals is based on the number of families assisted in the preceding year, but then subject to reduction by the sequester. Additionally, the approved CR allows funds to be set-aside to help housing agencies avoid terminating participating families due to insufficient funds. Nonetheless, NYCHA's Section 8 program will be short of funds to fully support the program. The waiting list will remain closed and no new vouchers will be issued except under very limited circumstances such as emergencies and where prior commitments are in place. Because of various factors affecting the level of assistance received by NYCHA, including the program's attrition rate and how HUD intends to allocate the advance appropriation coming available on October 1, 2013, we are unable to reasonably estimate the level of voucher assistance that NYCHA will be able to provide in FY 2013.

### **Section 8 Administrative Fee**

The measure signed by the President also includes a \$25 million increase in the Section 8 Administrative Fee. Notwithstanding that modest increase, the Administrative Fee is at its lowest level of funding since the inception of the program. With a low appropriation and the subsequent proration and then adding the impact of the sequester, NYCHA's Section 8 Administrative Fee will receive approximately \$63.5 million or 69% of what the formula would otherwise provide.

**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. VASH is one of the few programs excluded from the sequester. NYCHA is presently authorized to issue 2,195 VASH vouchers and to date 1,908 are under lease. The use of these vouchers on turn-over is restricted to other qualifying homeless veterans. NYCHA is received \$2,606,310 out of \$75million.

**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 program provisions 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.

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 and 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.

MTW also offers greater opportunities to leverage resources to support the development of additional affordable housing. That administrative flexibility can lead to significant savings from regulatory relief that could be applied to meet operating expenses or capital need. 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**

The main component of this imperative is NYCHA's Action Plan to improve its efficiency in responding to maintenance and repair work orders. As of October 1, 2013, the Authority has reduced the number of open work orders to less than 176,000 from a peak of 423,000. The decrease of approximately 247,000 work orders positions NYCHA to achieve its goal of eliminating the backlog by the end of 2013. As NYCHA continues to implement the Action Plan throughout the year, residents will begin to see shorter wait times to address issues in their apartments. NYCHA's ultimate goal is to meet a service level expectation of responding to maintenance requests within an average of seven days and addressing complex maintenance requests within an average of 15 days. Emergency repairs will continue to be handled within an average of 24 hours. Currently, NYCHA is achieving its target service level expectation in a number of key areas, including addressing mildew, intercoms and compactors issues, and roof fans.

NYCHA has significantly improved its ability to close outstanding work requests following implementation of its Action Plan. While NYCHA continues to implement components of its Action Plan, it has added 565 employees to support the work order reduction plan, including 389 new maintenance and skilled trade workers and 176 maintenance support workers hired in 2012 and funded by a \$10 million allocation from the City Council. NYCHA has also improved its performance management systems; improved the availability of materials; improved work order coordination and planning; and modified its work management system, along with other process improvements.

NYCHA's Action Plan is based on a combination of internal process improvements and additional resources made available through internally generated savings (\$30 million) and City Council funds (\$10 million). These amounts, when combined with efficiencies in NYCHA's existing operations, fund NYCHA's Action Plan. The Action Plan was developed by NYCHA management with input from employees, residents, the labor unions representing NYCHA workers, and advocacy groups. NYCHA will continue to provide regular progress updates on this initiative on its website, [www.nyc.gov/nycha](http://www.nyc.gov/nycha).

#### **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.

Since January 2013, NYCHA has hired more than 500 frontline employees, including 225 skilled trade workers added since January 2013. We continue efforts to on-board over 100 maintenance workers. In addition, last year NYCHA added 176 workers for maintenance and repair through an allocation of \$10 million from the City Council.

These talented resources are key to NYCHA successfully achieving its goal to eliminate the agency's backlog of work tickets—more than 400,000 as of the beginning of the year—by December 31, 2013.

### **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.

The safety and security of residents is of great importance to the New York City Housing Authority. NYCHA recognizes that installing CCTV cameras deters crime and enhances the quality of life of its residents. Since the inception of the CCTV surveillance program in 1997, NYCHA has installed 7,391 security surveillance cameras of varying scale at 598 buildings in 113 developments citywide. NYCHA doesn't have the funding to install these systems at all Developments but will install where elected officials have allocated discretionary funding for the aforementioned security measures.

As of July 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 citywide. NYCHA has been leading a comprehensive and inclusive process with residents, the New York City Police Department (NYPD) and the elected officials who have allocated capital funding to customize the implementation of CCTV and enhanced security measures within each of these NYCHA communities. The CCTV security systems are being strategically placed to monitor key areas such as building entrances, street corners, elevators, and equipment rooms. The NYPD can access footage in cases of reported criminal activity. NYCHA is on track to complete installation of CCTV, along with other enhanced security measures such as layered access control, at these 85 development sites by the end of 2013.

### **Hurricane Sandy**

On October 29, 2012, Super Storm Sandy hit New York City with a devastating impact. This storm, described as an unlikely convergence of exceptional circumstances, created devastation across the City and at several NYCHA developments.

Many NYCHA developments are located in vulnerable, low-lying areas in proximity to the rivers, bays and oceans that surround New York City. While there were only twenty-six (26) developments – home to more than 45,000 residents –in the City-designated evacuation Zone A, Sandy directly affected 80,000 residents in more than 400 NYCHA buildings. The days and weeks after Sandy were trying times for thousands of NYCHA residents and employees. The Authority addressed the storm's devastation systematically, according to its established emergency plan, and met unexpected challenges with flexibility and innovation. The actions of NYCHA employees restored essential services to our residents as quickly as possible given the unprecedented challenges.

NYCHA restored heat, hot water, and electricity to 44,000 affected residents by November 7<sup>th</sup>, the end of the first week after the storm; by November 14<sup>th</sup>, the end of the second week, 65,000 affected residents had services restored. By November 18<sup>th</sup> electrical, heat and hot water services had been restored to all NYCHA buildings that were without these services.

The Authority is fortunate that it did not have to work alone. NYCHA collaborated with a host of partners at all levels of government, in the private and non-profit sectors, and within local communities to provide residents with assistance. With this support, staff continued to work around the clock, surpassing the efforts of most other landlords in these communities –restoring services, making repairs, and connecting residents to needed resources and supplies. NYCHA also received constant support from the Mayor's Office and the

City Council. In many cases these public servants and their staff climbed stairs, knocked on doors, distributed meals, provided language services, and took on other tasks, alongside NYCHA staff and community volunteers who worked around the clock during this time of need to serve the families of public housing.

### Lessons Learned and Recommendations

In an effort to improve NYCHA's and its residents' preparedness for future crises NYCHA assembled an Interdepartmental Task Force to assess the Authority's preparedness and response activities. Meetings were held with staff across the organization to record their experiences and lessons learned before, during, and after the storm.

Understanding the importance of listening to its stakeholders and learning from their feedback, NYCHA held round-table discussions with residents of public housing that live in flood Zone A. During these discussions, residents openly shared their experiences, concerns, and recommendations with NYCHA. Notably, residents identified many of the same concerns that NYCHA's staff identified, e.g., NYCHA needs to improve its communication plan for emergencies.

Based on lessons learned discussions to-date, NYCHA has consolidated many of the collective observations of employees and residents into its first round of "to-do" recommendations. NYCHA's executive team selected and authorized work to start on the following action items. These tasks are scheduled for completion during the second quarter 2013 through the fourth quarter of 2013.

1. Established an Incident Command System (ICS) model at NYCHA to improve coordination and the management of emergencies/incidents.
2. Identified and made ready an alternate space for NYCHA's Emergency Operations Center in preparation for the 2013 hurricane season.
3. Updated and improved NYCHA's communication strategy to deliver consistent, timely, and complete messages to staff, residents, elected officials, and other stakeholders.
4. Created standardized reports to ensure that pertinent information is available to support decision-making.
5. Expanded the role of NYCHA's Customer Contact Center to provide a wider range of information to customers on a timely basis and serve as a tool for collecting, analyzing, and reporting on customer issues.
6. Established an internal protocol for collecting and communicating NYCHA's emergency preparation needs to city officials, utility companies, and community-based organizations through the ICS structure.
7. Identified emergency equipment needs and established contracts for the rental of those items.
8. Developed an emergency staffing plan for deploying and transporting staff to different work locations.

9. Working to improve NYCHA's redundancy strategy for its technology and communication systems. In the process of establishing additional backup methodologies for communicating with staff and other stakeholders in the event of system failures.
10. Created a plan to protect inventory and equipment identified as critical to operations in flood zones.
11. Updated NYCHA's Organization of Emergencies and Hurricane procedures, which included incorporating the Incident Command System model and other related updates.
12. Clearly defined NYCHA's policies and procedures for managing donations and volunteers from external organizations. NYCHA has partnered with City Service to register volunteers and has established various partnerships with Community-based Organizations.
13. Issued an updated emergency training program for all departments.
14. As part of NYCHA's overall emergency preparedness plan, established protocols for selecting and using community centers during an emergency, including defining equipment and other inventory requirements for stocking these emergency centers. These protocols were shared with all impacted sponsored sites.
15. Implemented methodologies for capturing information on expenditures and labor costs during emergencies.

While NYCHA's emergency procedures and coastal storm preparedness activities readied it for many of the challenges presented by Sandy, the enormity and impact of Sandy exceeded expectations – the Authority faced new challenges that we were not fully prepared to address. To ensure that NYCHA is better prepared for the next storm emergency, and recognizing that improving operations is an ongoing and evolving process, the Authority will continue our efforts to identify new ways in which to improve the management of emergencies.

### **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.

Over 47,000 of NYCHA's 175,000 public housing households pay less than 30 percent of family income towards rent, as generally required by public housing regulations. These households are referred to as "flat rent" households. In 2012, the NYCHA Board approved changes to the rent policy to improve fairness in rents among public housing residents. Under this policy, rents for these flat rent households will gradually be raised up to 30 percent of family income subject to the maximum HUD-established fair market rent.

### **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 2012, REES had 981 job placements.

### ***Community Economic Empowerment***

**Launch of NYCHA's Zone Model:** In April 2012, REES launched an application process for local service providers to formally partner with REES in the first four launched Zones: Lower East Side, Downtown Brooklyn, South Bronx and Upper Manhattan. Twenty four organizations offering services in the areas of adult education, job training, employment assistance and financial literacy and asset building were selected to develop strategic, outcome-focused projects that connect NYCHA residents with their services. The projects, including a computer-based referral system, targeted recruitment campaigns, reverse referrals to access NYCHA job orders, support in integrating NYCHA policies into service delivery, and coordination with credit union services, launched in September.

In August 2012, REES Zone Coordinators trained frontline NYCHA staff working in Property Management and Family Services offices on economic opportunity services offered by Zone Partners. REES then equipped each office with a computer-based referral system so that frontline staff can refer residents directly to the providers when appropriate. Zone Coordinators make regular visits with Property Management and Family Services field staff to help them make effective resident referrals, and they engage regularly with the Zone Partners to create a feedback loop and improve the success of the referral network. Zone Coordinators have also been managing targeted recruitment efforts to fill seats in training courses offered by partners. Recruitment efforts are currently underway citywide with 14 Zone Partners.

Following are some additional 2012 highlights from the launched zones:

- **CHOICE Neighborhoods Planning Grant**

REES was part of NYCHA's successful 2012 Choice Neighborhoods Planning Grant application for the Mott Haven neighborhood in the South Bronx. Choice Neighborhoods grants transform distressed neighborhoods and public and assisted projects into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. The target development is Betances Houses, which will be the focus of a two-year neighborhood planning process focused on coordination of services throughout the neighborhood. The South Bronx Zone Coordinator will work to advance the economic development portion of the NYCHA's interdepartmental CHOICE planning process.

- **ROSS Service Coordinator Grant**

REES completed a successful application for the 2012 ROSS Service Coordinator grant and was awarded \$729,000 to continue the program through 2015. The ROSS grant will be targeted towards economic opportunity service coordination at developments in REES' Brownsville, East Harlem and Lower East Side Zones.

- **Housing Opportunity and Services Together**

REES, in partnership with the Urban Institute, invited proposals from organizations in New York City to be the HOST Service Provider, for the provision of intensive case management and service coordination services for public housing residents in Brownsville, Brooklyn as part of the Housing Opportunities and Service Together ("HOST") Demonstration project.

HOST is a multisite demonstration, administered by the Urban Institute that will test place-based models of innovative, wrap-around services for low income families with children who are living in public and

mixed income housing communities. The overall goal of the demonstration is to develop comprehensive, coordinated service models that can help address key barriers to self-sufficiency, including poor physical and mental health, low levels of literacy, lack of a high school degree and history of weak connection to the labor force.

A cornerstone of REES' new model for economic opportunity services is to attract proven models to public housing communities. In early 2013, NYCHA will embark on a fundraising campaign with the selected service provider and the Urban Institute to implement HOST.

- **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. 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 first City-sponsored site launched in late 2009 at Jefferson Houses in East Harlem as a collaboration between the Center for Economic Opportunity (CEO), CUNY, Human Resources Administration and NYCHA. The Jobs-Plus site in the South Bronx, is a program supported by the Corporation for National and Community Service, Bloomberg Philanthropies, Morgan Stanley, and Tiger Foundation as part of the federal Social Innovation Fund (SIF) grant awarded to CEO and the Mayor's Fund to Advance NYC. The following numbers of NYCHA residents were placed in jobs through the Jobs-Plus program:

1. Jefferson Houses Jobs-Plus: 173 (July 2011 – June 2012)
2. Jobs-Plus at BronxWorks 131 – (From August 2011 – July 2012)

### ***Employment-Linked Training***

- **NYCHA Resident Training Academy (NRTA):** The NYCHA Resident Training Academy is a public/private initiative funded by Robin Hood. The NRTA began in August 2010 as a citywide, employment-linked training program specifically for NYCHA residents. Residents are trained by premier training providers in the city for jobs with NYCHA, its contractors, and the private sector. In Year 1 from August 2010 to July 2011, 138 NYCHA residents graduated from the janitorial and construction training, and 123 residents (89% of graduates) were placed into jobs with NYCHA and NYCHA contractors. For Year 2, which began in August 2011 and ran through August 2012, the NRTA trained 458 NYCHA residents across four training tracks (janitorial, construction, maintenance, and pest control) and placed 406 residents into jobs (89% of graduates). As of January 28<sup>th</sup>, 2013, the NRTA has completed 4 out of 10 planned trainings for Year 3. To date, 98 residents have graduated and 87 (89% of graduates) have already been placed into jobs.
- **BEOC Zone Pilot Initiative:** In the winter of 2012-2013, REES and Zone Partner, Brooklyn Educational Opportunity Center ("BEOC"), piloted an initiative where intensive literacy and math training was offered to previous applicants to the NYCHA Resident Training Academy who did not meet the basic testing requirements to apply for the training by BEOC. Of the 19 graduates from the class, 16 successfully raised their scores to the required level for entry and are currently applying to enter the Academy. REES is using the model established with BEOC in the Downtown Brooklyn Zone

to work with other Adult Education providers to link ABE services with employment-linked training opportunities such as the NRTA.

## ***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.

In 2012, REES facilitated 981 job placements. These job placements included 512 hires leveraged through NYCHA's contracting expenditures as required by the federal Section 3 mandate, 405 residents (Section 3) hired directly by the Authority through NYCHA's Resident Training Academy, and 64 residents (non-Section 3) hired by private businesses in New York City.

- **Green Jobs Initiatives:** Green City Force ("GCF"), Clean Energy Corps is a 6 month full time service training program that provides college preparation and hands on work experience in the field of Green Energy. Since 2009, GCF has partnered with NYCHA to fill their entire cohort of participants with qualified NYCHA residents between the ages of 18 to 24. To date, a total of 100 NYCHA residents have graduated from the program including 29 that most recently graduated on January 24, 2013. Currently, there are 45 NYCHA residents enrolled in the winter 2013 cohort that began February 4, 2013. NYCHA residents interested in becoming Clean Energy Corps members undergo a highly competitive multi-stage application process before they are accepted that include an information session, TABE, Interview and Try Out. For this current cohort, we conducted citywide outreach and hosted a total of 16 information sessions. Eleven information sessions were hosted at the REES central office and 5 information sessions were conducted at the local NYCHA Community Centers in Williamsburg, East Harlem, West Harlem, South Bronx, and the Lower East Side. According to Green City Force's latest report, 320 attended an information session, 275 applications were received, 116 NYCHA residents qualified and 48 were 'pre-selected' to enroll in the program.
- **Brooklyn Navy Yard:** REES is continuing its partnership with the Employment Center at the Brooklyn Navy Yard Development Corporation ("BNYDC"). The BNYDC is actively recruiting NYCHA residents for a variety of job opportunities available with employers in the Brooklyn Navy Yard and surrounding community. BNYDC and NYCHA want to make sure that residents have access to the available jobs.

To connect residents with these positions, NYCHA co-hosted several recruitment events in 2012 at the developments surrounding the Navy Yard. At these events, NYCHA and BNYDC staff pre-screened residents for current openings and entry into BNYDC's hiring database for future opportunities. In October 2012, REES co-hosted a job readiness workshop for young adults interested in employment at the Navy Yard or in vocational training programs offered through training partners that work to place graduates in jobs at the Navy Yard. In addition, BNYDC shares job orders with REES on an ongoing basis, and REES staff refer residents for specific job opportunities as they arise. The open positions range from security/public safety, customer service, bookkeeping, maintenance and many other areas.

- **Barclays Arena:** In the summer of 2012, REES partnered with the New York City Department of Small Business Services (SBS) and Public Housing Communities, Inc. (“PHC”) to recruit NYCHA residents for nearly 2,000 job openings at the new Barclays Center Arena in Downtown Brooklyn. As a result of an aggressive outreach campaign to NYCHA residents and to the broader community, over 31,000 job seekers registered to attend a pre-screening event, just under half of whom were NYCHA residents. Over 500 NYCHA residents had obtained employment at the arena as of September, 2012.
- **National Emergency Grant:** NYCHA received a \$7.2 million grant from the U.S. Department of Labor to create 441 temporary positions for Caretakers, Custodians, Community Outreach Workers, and Supervisors for Community Outreach Workers. The temporary workers hired through this grant will perform repair, restoration, and outreach work at developments impacted by Hurricane Sandy. NYCHA residents were prioritized for available positions through a series of pre-screening events hosted by REES and the Department of Small Business Services at impacted developments. As of January 2013 nearly 150 NYCHA residents have been hired through this initiative.

### *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 (“FIT”)–United Way/ERDA Initiative:** FIT is an innovative public/private partnership between NYCHA, the United Way of NYC, and the East River Development Alliance (ERDA) aimed at increasing the financial stability of public housing residents who find themselves in rental arrears. FIT is a two year program-to-policy demonstration project that operates in six housing developments in Western Queens. Through FIT, residents of the Astoria, Pomonok, Queensbridge North and South, Ravenswood, and Woodside Housing developments are able to access ERDA’s financial counseling and education services, ranging from short-term financial crisis counseling and financial education workshops, to longer-term one-on-one financial counseling focused on asset building. As of the end of 2012, FIT has served a total of 1,263 individuals. Of those in rental arrears at intake:
  - 60% of residents transitioned from rental arrears counseling to long term financial counseling
  - Of the clients engaging in 6 counseling sessions or more, the average increase in credit score was 34 points and the average increase in savings was \$3,000
  - 332 residents created a budget and began tracking expenses regularly
  - 221 residents received access to food stamps
  - 109 residents were enrolled in free public medical insurance
  - 75 residents opened bank accounts
  - 3 opened long term savings accounts
- **NYCHA Family Self Sufficiency:** The Housing Choice Voucher or Section 8 Family Self-sufficiency (“FSS”) Program is a HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as

job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that no member has received cash public assistance in the preceding twelve months. The money may be used as a down payment on a home, pay for higher education, start a business or pursue other personal goals. Participating families run no risk to their Section 8 voucher and may continue to receive Section 8 assistance upon graduating from the program as long as they continue to meet Section 8 eligibility

As of December 2012, there were 143 participants in the program. Twenty-four of these had active escrow accounts with an average balance of \$1,712.

- **Prospect Plaza Credit Counseling & Financial Management:** Under the HOPE VI grant, NYCHA is contracting with a financial management and education provider, Neighborhood Trust Financial Partners (formerly known as Credit Where is Due), to provide financial planning, credit repair and counseling support to former residents of Prospect Plaza interested in becoming qualified for new affordable housing units being developed. In order to return to the new development, all applicants must pass a credit check. Neighborhood Trust Financial Partners launched its official program services on August 1, 2011. Services include both one-on-one financial counseling and workshops and seminars. As of the end of 2012, 193 former Prospect Plaza Residents or NYCHA residents of Community Board 16 have created financial action plans and are pursuing one on-on-one counseling with Neighborhood Trust Financial Partners. 100 individuals have participated in financial education workshops. In year one of the program (August 2011-July 2012), 38% of residents participating in the program increased their credit score and 42% reduced debt.
- **FHA Homeownership Initiative:** The FHA Homeownership initiative to offer current residents the opportunity to purchase the homes they rent is being implemented pursuant to the terms of the Authority's HUD-approved 5(h) Homeownership Plan and applicable regulations. Through an interdepartmental effort lead by the Department for Real Estate Development, REES has been working with all residents of the FHA homes interested in purchasing their homes to complete a financial well being assessment that provides them with perspective on whether they are ready to purchase. In 2012, 65 residents met with REES to complete an assessment including creating a budget and reviewing their credit reports. Residents who are homeownership ready are then connected to HUD approved homeownership organizations to pursue required homeownership counseling or a homeownership class. To date, 24 residents have received certificates from our HUD partners. Residents not ready for homeownership are connected to supportive services to help them become ready such as financial counseling or employment assistance REES partners.
- **Earned Income Disallowance ("EID") Implementation:** Leading an interdepartmental working group, REES overhauled the tools available to NYCHA property management staff for identifying residents who qualify for the Earned Income Disallowance (EID). Throughout 2011 and early 2012, REES worked with NYCHA's Office of Professional Development and Training ("OPDT") to create a new comprehensive training on the EID and helped conduct trainings for all 750 property management staff. REES also worked with NYCHA's Operations team to fully develop the EID procedure in NYCHA's management manual so as to give property management staff a more useful reference tool. REES also worked with NYCHA's IT department to automate the EID process in NYCHA's systems so that an increase in income triggers questions to see if a resident qualifies for EID and then the system tracks EID for the life of the income disregard. Finally, REES worked to educate our self-sufficiency program partners in the EID policy, its benefits for their clients and enlisted them to educate and orient residents about the EID. Since we began tracking EID uptake in 2012, 1,249 residents have received the EID.

- **Public Housing Module:** Launched in 2012, with the help of NYCHA's Office of Professional Development and Training, REES developed a two-day training class on NYCHA's policies and procedures designed for financial counselors serving NYCHA's residents. The training seeks to better prepare financial counselors to understand the economic universe of NYCHA residents as opposed to a client in private housing and how this might affect their money management skills and financial decision making. The class was first piloted in April 2012 and offered again in August 2012. It will be offered on a quarterly basis going forward for REES partner organizations who conduct financial counseling with NYCHA residents. To date, 22 counselors from 10 organizations have been trained. In a three month follow up survey conducted with both cohorts of participants, REES found that 67% of participants had used information from the training in counseling NYCHA residents.

### *Business Development*

In late 2012, REES began the launch of the fourth functional area of the department, Resident Business Development. REES will implement a new resident business development strategy throughout 2013 that includes policy development; developing strategic partnerships with high-quality business development providers; and leveraging NYCHA's non-financial resources to support NYCHA entrepreneurs.

### *Office of Public and Private Partnerships*

NYCHA's Office of Public/Private Partnerships was established to build partnerships and garner resources from the private, public and philanthropic sectors to enhance the lives of NYCHA residents and build their self-sufficiency through efforts focused on their educational, employment, and health needs. Recent successes include:

- **Choice Neighborhoods Initiative Planning Grant:** NYCHA was awarded a \$300,000 Choice Neighborhoods Initiative grant from the Federal Department of Housing and Urban Development to create a community-led planning process to revitalize and transform the Mott Haven neighborhood in the South Bronx. The goal of this effort is to engage a wide range of community stakeholders in developing a comprehensive neighborhood transformation plan.
- **Youth Violence Prevention program:** NYCHA received \$110,000 from the **New York Community Trust** for its Youth Violence Prevention program. This grant enables NYCHA to expand and enhance its efforts to address violence and gang involvement for youth living in NYCHA developments, with a focus on using evidence-based crime prevention strategies and increasing youth involvement in education, training and employment opportunities.
- **NYCHA Youth Chorus:** The **David Rockefeller Fund** recently made a \$20,000 donation to the NYCHA Youth Chorus. This support will provide the members of the Youth Chorus the opportunity to enhance their training and increase the number of their public performances. The Youth Chorus provides NYCHA youth with an outlet for their dreams and expressions in a positive, caring environment.
- **New York City Early Literacy Learning (NYCELL):** NYCHA was awarded a \$20,000 grant from the **JPMorgan Chase Foundation** to expand the NYCELL program to the Justice Sonia Sotomayor Houses. This support provides NYCHA's youngest residents the opportunity to increase their school readiness through parental involvement and early language skill development.

- **The Office of Public and Private Partnerships** contributed to NYCHA's **Hurricane Sandy** relief efforts and worked to secure more than \$300,000 in funding and donated materials to help residents recover from the disaster.

## *Community Programs*

- **Basketball League:** The NYCHA Boys and Girls Basketball League consist 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 brought broadband internet technology to community centers in 12 public housing developments throughout the five boroughs. These centers 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 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 allows NYCHA to deploy a mobile computer lab, which services additional Connected Communities locations that do not have access to Broadband technology. Since the program's inception in 2012, the training curriculum has provided close to 4,000 individuals with the skills necessary to fully access on-line resources available to improve their chances for success in school, employment and other aspects of life.
- **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 seven NYCHA community centers: Atlantic Terminal, in Brooklyn; Davidson and Monterey, in the Bronx; Campos Plaza and Lehman Village, in Manhattan; and at Beach 41<sup>st</sup>, in Queens and Richmond Terrace in Staten Island. Approximately 8-10 students participate at each site, supervised by a program 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 2012-2013 program year, Global Partners served 97 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 five 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 2012 program year, NYCELL served 165 children and their parent/caregiver.

### ***NYCHA Family Re-Entry Pilot***

HUD has encouraged housing authorities across the country to adopt programs that enable individuals recently released from incarceration to gain access to stable housing. In support of this statement, NYCHA is launching a Family Re-entry Pilot Program that will provide a carefully selected group of 150 individuals recently released from incarceration with the opportunity to reunite with their families living in public housing for a trial two-year period.

The goal of the program is that with intensive case management services and stable housing, individuals participating can be successfully reunited with their families and become stable, productive members of their communities and thereby reuniting families, strengthening NYCHA and surrounding communities, and promoting public safety. Consequently the FRPP will further prevent individuals recently released from incarceration from entering the city's homeless shelters, easing the burden on social service resources and reducing returns to jail and prison.

The FRPP will receive programmatic support from two leading nonprofits, the Vera Institute of Justice (Vera) and the Corporation for Supportive Housing (CSH). Vera will also evaluate the pilot, drawing on its long-established track record of local and national work on family involvement and reentry. Eligible participants must be within 18 months of release from a correctional setting; at least 16 years old and older; already have family members living in NYCHA with whom they want to live; and were either original household members or one of the allowable categories of relatives who may join a NYCHA household. Those with convictions that fall within HUD's ineligibility scope (sex offenders, convicted of producing methamphetamine in federally-assisted housing) will not be part of the pilot program. Additionally, individuals who are currently engaged in illegal drug use or alcohol abuse that could threaten other residents' or employees' health and safety, and not currently participating in a supervised drug or alcohol rehabilitation program; or individuals who have been already permanently excluded from NYCHA through the administrative termination of tenancy process; or individuals who have been evicted from federally-assisted housing (public housing or Section 8, assisted through NYCHA or elsewhere) within the past three years for drug-related criminal activity, and who cannot demonstrate successful completion of a licensed drug rehabilitation program will not be eligible for the program.

Intensive case management services for up to 2 years will be provided by a number of the City's re-entry service providers (CASES, ComAlert, Osbourne Association, Fortune Society). NYCHA's Family Services Department will offer case management services to participants' families. Vera will track the progress of participants and their families toward completing case management goals, probation or parole conditions, and NYCHA lease requirements. Participants must reside in the apartment and remain in compliance with any parole or probation conditions. After living in the apartment successfully for two years (including the active case management period) they will be eligible to be added to the lease as a permanent member.

If you and your family are interested in learning more about this program, please contact NYCHA's Family Re-Entry Pilot Program information line at 212-306-6024 or email [family.reentry@nycha.nyc.gov](mailto:family.reentry@nycha.nyc.gov).

## **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.

There are several steps that NYCHA is taking to become a more customer-focused agency. This year, we are placing great deal of emphasis on NYCHA's Customer Contact Center (CCC). Historically, our CCC has been a place where residents and other constituents call to submit an apartment repair request or lodge a complaint. Our CCC employees are literal call-takers. However, they should serve as our first line of defense or a vital link between NYCHA and its customers. To make the transformation from a call taking operation to a full service customer service entity, the CCC must be able to provide timely and accurate information on all NYCHA initiatives and services. The first steps to achieving this goal are:

1. Expanding communications between the CCC and our various business units to ensure that there is better, more widely shared understanding of customer needs.
2. Strengthening the lines of communication within the CCC, such that all incoming team members are fully briefed on the agency's daily operations at the start of their shift.
3. Providing access to enhanced technology and providing useful and accurate data to drive decisions and priorities.
4. Improving customer service and building the skills of the CCC team through a comprehensive training and development program.
5. Assessing current performance measures and service levels to if we are addressing the needs of our customers, and to what degree.

We are also increasing customer service through the use of expanded maintenance and repair scheduling options for our residents. NYCHA will soon provide residents additional scheduling options in which apartment maintenance and repair work can be addressed by expanding the available service hours of Maintenance Worker staff in select developments from 8:00 AM – 4:40 PM to a schedule that may start as early as 7:00 AM and end as late as 7:00 PM. This is a win-win approach to customer service in that our residents have increased scheduling opportunities to get their apartment issues addressed and employees have more potential scheduling options, adding flexibility to the way they address their personal needs.

Technology is also playing a significant role in NYCHA's efforts to strengthen the customer experience. NYCHA's public housing and Section 8 applicants can check their application status through the NYCHA Housing Application Self-Service Portal (<http://www.nyc.gov/html/nycha/html/home/home.shtml>). Once applicants have registered on the self-service portal, they can also (if applicable) view their eligibility interview date, confirm eligibility; verify certification to a public housing development waiting list; or verify their Housing Choice Voucher status.

## **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 Human Resources Department ("HR") continues efforts to shift its focus from being a transactional service provider to working strategically with its partners to champion efficiency, operational excellence and continuous improvement. We are developing new and innovative approaches to traditional human resource processes in support of employee development, accountability, engagement and recognition of achievement through celebration and reward.

In 2013 we will seek to procure a comprehensive HR System that will transform the way we do business, and allow the flexibility we demand, especially when coupled with the E-Hire system. We envision that the HR System will include a full array of on-line learning options to provide mandatory safety training, as well as programs to support employee development and skills training. On-line trainings will allow us to accommodate far greater numbers of employees in mandatory programs than is currently possible because of the limitations of instructor-led training. Meanwhile, as we pursue an E-learning system, our professional development experts continue to develop and introduce programs on-line in response to specific departmental or agency needs.

The system will also include the mechanism for delivering performance evaluation, linked to the E-Learning program for personal development planning and agency-succession planning. These tools will provide employees with a means to explore career paths and identify the qualifications required for advancement or career change.

We have also begun to advance the concept of performance management as an everyday focus by introducing tools to guide the day to day work of our leadership. The emphasis is on supervisors providing regular feedback, support and instruction, and communication that is respectful, open and honest. Performance management is ineffective if it is restricted to an evaluation conference that occurs once a year. A successful performance management structure relies upon supervisors who ensure that employees understand what their duties are and what is expected of them. We are developing several tools to support these supervisory efforts on a day to day basis, including the Performance Management calendar, the Supervisory Planning Tool to be introduced this year, and on-line tutorials specifically designed for supervisors.

Communication and feedback are the most effective ways to achieve a balance of positive reinforcement, constructive criticism and correction where appropriate. While supervisors are likely to be called upon at times to counsel and discipline employees, these tools should not be the only ones in the supervisor's toolbox. It is imperative that supervisors also recognize those employees who are strong performers and those who consistently deliver good or great service to our residents. For this reason, NYCHA's Employee Engagement Committee is developing a campaign to remind supervisors to recognize a job well done and when an employee goes beyond those expectations, make a record of it for the employee and their file. The Employee Engagement Committee, established early in 2013, is intended to be an interdepartmental committee charged with developing meaningful opportunities for employees to be positively engaged in the workplace.

To further engage employees, HR recently introduced the "What's the Big Idea" Campaign, a contest that seeks solutions from employees to real challenges facing NYCHA. In addition to gaining viable solutions to agency problems and challenges, this initiative lets employees know that their ideas and suggestions are valued and encouraged.

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

The *Final Agency Annual Plan for FY 2014* 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 Final Agency Annual Plan for FY 2014* 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 13<sup>th</sup> Street New York, New York</p> <p>King Towers Community Center 2 West 115<sup>th</sup> 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 105<sup>th</sup> 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. Applicants may also apply online at NYCHA's website.*

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

1. How many site-based waiting lists will the PHA operate in the coming year? **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 2012 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.*

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

Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
  - Households that contribute to meeting income goals (broad range of incomes)
  - Households that contribute to meeting income requirements (targeting)
  - Those previously enrolled in educational, training, or upward mobility programs
  - Victims of reprisals or hate crimes
  - Other preference(s) (list below)
- Intimidated Witnesses.*

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

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

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

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

Date and Time

Former Federal preferences:

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

*3 – Doubled up in apartment not subsidized by NYCHA .*

*3 – Overcrowded in apartment not subsidized by NYCHA.*

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

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

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

*Admission income limits apply at certain developments, as follows: At tax credit developments, family income must not exceed 60% 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.*

*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.*

*2 Intimidated Witnesses.*

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

*3 – Doubled up in apartment not subsidized by NYCHA .*

*3 – Overcrowded in apartment not subsidized by NYCHA.*

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

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**

a. 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 2,635 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, 1,908 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.

<b>Financial Resources: 2014 Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2014 grants)</b>		
a) Public Housing Operating Fund	\$934,041,977	
b) Public Housing Capital Fund (2012 Grant)	\$270,369,594	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,095,571,459	
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	\$10,805,000	<i>Operations at the Project-Based Section 8 developments</i>
<b>2. Prior Year Federal Grants (unobligated funds only) (as of March 31, 2013)</b>		
FY 2009 Capital Fund		
	\$2,202,232	<i>Modernization</i>
FY 2010 Capital Fund		
	\$17,888,271	<i>Modernization</i>
FY 2011 Capital Fund		
	\$103,929,345	<i>Modernization</i>
FY 2012 Capital Fund		
	\$240,338,142	<i>Modernization</i>
Replacement Housing Factor		
	\$5,039,980	<i>Modernization</i>
Safety & Security Grant		
	\$0	<i>Modernization</i>
HOPE VI Revitalization		
	\$14,456,962	<i>Modernization and upgrades at Prospect Plaza</i>
FY 2009 ROSS/Service Coordinator Program		
	\$203,023	<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>
Public Housing Development Grants		
	\$2,133,012	<i>Modernization of City/State developments</i>
<b>3. Public Housing Dwelling Rental Income (includes City and State Developments)</b>		
	\$968,346,199	<i>Public housing operations, safety and security, and supportive Services</i>

**Financial Resources: 2014  
Planned Sources and Uses**

<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Other income</b> (list below)		
Other Revenue from Operations (includes City and State Developments)	\$19,478,500	<i>Public Housing Operations</i>
Interest Income	\$3,440,000	<i>Public Housing Operations</i>
Miscellaneous Income (includes Debt Service)	\$20,110,350	<i>Public housing operations, safety and security, and supportive services</i>
<b>Total resources</b>	<b>\$3,711,529,046</b>	

### **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:

*In 2012, 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).*

<b>Income Band (% AMI)</b>	<b>2013 Flat Rent</b>	<b>2014 Flat Rent</b>	<b>2015 Flat Rent</b>	<b>2016 Flat Rent</b>	<b>2017 Flat Rent</b>
HH < 60%	45%	50%	55%	60%	65%
HH 60 – 80%	55%	60%	65%	70%	75%
HH 80 – 100%	70%	75%	80%	85%	90%
HH > 100%	80%	85%	90%	95%	100%
<b>Average</b>	<b>55%</b>	<b>61%</b>	<b>68%</b>	<b>74%</b>	<b>82%</b>

**NYCHA's Revised FY 2014 Flat Rents are shown in the table below.**

<b>Apartment Size</b>	<b>Households with Incomes Less than 60% AMI</b>	<b>Households with Incomes Between 60% and 80% AMI</b>	<b>Households with Incomes Between 80% and 100% AMI</b>	<b>Households with Incomes Greater than 100% AMI</b>
Studio	\$582	\$698	\$872	\$989
1 Bedroom	\$608	\$729	\$911	\$1,033
2 Bedroom	\$720	\$864	\$1,080	\$1,224
3 Bedroom	\$926	\$1,111	\$1,389	\$1,574
4 Bedroom	\$1,038	\$1,245	\$1,556	\$1,764
5 Bedroom	\$1,193	\$1,432	\$1,790	\$2,028
6 Bedroom	\$1,349	\$1,619	\$2,024	\$2,293

*On October 3, 2013, the US Department of Housing and Urban Development released the final Fair Market Rents (FMR) for Fiscal Year 2014. The FY 2014 FMRs are about 2.3% lower than the previous FMRs released. As a result, NYCHA has adjusted the Flat Rents for 2014 based on the lower FMRs for 2014.*

*Please note the Area Median Income Levels are the amounts in effect as of May 17, 2012.*

- 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)
- 95<sup>th</sup> 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 \$582 to \$1,349, 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 \$698 to \$1,619. Flat Rent households with incomes between 80% and 100% of AMI will pay rents ranging from \$872 to \$2,024. Flat Rent households with incomes greater than 100% of AMI will pay rents ranging from \$989 to \$2,293. The rent schedule on page 47 shows the rents by apartment size for each income band.*

## **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)

*NYCHA's payment standard is between 90% and 110% of FMR.*

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

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

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

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

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

- Annually  
 Other (list below)

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

**4. Operation and Management**

[24 CFR Part 903.7 9 (e)]

*During FY 2014, 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning 2014</b>	<b>Expected Turnover</b>
Public Housing	179,484	5,500
Section 8 Vouchers	92,561	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.	193. (100 individuals have participated in financial education workshops)	N/A
ROSS '09- HUD grant funded program to enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	724 individuals	N/A
Service Coordinator	An average of 1,058 residents served monthly	N/A
Other Federal Programs(list individually)		
Child Care Feeding	5,165 youth served daily	N/A
Summer Lunch	Anticipate serving 3,600 youth daily	N/A
Elderly Safe at Home	An Average of 354 residents served monthly	N/A
Senior Resident Advisor	An average of 1,560 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) 306-3701 to schedule an appointment to review the documents.*

## **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. On May 16, 2013, NYCHA submitted a request to HUD for approval to continue to extend the designation of the elderly-only developments and buildings for an additional two years. This request was approved by HUD on June 13, 2013.*

<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Louis Armstrong I</b> 1b. Development (project) number: <b>NY00501200</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Baruch Houses Addition</b> 1b. Development (project) number: <b>NY005010600</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Dr. Ramon E. Betances I</b>
1b. Development (project) number: <b>NY005012110</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Mary McLeod Bethune Gardens</b>
1b. Development (project) number: <b>NY005011250</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Borinquen Plaza I</b>
1b. Development (project) number: <b>NY005012430</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Boston Road Plaza</b>
1b. Development (project) number: <b>NY005010390</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Reverend Brown</b>
1b. Development (project) number: <b>NY005012520</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Bronx River Addition</b> 1b. Development (project) number: <b>NY005010320</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Cassidy-Lafayette</b> 1b. Development (project) number: <b>NY005011170</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Chelsea Addition</b> 1b. Development (project) number: <b>NY005011340</b>
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 <b>approved</b>, submitted, or planned for submission: <b>June 13, 2013</b></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: 96</p>
<p>7. Coverage of action (select one)  <input type="checkbox"/> Part of the development  <input checked="" type="checkbox"/> Total development</p>
<p><b>Designation of Public Housing Activity Description</b></p>
<p>1a. Development name: <b>Claremont-Franklin</b>          1b. Development (project) number: <b>NY005013420</b></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 <b>approved</b>, submitted, or planned for submission: <b>June 13, 2013</b></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: 116</p>
<p>7. Coverage of action (select one)  <input checked="" type="checkbox"/> Part of the development  <input type="checkbox"/> Total development</p>
<p><b>Designation of Public Housing Activity Description</b></p>
<p>1a. Development name: <b>College Ave/East 165<sup>th</sup> Street</b>          1b. Development (project) number: <b>NY005013080</b></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 <b>approved</b>, submitted, or planned for submission: <b>June 13, 2013</b></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: 95</p>
<p>7. Coverage of action (select one)</p>

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>College Point Rehab</b>
1b. Development (project) number: <b>NY005011860</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>John Conlon LIFHE Towers</b>
1b. Development (project) number: <b>NY005010910</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Edward Corsi</b>
1b. Development (project) number: <b>NY005010640</b>
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)

<p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
4. Date this designation <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Davidson</b>
1b. Development (project) number: <b>NY00513420</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>East 152<sup>nd</sup> Street-Courtlandt Avenue</b>
1b. Development (project) number: <b>NY005010280</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Fort Washington Avenue</b>
1b. Development (project) number: <b>NY005013090</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Marcus Garvey (Group A)</b>
1b. Development (project) number: <b>NY005012520</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Bernard Haber</b>
1b. Development (project) number: <b>NY005011660</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Harborview Terrace</b>
1b. Development (project) number: <b>NY005010220</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Hope Gardens</b>
1b. Development (project) number: <b>NY005012470</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>

1a. Development name: <b>International Tower</b> 1b. Development (project) number: <b>NY005010910</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Kingsborough Extension</b> 1b. Development (project) number: <b>NY005010100</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>LaGuardia Addition</b> 1b. Development (project) number: <b>NY005010760</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Leavitt/34<sup>th</sup> Avenue</b>
1b. Development (project) number: <b>NY005011860</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Lower East Side I Infill</b>
1b. Development (project) number: <b>NY005011000</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Thurgood Marshall Plaza</b>

1b. Development (project) number: <b>NY005011250</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Meltzer</b> <b>1b. Development (project) number: NY005011000</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Middletown Plaza</b> <b>1b. Development (project) number: NY005010340</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>John P. Mitchel</b>
1b. Development (project) number: <b>NY005011450</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Morris Park Senior Citizens Home</b>
1b. Development (project) number: <b>NY00501240</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Morrisania Air Rights</b>

1b. Development (project) number: <b>NY005012670</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Palmetto Gardens</b>
1b. Development (project) number: <b>NY005012470</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>P.S. 139 (Conversion)</b>
1b. Development (project) number: <b>NY005011110</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>

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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Randall Avenue – Balcolm Avenue</b> 1b. Development (project) number: <b>NY005010630</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Reid Apartments</b> 1b. Development (project) number: <b>NY005011670</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Ira S. Robbins Plaza</b> 1b. Development (project) number: <b>NY005011390</b>

<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 <b>approved</b>, submitted, or planned for submission: <b>June 13, 2013</b></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 style="text-align: center;"><b>Designation of Public Housing Activity Description</b></p>
<p>1a. Development name: <b>Eleanor Roosevelt I</b>  1b. Development (project) number: <b>NY005011350</b></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 <b>approved</b>, submitted, or planned for submission: <b>June 13, 2013</b></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: 159  7. Coverage of action (select one)  <input checked="" type="checkbox"/> Part of the development  <input type="checkbox"/> Total development</p>
<p style="text-align: center;"><b>Designation of Public Housing Activity Description</b></p>
<p>1a. Development name: <b>Shelton Houses</b>  1b. Development (project) number: <b>NY005010910</b></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 <b>approved</b>, submitted, or planned for submission: <b>June 13, 2013</b></p>
<p>5. If approved, will this designation constitute a (select one)</p>

<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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Stuyvesant Gardens II</b> 1b. Development (project) number: <b>NY005012210</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Sondra Thomas Apartments</b> 1b. Development (project) number: <b>NY005011270</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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: 87 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Twin Parks East</b> 1b. Development (project) number: <b>NY005012270</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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: 219 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Union Avenue/East 163<sup>rd</sup> Street</b> 1b. Development (project) number: <b>NY005013240</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>UPACA Site 5</b> 1b. Development (project) number: <b>NY005012410</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>UPACA Site 6</b>
1b. Development (project) number: <b>NY005012410</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Van Dyke II</b>
1b. Development (project) number: <b>NY005011680</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Vandalia Avenue</b>
1b. Development (project) number: <b>NY005011940</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>West Brighton II</b> 1b. Development (project) number: <b>NY005010130</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Surfside Gardens</b> 1b. Development (project) number: <b>NY005011700</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>West Tremont/Sedgwick Avenue</b>
1b. Development (project) number: <b>NY005010450</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Gaylord White</b>
1b. Development (project) number: <b>NY005010090</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Carter G. Woodson</b>
1b. Development (project) number: <b>NY005011680</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Glebe Avenue-Westchester Avenue</b>
1b. Development (project) number: <b>NY005010670</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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
<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>New Lane</b>
1b. Development (project) number: <b>NY00510350</b>
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 <b>approved</b> , submitted, or planned for submission: <b>June 13, 2013</b>
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)

- Part of the development  
 Total development

## **7. Community Service and Self-Sufficiency**

[24 CFR Part 903.7 9 (l)]

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

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

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

• *Data Sharing – March 28, 2001*

#### 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. )

<b>Services and Programs</b>				
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)
<b>Intake &amp; Assessment.</b> 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
<b>Employment Assistance.</b> 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
<b>NYCHA Resident Training Academy</b> 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
<b>Jobs Plus</b> 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 <sup>nd</sup> Street-Courtlandt Avenue in the South Bronx by increasing family income through: <ul style="list-style-type: none"> <li>• Employment related services</li> </ul>	1017 Residents (combined annual service targets for Jefferson and Bronx Works)	The Jobs-Plus teams conduct outreach and recruitment efforts; public housing residents are referred by NYCHA frontline staff based on interest and/or need;	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 <sup>nd</sup> Street-Courtlandt

<ul style="list-style-type: none"> <li>Rent Incentives that help make work pay</li> <li>Neighbor to neighbor support to work</li> </ul>		Self-referred unemployed and under-employed public housing residents		Avenue in the South Bronx.
<b>Training Referrals and Enrollments</b> Provide referrals services to various vocational training and educational institutions. This includes slots purchased for construction related training,	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
<b>Section 3.</b> 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. <b>Resident Employment Program (REP).</b> 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.	498 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

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2012 Estimate)	Actual Number of Participants (As of: 04/30/13)
Public Housing	0	0
Section 8	0	143

- 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 143 participants.*

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

## **8. Safety and Crime Prevention**

[24 CFR Part 903.7 9 (m)]

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children
  - Observed lower-level crime, vandalism and/or graffiti
  - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
  - Other (describe below)

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

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

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

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

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

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

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

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

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

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

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

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

## 9. Pet Policy

- ◆ **Registration:** A resident **MUST** submit to NYCHA a registration form (available at the management office) for every dog, cat or Service Animal within **30** days after it is obtained. The dog weight limit of 25 pounds and specific breed restrictions apply to any dog registered on or after May 1, 2009. **(Compliance with the new policy was extended to February 1, 2010)**. After the registration form is submitted the resident is given a grace period of up to an additional 90 days to submit a veterinarian certification showing that the dog or cat was examined, was spayed or neutered, has a current rabies vaccination and that the dog is licensed by the NYC Department of Health and Mental Hygiene.  
  
A dog or cat that is not registered is prohibited and may not reside in or visit a NYCHA apartment.
- ◆ **Dog/Cat:** A household may own either **one** dog or **one** cat.
- ◆ **Weight limit-Dogs:** Dogs that are expected to weigh over **25** pounds when full grown, are not permitted.
- ◆ **Prohibited Dogs:** Residents are not permitted to keep dangerous dogs, fighting dogs or attack dogs on NYCHA property. Specifically prohibited dog breeds (either full breed or mixed breed) include: **Doberman Pincher, Pit Bull and Rottweiler**.
- ◆ **Other Pets:** Reasonable quantities of other pets such as small caged birds (parakeets, canaries), fish and small caged animals (hamsters, gerbils guinea pigs), maintained in accordance with the NYC Health Code, are permitted. These animals do not need registration. This paragraph does not include dogs or cats.
- ◆ **Dangerous Pet:** Animals that are vicious, threatening, bite people or are otherwise prohibited by law, are forbidden.
- ◆ **Pet Conduct:** Pets must be kept in a manner that will not create a nuisance, not create excessive noise and not create an unsafe or unsanitary condition. A pet must not injure, cause harm to or threaten other people; must not cause damage to personal property or to other animals. A pet must not damage NYCHA property or premises, including buildings (inside or outside an apartment), elevators, common grounds, trees, shrubs or ground cover.
- ◆ **Pet Waste:** Pet owners must clean up after their pets, in their apartment and in public areas. Dispose of pet waste, including cat litter box filler, in the compactor with the regular garbage, **not** in the toilet.
- ◆ **Dog Leash:** A dog must always be kept on a leash, **six** feet long or less, while in a public area.
- ◆ **Pet-Free Zone:** Pets are not allowed to enter a designated "no-pet" area, such as a Management Office, playground, Community Center, laundry room, basement area, barbecue area, roof or roof landing.
- ◆ **Spay/Neuter:** Dogs and cats must be spayed or neutered.
- ◆ **Vaccination:** Dogs and cats must have a current rabies vaccination.
- ◆ **Dog Tag:** A dog must be licensed by the NYC Department of Health and Mental Hygiene and must wear its metal license tag when in public. All dogs (including dogs that are Service Animals) must be registered with NYCHA and wear its metal NYCHA registration tag when in public, displayed on a collar about its neck at all times.

- ◆ **Dog License:** A dog must be licensed and must wear its metal license tag when in public.
- ◆ **Service Animal:** *A Service Animal is one that assists, supports or provides service to a person with disabilities, as verified by a medical doctor. One example is a guide dog for a blind person. Service Animals are exempt from any registration fee, weight limit or breed restriction.*
- ◆ **Fee:** A tenant must pay a one-time, non-refundable fee of **\$25**, valid for his/her entire NYCHA tenancy.
- ◆ **Fee Exemptions:** The following are exempt from paying the \$25 pet registration fee:  
A resident of a development designated exclusively for **Senior Citizens**, a resident of a **Section 8 Project Based** development, or a resident who maintains a verified **Service Animal**.

**TO REPORT A VICIOUS, THREATENING, OR PROHIBITED ANIMAL WITHIN YOUR DEVELOPMENT:  
CALL THE NYC 24 HOUR CITIZEN SERVICE CENTER (CALL 311)**

### **10. Civil Rights Certification**

[24 CFR Part 903.7 9 (o)]

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

### **11. Fiscal Year Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?

*Yes. The most recent fiscal audit for the year 2012 was electronically submitted to HUD in September 2013.*

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

*Yes. The 2012 audit had four findings: one finding related to Section 8 Housing Choice Vouchers cluster, one finding related to Public Housing Program and two findings related to the Section 8 New Construction and Substantial Rehabilitation program.*

4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_

5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

*The pertinent Corrective Action Plan for the four findings reported in the 2012 audit was included in the electronic submission to HUD.*

## **12. Asset Management**

[24 CFR Part 903.7 9 (q)]

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **13. Violence Against Women Act (VAWA)**

NYCHA 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.

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.

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

In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes demolition of the three remaining vacant Prospect Plaza buildings containing 240 apartments. The balance of the Prospect Plaza project (third phase) will be accomplished through a mixed-finance, mixed-income development comprised of rental units and public housing units owned and managed by private, third party development and management entity. The development will include 80 public housing units and approximately 284 affordable rental units. The non-public housing units will be affordable to households making up to 60% AMI. In addition, the project will include a supermarket, a community center and space for recreation. Design of the project was based on input received from former Prospect Plaza residents and other community stakeholders during the three-day design workshop (“Re-Vision Prospect Plaza”) held by NYCHA in June 2010. In December 2011, NYCHA and the New York City Department of Housing Preservation and Development (HPD) released a Request for Proposals (RFP) for development. Responses to the RFP were submitted in April 2012. A development team was selected in January 2013. A demolition contractor has been procured by HPD and demolition work will commence in May 2013. Construction will start in early 2014.

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

1070 Washington Avenue, Bronx – NYCHA has applied approximately \$5.3 million of Replacement Housing Factor (“RHF”) 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.

A. Phillip Randolph Houses - 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 low-income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments and who wish to return to the rehabilitated development.

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

If yes, list developments or activities below:

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. Construction was completed in early 2013 and residents are moving in including 11 NYCHA seniors. Applications for the building are still being processed.

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 - In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to identify a developer construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 175 units.

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 was completed in the fall of 2012 and the new building, “Arbor House” opened on February 21, 2013. The 124-unit new construction features a living green wall installation in the lobby and a rooftop hydroponic farm that will provide fresh produce for building residents and the local community. The energy-efficient building design has earned the development Platinum LEED Certification, recognition from the American Cancer Society as a ‘Healthy High-Rise’, and a number of other accolades.
- Soundview - In September 2007, NYCHA and HPD issued an RFP to identify a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. A developer was selected to build two eight story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. The project will be developed in three phases beginning with the family rental housing.
- 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 167<sup>th</sup> 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.

East 173<sup>rd</sup> Street-Vyse Avenue, Bronx -- NYCHA intends to dispose of land along Hoe Avenue that includes a parking lot, basketball court and landscaped grounds to accommodate a proposal from a sponsor for a three-phase, low-income housing project. The proposal to build a total 224 dwelling units, including 56 senior citizen apartments, also requires the transfer of up to 60,000 sq. ft. of development rights. Conveyance of each of the three phases’ building sites is pending funding approval for the sponsor to proceed with each of three apartment buildings. The first parcel of land was conveyed December 21, 2009 to site an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building is planned in 2013. The conveyance of the last parcel to site the final phase of the housing project is anticipated in 2015.

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

Betances V, Bronx -- NYCHA intends to dispose of a site at 450 East 143<sup>rd</sup> Street formerly used as a playground to a non-profit housing sponsor to facilitate the provision of low income housing.

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

Washington Houses, Manhattan -- 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.

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

**B) Demolition and/or Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Linden Houses and Boulevard Houses</b>
1b. Development (project) number:	<b>NY005000950 and NY005000460</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
<i>In December 2006, NYCHA and HPD together issued an RFP to identify a developer to build 53 two and three-family townhouses for homeownership. In November 2007, a developer was selected to build the townhouses. In addition, NYCHA and HPD invited a non-profit housing sponsor to seek HUD funding to develop an 80 unit senior residence with supportive services. All new buildings would be built on a parking lot in the middle of Linden and Boulevard Houses in Brooklyn. NYCHA will provide replacement parking spaces elsewhere within the developments for existing permit holders. The senior housing is scheduled to close June 2013. Due to changing financial conditions, the selected developer now plans to construct approximately 200 rental apartments; the disposition application will be modified to reflect the change from homeownership to rental housing.</i>	
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date original application <b>approved</b> , submitted, or planned for submission:	<b>September 21, 2011 (request for HUD/SAC approval to allow disposition of land for 200 rental apartments planned 2013).</b>
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 <b>projected</b> start date of activity: <b>2012</b> b. <b>Projected</b> end date of activity: <b>2015</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>FHA Repossessed Houses – Group V [Formerly Groups II, V, and VI]</b> 1b. Development (project) number: <b>NY005012090</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>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.</i> <ul style="list-style-type: none"> <li>• 113-44 Springfield Boulevard, Queens Village, NY 11429, Total Units – 2 (One Bedroom = 1 and Two Bedrooms)</li> <li>• 144-29 105<sup>th</sup> Avenue, Jamaica, NY 11435, Total Units – 2 (Three Bedrooms = 2)</li> <li>• 69-33 Bayfield Avenue, Arverne, NY 11692, Total Units – 2 (One Bedroom = 1, Three Bedrooms = 1)</li> </ul>
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 <b>planned for submission: Winter 2013</b>
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
7. Timeline for activity: a. <b>Actual</b> or projected start date of activity: <b>May 2006</b> b. <b>Projected</b> end date of activity: <b>Fall 2014</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>FHA Repossessed Houses – Group V [Formerly Group IX]</b> 1b. Development (project) number: <b>NY005012090</b>
2. Activity type: Demolition <input type="checkbox"/> 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> <ul style="list-style-type: none"> <li>• 99 Waverly Avenue, Brooklyn, NY 11205, Total Units = 3 (Three Bedrooms = 3)</li> <li>• 110 Waverly Avenue, Brooklyn, NY 11205, Total Units = 4 (Two Bedrooms = 4)</li> </ul>

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

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

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

7. Timeline for activity:  
 a. **Actual** or projected start date of activity: **May 2006**  
 b. **Projected** end date of activity: **Fall 2013**

**Demolition/Disposition Activity Description**

1a. Development name: **FHA Repossessed Houses – Group V**  
**[Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]**  
 1b. Development (project) number: **NY005012090**  
 2. Activity type: Demolition   
 Disposition  *NYCHA intends to dispose of seventy-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.*

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 <sup>th</sup> STREET	JAMAICA	11434	3 BR
39	FHA (GROUP I)	111-33 205 <sup>TH</sup> STREET	SAINT ALBANS	11412	3 BR
40	FHA (GROUP I)	116-02 139 <sup>TH</sup> STREET	JAMAICA	11436	3 BR
41	FHA (GROUP V)	147-06 SUTTER AVENUE	JAMAICA	11436	2 BR
42	FHA (GROUP III)	171-15 144 <sup>TH</sup> 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 <sup>st</sup> AVENUE	SPRINGFIELD GARDENS	11413	3 BR
45	FHA (GROUP X)	32-10 102 <sup>ND</sup> STREET	EAST ELMHURST	11369	3 BR
46	FHA (GROUP II)	109-11 208 <sup>TH</sup> STREET	QUEENS VILLAGE	11429	4 BR
47	FHA (GROUP V)	117-11 192 <sup>nd</sup> STREET	SAINT ALBANS	11412	3 BR
48	FHA (GROUP II)	131-68 225 <sup>TH</sup> STREET	SPRINGFIELD GARDENS	11413	3 BR
49	FHA (GROUP III)	190-17 109 <sup>TH</sup> ROAD	SAINT ALBANS	11412	4 BR
50	FHA (GROUP VII)	195-09 119 <sup>th</sup> AVENUE	SAINT ALBANS	11412	3 BR
51	FHA (GROUP IV)	202-02 111 <sup>th</sup> AVENUE	SAINT ALBANS	11412	5 BR
52	FHA (GROUP X)	118-35 153 <sup>rd</sup> STREET	JAMAICA	11434	2 BR
53	FHA (GROUP I)	123-25 152 <sup>nd</sup> STREET	JAMAICA	11434	3 BR
54	FHA (GROUP IX)	115-41 147 <sup>th</sup> STREET	JAMAICA	11436	3 BR
55	FHA (GROUP VIII)	117-31 135TH STREET	SOUTH OZONE PARK	11420	2 BR
56	FHA (GROUP X)	150-22 118 <sup>th</sup> AVENUE	JAMAICA	11434	3 BR
57	FHA (GROUP VI)	167-08 110 <sup>th</sup> AVENUE	JAMAICA	11433	3 BR
58	FHA (GROUP II)	168-32 119 <sup>th</sup> AVENUE	JAMAICA	11434	2 BR
59	FHA (GROUP I)	177-48 BAISLEY BOULEVARD	JAMAICA	11434	3 BR
60	FHA (GROUP I)	114-26 208 <sup>TH</sup> STREET	CAMBRIA HEIGHTS	11411	3 BR
61	FHA (GROUP X)	117-27 204 <sup>TH</sup> STREET	SAINT ALBANS	11412	2 BR
62	FHA (GROUP IX)	222-33 143 <sup>rd</sup> ROAD	SPRINGFIELD GARDENS	11413	4 BR
63	FHA (GROUP X)	102-47 187 <sup>th</sup> STREET	HOLLIS	11423	2 BR
64	FHA (GROUP I)	223-19 111 <sup>TH</sup> AVENUE	QUEENS VILLALGE	11429	3 BR
65	FHA (GROUP II)	178-25 93 <sup>rd</sup> AVENUE	HOLLIS	11433	3 BR
66	FHA (GROUP II)	221-16 134 <sup>TH</sup> ROAD	LAURELTON	11413	3 BR
67	FHA (GROUP VII)	131-23/25 224 <sup>th</sup> STREET	LAURELTON	11413	3 BR
68	FHA (GROUP V)	241-51 132 <sup>nd</sup> ROAD	ROSEDALE	11422	3 BR
69	FHA (GROUP I)	131-27 224 <sup>TH</sup> STREET	SPRINGFIELD GARDENS	11413	3 BR
70	FHA (GROUP II)	137-35 220 <sup>th</sup> PLACE	SPRINGFIELD GARDENS	11413	2 BR
71	FHA (GROUP IV)	117-41 219 <sup>th</sup> STREET	CAMBRIA HEIGHTS	11411	3 BR
72	FHA (GROUP X)	201-10 99 <sup>TH</sup> AVENUE	HOLLIS	11423	2 BR
73	FHA (GROUP I)	104-29 219 <sup>TH</sup> STREET	QUEENS VILLAGE	11429	3 BR
74	FHA (GROUP V)	212-44 112 <sup>TH</sup> ROAD	QUEENS VILLAGE	11429	3 BR
75	FHA (GROUP X)	214-05 112 <sup>th</sup> 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 <sup>TH</sup> STREET	SAINT ALBANS	11412	3 BR
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 <b>planned for submission: Winter 2013</b>					
5. Number of units affected: 77					
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 <b>projected</b> start date of activity: <b>Winter 2004</b>					
b. <b>Projected</b> end date of activity: <b>Summer 2014</b>					
<b>Demolition/Disposition Activity Description</b>					
1a. Development name: <b>Fulton Houses</b>					
1b. Development (project) number: <b>NY005001360</b>					
2. Activity type: Demolition <input type="checkbox"/>					
Disposition <input checked="" type="checkbox"/> <i>In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to identify a developer construct new affordable housing on a parking lot located on West 18<sup>th</sup> Street (mid-block) between 9<sup>th</sup> and 10<sup>th</sup> Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 175 units.</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 <b>planned for submission: 2014</b>					
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 <b>projected</b> start date of activity: <b>2013</b>					
b. <b>Projected</b> end date of activity: <b>2016</b>					
<b>Demolition/Disposition Activity Description</b>					
1a. Development name: <b>Harborview Terrace Houses</b>					
1b. Development (project) number: <b>NY005010220</b>					
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 56<sup>th</sup> 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</i>					

2007.
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, <b>submitted</b> , or planned for submission: <b>April 5, 2007</b>
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 <b>projected</b> start date of activity: <b>2013</b> b. <b>Projected</b> end date of activity: <b>2015</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>A. Phillip Randolph Houses</b> 1b. Development (project) number: <b>NY005010300</b>
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 low-income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments 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>
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, <b>submitted</b> , or planned for submission: <b>June 2013</b>
5. Number of units affected: 452
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. <b>Actual</b> or projected start date of activity: <b>January 2013</b> b. <b>Projected</b> end date of activity: <b>December 2017</b>
<b>Demolition/Disposition Activity Description</b>
1a. <b>Development name: Soundview Houses</b> 1b. <b>Development (project) number: NY005000710</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In September 2007, NYCHA and HPD issued an RFP to identify a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along</i>

Soundview Park. A developer was selected to build two eight story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. The project will be developed in three phases beginning with the family rental housing.

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

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

5. Number of units affected: 0

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: **2012**

b. Projected end date of activity: **2017**

#### Demolition/Disposition Activity Description

1a. Development name: **Highbridge Gardens**

1b. Development (project) number: **NY005000780**

2. Activity type: *Demolition*

Disposition  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 167<sup>th</sup> 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.

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

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

5. Number of units affected: 0

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. **Actual** or projected start date of activity: **2009**

b. **Projected** end date of activity: **Fall 2014**

#### Demolition/Disposition Activity Description

1a. Development name: **East 165<sup>th</sup> – Bryant Avenue**

1b. Development (project) number: **NY005015300**

2. Activity type: Demolition <input type="checkbox"/> 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 housing by a non-profit housing sponsor.</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 <b>planned for submission</b> : <b>Autumn 2014</b>
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. <b>Actual</b> or projected start date of activity: <b>July 2009</b> b. <b>Projected</b> end date of activity: <b>2016</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Betances V</b> 1b. Development (project) number: <b>NY005012110</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a site at 450 East 143<sup>rd</sup> Street formerly used as a playground to a non-profit housing sponsor to facilitate the provision of low income 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 <b>planned for submission</b> : <b>Spring 2014</b>
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. <b>Actual</b> or projected start date of activity: <b>July 2009</b> b. <b>Projected</b> end date of activity: <b>2016</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Boston Secor</b> 1b. Development (project) number: NY005011380
2. Activity type: Demolition <input type="checkbox"/> 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>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <b>approved</b> , submitted, or planned for submission: <b>May 12, 2011</b>

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. <b>Actual</b> or projected start date of activity: <b>July 2010</b> b. <b>Projected</b> end date of activity: <b>December 2013</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Van Dyke I Houses</b> 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 for supportive housing development to accommodate homeless and low income families.</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 <b>planned for submission: December 2013</b>
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. <b>Actual</b> or projected start date of activity: <b>2012</b> b. <b>Projected</b> end date of activity: <b>2015</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Washington Houses</b> 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 <b>approved</b> , submitted, or planned for submission: <b>May 15, 2012</b>
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. <b>Actual</b> or projected start date of activity: <b>May 2012</b> b. <b>Projected</b> end date of activity: <b>2014</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Astoria Houses</b>	
1b. Development (project) number: NY005000260	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/> NYCHA intends to facilitate reopening of Astoria Boulevard as a private street for public access through a Street Easement, and dispose of sites for a new school and affordable housing in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50% of the affordable 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 <b>planned for submission</b> : November 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	
<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>St. Nicholas Houses</b>	
1b. Development (project) number: <b>NY005000380</b>	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/> 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 12 <sup>th</sup> grade and a new public West 129 <sup>th</sup> Street between Seventh and Eighth Avenues.	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application <b>approved</b> , submitted, or planned for submission: <b>November 16, 2010</b>	
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. <b>Actual</b> or projected start date of activity: <b>March 15, 2009</b>	
b. <b>Projected</b> end date of activity: <b>June 2013</b>	
<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Prospect Plaza</b>	
1b. Development (project) number: <b>NY005002440</b>	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
<i>In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan</i>	

*Amendment, which includes the demolition of the three remaining Prospect Plaza buildings (1765 Prospect Place; 1750 - 1760 Prospect Place; and 1776 - 1786 Prospect Place) containing 240 vacant apartments. A demolition contractor has been procured by the New York City Department of Housing Preservation and Development (HPD) and demolition work will commence in May 2013. In June 2010, NYCHA held a series of HUD sponsored workshops with residents and community stakeholders called the Re-Vision Prospect Plaza Community Planning Workshop. Participants at the workshops called for the demolition of the remaining three vacant towers at Prospect Plaza and redevelopment with buildings that resemble the scale of the surrounding neighborhood.*

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

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

5. Number of units affected: 240

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

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

**Demolition/Disposition Activity Description**

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

2. Activity type: Demolition   
 Disposition  *Disposition of the Prospect Plaza sites (approximately 197,451 square feet, or 4.5 acres) will be accomplished in three phases. Phase I will be a mixed-finance transaction and will include 73 low-income units for households making up to 60% AMI and 38 public housing units. Phase II will be a mixed-finance transaction and will include 106 low-income units for households making up to 60% AMI and 42 public housing units. Phase III will benefit from the federal low-income housing tax credits and will include 105 low-income units for households making up to 60% AMI. The three phases will have 364 low-income units, 80 of which will be public housing units. In December 2011 NYCHA and HPD released a Request for Proposals (RFP) for selection of a developer for the completion of Prospect Plaza. In January of 2013, NYCHA and HPD selected Blue Sea and Partners as the development team. Construction loan closing for Phase I is expected in December 2013 and construction completion is expected in June 2015. Construction loan closing for Phase II is expected in December 2014 and construction completion is expected in June 2016. Construction loan closing of Phase III is expected in December 2015 and construction completion is expected in June 2017. Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community. A site-based waiting list created from NYCHA's existing public housing waiting list will be used to tenant the remaining public housing units.*

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

4. Date application **approved**, **submitted**, or planned for submission: **September 26, 2013**

5. Number of units affected: 0

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or <b>projected</b> start date of activity: <b>December 2013</b> b. <b>Projected</b> end date of activity: <b>December 2017</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Baruch Houses 1b. Development (project) number: NY005010600
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Via a 99-year ground lease, NYCHA intends to dispose approximately 26,200 SF of land located on East Houston Street with the right to develop on the land a mixed-income residential building of approximately 350,000 SF
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 <b>planned for submission</b> : October 1, 2014
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, 2014 b. Projected end date of activity: August 31, 2018
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Carver Houses 1b. Development (project) number: NY005000580
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Via a 99-year ground lease, NYCHA intends to dispose of two sites used primarily as parking lots:  <ul style="list-style-type: none"> <li>• approximately 14,000 SF of land located on Madison Avenue and 102<sup>nd</sup> Street with the right to develop on the land a mixed-income residential building of approximately 242,000 SF</li> <li>• approximately 23,000 SF of land located on Park Avenue and 102<sup>nd</sup> Street with the right to develop on the land a community facility of approximately 500,000 SF</li> </ul>
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 <b>planned for submission</b> : October 1, 2014
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, 2014 b. Projected end date of activity: August 31, 2018
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Frederick Douglass Houses 1b. Development (project) number: NY005010820
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Via a 99-year ground lease, NYCHA intends to dispose of three sites used primarily as parking lots:  <ul style="list-style-type: none"> <li>• approximately 19,000 SF of land located on Manhattan Avenue between 101<sup>st</sup> and 102nd Streets with the right to develop on the land a mixed-income residential building of approximately 340,000 SF</li> <li>• approximately 18,750 SF of land located on West 100<sup>th</sup> Street between Columbus and Amsterdam Avenues with the right to develop on the land a mixed-income residential building of approximately 220,000 SF</li> <li>• approximately 16,000 SF of land located on West 104<sup>th</sup> Street between Columbus and Amsterdam Avenues with the right to develop on the land a mixed-income residential building of approximately 175,000 SF</li> </ul>
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 <b>planned for submission</b> : October 1, 2014
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, 2014 b. Projected end date of activity: August 31, 2018
<b>Demolition/Disposition Activity Description</b>
1a. Development name: LaGuardia Houses 1b. Development (project) number: NY005010760
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Via a 99-year ground lease, NYCHA intends to dispose of two sites used primarily as parking lots:  <ul style="list-style-type: none"> <li>• approximately 9,000 SF of land located on Madison Street between Rutgers and Clinton Streets with the right to develop on the land a mixed-income resident building of approximately 135,000 SF</li> <li>• approximately 7,500 SF of land located on Rutgers Street between Cherry and Madison Streets with the right to develop on the land a mixed-income residential building of approximately 120,000 SF</li> </ul>
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 <b>planned for submission</b> : October 1, 2014
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, 2014 b. Projected end date of activity: August 31, 2018
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Meltzer Tower 1b. Development (project) number: NY005011000
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Via a 99-year ground lease, NYCHA intends to dispose approximately 18,750 SF of land located on East 1st Street with the right to develop on the land a mixed-use (residential and commercial), mixed-income building of approximately 121,500 SF. The disposition site is now a plaza and seating area.
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 <b>planned for submission</b> : October 1, 2014
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, 2014 b. Projected end date of activity: August 31, 2018
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Smith Houses 1b. Development (project) number: NY005000270
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Via a 99-year ground lease, NYCHA intends to dispose of two sites, one used primarily as a parking lot, the other a combined baseball diamond and basketball court (hard-surface): <ul style="list-style-type: none"> <li>• approximately 55,000 SF of land located on South Street between Catherine Slip and Wagner Place with the right to develop on the land a mixed-income residential building of approximately 700,000 SF</li> <li>• approximately 19,000 SF of land located on Wagner Place between South and Pearl Streets with the right to develop on the land a mixed-income residential building of approximately 365,000 SF</li> </ul>
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 <b>planned for submission</b> : October 1, 2014

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, 2014 b. Projected end date of activity: August 31, 2018
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Washington Houses 1b. Development (project) number: NY005010620
2. Activity type: Demolition <input checked="" type="checkbox"/>  NYCHA intends to demolish a community facility of approximately 35,000 SF located on East 99 <sup>th</sup> Street between 2 <sup>nd</sup> and 3 <sup>rd</sup> Avenues. The space currently contains NYCHA Management and Skilled Trades Offices, a health center and a community center. Existing uses will be relocated elsewhere at Washington Houses or to other NYCHA developments proximate to Washington Houses.  Disposition <input checked="" type="checkbox"/> Via a 99-year ground lease, NYCHA intends to dispose of two sites: <ul style="list-style-type: none"> <li>• approximately 57,000 SF of land located on the south side of East 99<sup>th</sup> Street between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues with the right to develop on the land a mixed-income residential building of approximately 500,000 SF. The parcel currently consists of a community facility, parking lot and landscaped space; if demolition and the 99-year lease are approved, NYCHA will convey the community facility vacant to the lessee for demolition.</li> <li>• approximately 16,500 SF of land located on the north side of East 99<sup>th</sup> Street between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues with the right to develop on the land a mixed-income residential building of approximately 350,000 SF or a combined mixed-use (residential and community facility) building of the same size. The parcel currently consists of landscaped open space.</li> </ul>
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 <b>planned for submission</b> : October 1, 2014
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, 2014 b. Projected end date of activity: August 31, 2018
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Ocean Bay Apartments (Bayside and Oceanside) 1b. Development (project) number: NY005010980
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> In 2003, to implement the Ocean Bay HOPE VI Plan, NYCHA acquired through eminent domain a blighted and underused shopping strip opposite Ocean Bay Apartments, consisting of seven contiguous parcels representing an area of approximately 37,111 SF.  NYCHA intends to sell the parcels to a developer for the purpose of constructing neighborhood retail

space inclusive of a grocery store. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets across the street south of Oceanside Apartments and across the street east of Bayside Apartments.

Properties

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

3. Application status (select one)

- Approved   
 Submitted, pending approval   
 Planned application

4. Date application approved, submitted, or **planned for submission**: March 1, 2014

5. Number of units affected: 0

6. Coverage of action (select one)

- Part of the development  
 Total development

7. Timeline for activity:

- a. Actual or projected start date of activity: June 1, 2013  
 b. Projected end date of activity: December 31, 2015

**Demolition/Disposition Activity Description**

1a. Development name: East 173<sup>rd</sup> Street-Vyse Avenue Houses

1b. Development (project) number: NY005015300

2. Activity type: Demolition

Disposition  NYCHA intends to dispose of land along Hoe Avenue that includes a parking lot, basketball court and landscaped grounds to accommodate a proposal from a sponsor for a three-phase, low-income housing project. The proposal to build a total 224 dwelling units, including 56 senior citizen apartments, also requires the transfer of up to 60,000 sq. ft. of development rights. Conveyance of each of the three phases' building sites is pending funding approval for the sponsor to proceed with each of three apartment buildings. The first parcel of land was conveyed December 21, 2009 to site an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building is planned in 2013. The conveyance of the last parcel to site the final phase of the housing project is anticipated in 2015.

3. Application status (select one)

- Approved   
 Submitted, pending approval   
 Planned application

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

5. Number of units affected: 0

6. Coverage of action (select one)

- Part of the development  
 Total development

7. Timeline for activity:

a. Actual or projected start date of activity: November 21, 2008

b. Projected end date of activity: Autumn 2015

## B) Conversion of Public Housing

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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: <b>University Avenue Rehab</b>	
1b. Development (project) number: <b>NY005013410</b>	
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) <b>This development has an occupancy rate of 99.5% and should not be considered a candidate for conversion.</b>	
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	

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**

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) **Prospect Plaza is a HOPE VI development and NYCHA is in the process of developing a Section 18 demolition application.**

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

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

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

5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below) **Prospect Plaza is a HOPE VI development and NYCHA is in the process of developing a Section 18 demolition application.**

**Conversion of Public Housing Activity Description**

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

1b. Development (project) number: **NY005013510**

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) **This development has an occupancy rate of 99.6% and should not be considered a candidate for conversion.**

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

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

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

5. Description of how requirements of Section 33 are being satisfied by means other than conversion

(select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units

Other: (describe below) **This development has an occupancy rate of 99.6% and should not be considered a candidate for conversion.**

### Conversion of Public Housing Activity Description

1a. Development name: **West Brighton Consolidation**

1b. Development (project) number: **NY005010130**

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below) **This development has an occupancy rate of 93% and should not be considered a candidate for conversion.**

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

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

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

5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below) **This development has an occupancy rate of 93% 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 March 17, 2013, there were 2,812 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 3/17/13
NY005021850	344 EAST 28TH STREET	225	107	39
NY005021870	AMSTERDAM ADDITION	175	107	16
NY005020920	BAY VIEW	1,610	447	267
NY005021260	BAYCHESTER	441	234	70
NY005020460	BOULEVARD	1,441	438	215
NY005020860	BUSHWICK	1,220	471	162
NY005020800	CASTLE HILL	2,025	1,097	285
NY005021340	CHELSEA	425	179	53
NY005021110	DREW HAMILTON	1,217	525	196
NY005021400	INDEPENDENCE TOWERS	744	332	72
NY005020950	LINDEN	1,586	442	291
NY005020810	MANHATTANVILLE	1,272	575	152
NY005020490	MARBLE HILL	1,682	498	179
NY005020830	MARLBORO	1,765	775	228
NY005021330	MURPHY	281	201	91
NY005020990	RUTGERS	721	277	74
NY005020930	SAINT MARY'S PARK	1,007	362	165
NY005023770	SAMUEL (CITY)	664	347	75
NY005021140	STAPLETON	693	471	76
NY005021280	WILLIAMS PLAZA	577	315	49
NY005021270	WISE TOWERS	399	200	57
<b>Total</b>		<b>20,170</b>	<b>8,400</b>	<b>2,812</b>

## D) Homeownership

[24 CFR Part 903.7 9 (k)]

### 1. Public Housing

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

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable

program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

<b>Public Housing Homeownership Activity Description</b> (Complete one for each development affected)	
1a. Development name: <b>FHA Repossessed Houses Group V [formerly Groups I through X]</b>	
1b. Development (project) number: NY005012090	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program - <i>Section 5(h)</i> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program <b>approved</b> , submitted, or planned for submission: <b><u>(12/04/2008)</u></b>	
5. Number of units affected: 184	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	<b>Original Section 5(h) Plan Amendment approved in 2007 to include 184 occupied single-family units intended for sale to public housing residents.</b>

**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 March. 31, 2013, NYCHA has executed HAP contracts for 41 buildings at which 902 apartments were receiving subsidy.
2. Of NYCHA’s approved HUD funding for 98,907 Section 8 tenant based vouchers as of March. 31, 2013, 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 2014 Draft 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
    - iv. deconcentrates poverty and expands economic opportunities.
6. NYCHA will create site-based waiting lists for developments selected to receive project-based assistance. Applicants on NYCHA's housing choice voucher waiting list will have the opportunity to apply for placement on site-based waiting lists. Placement on a site-based waiting list will not affect the applicant's standing on the 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 2014 (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.

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

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

- Consolidated Plan of the Jurisdiction  
Indicate year: **2013**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year: **2011** (1 year)  
Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the PHA's Waiting Lists – Public Housing (As of 4/5/2013)</b>			
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 <sup>1</sup>
Waiting list total	170,724		3.0%
Extremely low income <=30% AMI	138,784	81.3%	
Very low income (>30% but <=50% AMI)	25,736	15.1%	
Low income (>50% but <80% AMI)	6,204	3.6%	
Families with children	77,557	45.4%	
Elderly families	21,253	12.4%	
Families with Disabilities <sup>2</sup>	45,611	26.7%	
<b>Race/Ethnicity</b>			
White	13,138	7.7%	
Black	63,260	37.1%	
Hispanic	69,065	40.5%	
Asian	19,361	11.3%	
Other	5,900	3.4%	
<b>Characteristics by Bedroom Size</b>			
0 BR	68,844	40.3%	
1BR	44,939	26.3%	
2 BR	47,553	27.9%	
3 BR	8,355	4.9%	
4 BR	1,032	0.6%	
5+ BR	1	0.0%	

<sup>1</sup> Figure represents turnover (move-outs from Public Housing) during FY 2012.

<sup>2</sup> "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 4/5/2013)

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 4/5/2013)

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 <sup>3</sup>	123,828		8.0%
Extremely low income <=30% AMI	100,546	81.2%	
Very low income (>30% but <=50% AMI)	23,282	18.8%	
Low income (>50% but <80% AMI)	0	0	
Families with Children	52,241	42.2%	
Elderly Families	21,305	17.2%	
Families with Disabilities <sup>4</sup>	22,172	17.9%	
<b>Race/Ethnicity</b>			
White	17,477	14.1%	
Black	38,499	31.1%	
Hispanic	54,332	43.9%	
Asian	6,432	5.2%	
Other	7,088	5.7%	
<b>Characteristics by Bedroom Size</b>			
0BR	51,755	41.8%	
1 BR	30,913	25.0%	
2 BR	33,109	26.7%	
3 BR	6,930	5.6%	
4 BR	1,000	0.8%	
5+ BR	121	0.1%	

<sup>3</sup> 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.

<sup>4</sup> "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 4/5/2013)

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)? 75 MONTHS AS OF APRIL 30, 2013.**

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 62% of the families admitted to public housing from January 2001 through December 2012 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 July28, 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. On May 16, 2013, NYCHA submitted a request to HUD for approval to continue to extend the designation of the elderly-only developments and buildings for an additional two years. NYCHA received approval of this request on June 13, 2013.*
- 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 voucher utilization rate for the total Section 8 program was approximately 94% as of January 31, 2013 while HAP utilization for the same period is over 100%.

**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 occupied.

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 and construction was completed in early 2013.

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 for. 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 a total of 340 units at the two sites of Metro North Rehab in Manhattan, 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.

NYCHA has also embarked on the redevelopment of the last component of the Prospect Plaza project in the Ocean Hill, 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. The balance of Prospect Plaza will be accomplished through a mixed-finance, mixed-income three-phased development project, which will include 80 public housing units and approximately 284 low-income units affordable to households making up to 60% AMI. The new rental units will be owned and managed by private, third party development and management entities. NYCHA and the New York City Department of Housing Preservation and Development (HPD) selected a development team in January 2013. A demolition contractor has been procured by HPD and demolition work will commence in May 2013. Construction of the first phase will start in early 2014.

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 low income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments and who wish to return to the rehabilitated development.

Based on discussions with residents that began in 2006 with the development of the Plan to Preserve Public Housing, the Authority looked for opportunities to build new market-rate and low-income housing on NYCHA campuses while ensuring that no public housing apartments will be demolished and no families will be displaced. NYCHA's Land Lease Proposal would lease – not sell – 14 parcels of land located within eight (8) developments to private developers who would finance, construct, and operate the new residential buildings. The income generated through land leases would be dedicated to building improvements at the eight developments and other public housing properties citywide. Approximately 80% of the apartments would be market rate and no less than 20% of apartments would be permanently affordable to low-income residents.

The plan would generate between \$30 million-\$50 million on a yearly basis. The proceeds would fund critical capital improvements that would enhance quality-of-life for NYCHA residents. Additionally, this initiative would generate approximately 800 permanently low-income housing units for eligible low-income New Yorkers. NYCHA residents would receive a preference for the low-income units. New development will provide additional benefits to public housing residents including construction and permanent job opportunities;

security enhancements to NYCHA buildings; and alternative power for elevators, heat and hot water service during blackouts and other emergencies.

**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. 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 80 public housing units and approximately 284 low-income units affordable to households making up to 60% AMI. Preference for the lease up of the public housing units will be given to relocated Prospect Plaza residents in good standing who wish to return to the redeveloped community. In addition, the project will include open space, a community center, and retail space, as per the *Re-Vision Prospect Plaza Community Plan* developed in June 2010 with input from former Prospect Plaza residents and

other community stakeholders. NYCHA, in collaboration with the New York City Department of Housing Preservation and Development (HPD) released a Request for Proposals (RFP) for development in December 2011. A development team was selected in January 2013. A demolition contractor has been procured by HPD and demolition work will commence in May 2013. Construction will start in early 2014.

NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses in Central Harlem. 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.

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 a development team was selected in October 2012.

NYCHA's preliminary redevelopment plan will result in a total of 316 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.

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

**Progress:** In September 2010, NYCHA was awarded a \$650,000 competitive grant from American Recovery and Reinvestment Act funds for the installation of a hybrid geothermal hot water system at 344 East 28<sup>th</sup> Street in Manhattan. The City of New York also contributed an additional \$1.6 million towards other energy conservation measures at this site that included energy efficient lighting retrofits, new radiator valves and traps in the apartments and basements, and apartment temperature sensors that will allow for proper heat distribution in the building. NYCHA also partnered with Green City Force whose members went door-to-door to provide residents with energy conservation tips and free low energy light bulbs in the summer of 2013. All work was completed in June 2013.

**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.

**Farm 1** - In the summer of 2012 NYCHA partnered with the Active Citizens Project to start an urban farm at Frederick Douglass Houses. The farm was started on a non-used tennis court with several feet of mulch and topsoil imported to create a growing medium on the site. In the first year the primary crops that were grown at the site were cover crops to establish the space. In 2013, the farm is being further programmed with more training sessions for NYCHA residents to learn about growing their own vegetables and produce on the site. In July of 2013, a farmers market will be started at the development to provide resident with fresh produce from the farm site along with skills training for NYCHA residents

**Farm 2** - Through a partnership consisting of NYCHA, Added Value, (technical partner) and Green City Force (work force development partner) the first large scale (approximately 1 acre) urban farm on NYCHA property

was set to be created in the fall of 2012. As planned, work started and ground was broken in the fall of 2012 on NYCHA property at Red Hook West Houses. However due to Hurricane Sandy, work at the site was stopped, as all work was focused on hurricane relief efforts at the development and throughout the city by all entities.

Construction of the farm began in earnest in early April 2013 and an official launch is expected in June of 2013. The NYCHA Farm is supported directly by funds from Mayors Office of Center for Economic Opportunity. Through this innovative alliance, Green City Force brings workforce development and national service to bear to create opportunity for young adults residing in public housing, who in turn with the support of Added Value engage and educate fellow NYCHA residents around healthy food and healthy food choices.

### **Expand Green Space**

Through its Garden & Greening program the New York City Housing Authority increased the number of gardens from 622 in 2011 to 664 in 2012.

**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 41<sup>st</sup> 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 various sectors to help develop and fund energy-efficiency initiatives aimed at reducing electricity consumption, which includes engaging residents to conserve energy.

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

DEP and NYCHA expanded its stormwater partnership at Seth Low Houses and Hope Gardens thus contributing to enhance the water quality for New Yorkers. The next site identified for green infrastructure installations is Edenwald.

Since 2011, NYCHA has hosted Environmental Defense Fund Climate Corps Public Sector fellows each year who have helped identify strategies to reduce NYCHA's energy usage.

NYCHA continues to work with Con Edison who named NYCHA its Public Partner of the Year in 2012. Thousands of apartments are more resource-efficient as new showerheads and faucet aerators were installed in The Bronx, Brooklyn and Manhattan.

NYCHA partnered with Green City Force to spearhead a friendly competition called the Love Where You Live Challenge. Residents at Adams Houses and 344 East 28th Street were engaged in separate challenges to reduce their electricity consumption.

**Objective:** Partner with Department of Environmental Protection (DEP) to install green infrastructure demonstrations at three developments.

**Progress:** In partnership with Department of Environmental Protection (DEP), NYCHA piloted four innovative sustainable stormwater Best Management Practices (BMP) at Bronx River Houses in 2010, as part of PlaNYC's 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 expanded these measures at Seth Low and Hope Gardens, thus contributing to enhance the water quality for New Yorkers. The next site that has been identified for green infrastructure installations is Edenwald. In 2012, NYCHA and DEP held participatory meetings with the residents to obtain their feedback.

**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 April 30, 2013, 98% 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 Repossessed 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 March 17, 2013, there were 2,812 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 Office of Public and Private Partnerships leverages partnerships with public and private agencies to provide resources and raise funds to ensure that NYCHA residents are connected to a wide range of services and opportunities. Some of these partnership programs include:

#### **Fatherhood Initiative**

The NYCHA Fatherhood Initiative has blossomed into a HUD nationwide event modeled after the successful launch of the Fatherhood Initiative organized in 2010. There are a series of events and workshops that are held with the aim of bringing fathers and their children together to celebrate and emphasize the importance of fatherhood and family, while simultaneously connecting fathers to local programs and services that help build the quality of life of for residents.

**Foster Grandparents Program:**

Brooklyn Community Operations has partnered with DFTA (Department for the Aging) to utilize senior volunteers in the Foster Grandparent Program within NYCHA Community Centers. The Foster Grandparent Program is a volunteer program that offers seniors 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 after-school programs. Foster Grandparents tutor elementary school students, offer emotional support and mentor teens and young parents creating valuable 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 young people, 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 seven NYCHA community centers: Atlantic Terminal, in Brooklyn; Davidson and Monterey, in the Bronx; Campos Plaza and Lehman Village, in Manhattan; and at Beach 41<sup>st</sup>, in Queens and Richmond Terrace in Staten Island. Approximately 8-10 students participate at each site, supervised by a program 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 2012-2013 program year, Global Partners served 97 youth participants.

**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 participate in the program. NYCHA Community Center participants receive free dance instruction at their local community center and at the MMDG site during 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.

**New York City Early Literacy Learning (NYCELL)**

The Program seeks to strengthen the language and pre-reading skills of children between the ages of one and four years, in order to enter school ready to learn and succeed. NYCELL is a collaborative effort between the Mayor's Office, the Department of Education, NYCHA and the J.P. Morgan Chase Foundation and the program helps foster a network of parental support that engages and empowers parents to get involved in their children's education and exposes children to opportunities to strengthen literacy skills. The program is offered at five 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 2012 program year, NYCELL served 165 children and their parent/caregiver.

### **Neighborhood Explorers**

Manhattan Community Operations has collaborated with the Museum of the City of New York to offer the Neighborhood Explorers Program, a free urban planning program for middle school students that investigates architecture, urban planning and design using East Harlem as a case study. Students build a toolbox of skills for looking at and thinking about neighborhood issues, meet professionals from different design fields, and then use what they've learned to create a project that will address a real-world issue in the neighborhood. The program consists of 12 sessions and operates on Tuesdays at the Museum of New York with 23 youth from Clinton and King Towers community centers participating.

### **NFL Officiating Academy**

The National Football League and NYCHA are continuing this strong partnership that developed this first-of-its-kind football officiating training program in public housing. The objective of the program is to provide men and women, ages 17-24, with the critical skills necessary to become a game official and to date 45 men and women have been certified to referee public school football games. The program also teaches valuable life skills, and provides participants with potential opportunities for careers in sports officiating.

### **Rachael Ray and the Sylvia Center Fun Food, Smart Food**

In partnership with celebrity chef and author, Rachael Ray, NYCHA has the Fun Food, Smart Food program. Fun Food, Smart Food peels back the layers on what it takes to cook quality food in a healthy way. The program ranges from seven to 14 weeks and receives support from Rachael Ray's Yumo! organization. Both Ray's organization and the Fun Food program allow young people to learn about cooking in new ways, including how to make better food choices without sacrificing great taste. Through this program children come to understand what food is, how it is grown, and, perhaps most important, that they themselves can choose to make good food for their own bodies. The initiative includes classes hosted in NYCHA community centers: Drew Hamilton, Wagner and Manhattanville in Manhattan, Williamsburg and Red Hook in Brooklyn, and St. Mary's in the Bronx.

### **Write Girls**

The Write Girls is a literacy program for girls in the fourth, fifth and sixth grade living in the Brownsville, East New York and Bedford-Stuyvesant sections of Brooklyn, through a donation from New York Community Trust. Utilizing elements of the Girl Scouts' Journeys Curriculum, the Write Girls program provides literacy support through reading and writing activities, as well as 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 and is operating in 12 developments: Cypress Hills, Boulevard Houses, Breukelen Houses, Howard, Lafayette Gardens, Langston Hughes, Marcus Garvey, Penn Wortman, Roosevelt, Seth Low, Tilden, and Tompkins.

### **Youth Violence Prevention Project**

With funding from the New York Community Trust, NYCHA has developed and implemented a holistic approach to aid in combating youth violence in its developments. NYCHA staff works cohesively with four Cure Violence organizations and two youth service providers as part of a public health approach to preventing violence before it occurs. The goal is to reduce youth violence in NYCHA developments by connecting community and service providers dealing with at-risk youth and their families with prevention education, policy and community organizing as well as support and resource identification.

### **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 2013, elected officials allocated \$10 million in funding for installation of CCTV at 20 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 Special Hearing Part with a designated Chief Hearing Officer was organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a Holdover Unit monitors these matters as they reach Landlord/Tenant court, and helps to expedite the actual eviction process. Under these procedures, cases involving these serious crimes are completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of March 31, 2013, 3,596 terminations of tenancy proceedings have been concluded under Operation Safe Housing.

From inception, the Authority initiated a total of 710 Registered Sex Offender (RSO) cases, of which 31 are pending a decision, and a total of 679 have been closed as follows: 466 Registered Sex Offenders have been permanently excluded from NYCHA property; 59 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 127 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).

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.

#### **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 III of the initiative have been completed with the deployment of the NICE program.

### **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 was deployed 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.

Release 2 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 an endeavor of this magnitude results 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.

Phase IV of the initiative have been completed with the deployment of the Energy Information System - UMIS project. 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.

**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). Additionally, the program provides ancillary services such as transportation, shopping, financial management, housekeeping, personal care, support groups, and intergenerational activities, among many others.

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

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 8<sup>th</sup> annual Senior Benefit & Entitlement Fair's theme was "*Money Matters*" and special emphasis was placed on the upcoming elimination of the paper check option for the delivery of Federal benefits such as Social Security. A video presentation on the 2 electronic options available (Direct Deposit, Direct Express Debit Card) ran repeatedly throughout the day. This information was also presented at a large "Money Matters" workshop that also covered more in depth topics including: How to Manage a Bank Account, Using Debit Cards and Preventing Identity Theft. Representatives from banks and financial advocacy organizations provided one-on-one financial counseling and answered questions.

Health information and free health screenings were offered, including screenings for Diabetes/Glucose, hearing, asthma, HIV/STDs and blood pressure. Balance testing and foot screenings were also conducted. Flu shots are also administered.

Application assistance is provided for benefits including food and transportation. In addition, NYCHA’s IT Department and various CBOs provide one-to-one hands-on instruction in the use of laptop computers, i-Pads, cell phones, Nintendo Wii, and tele-health devices. Group exercise classes, dancing, massage therapy and one-on-one nutrition counseling are also provided.

Over 1,500 seniors attended from over 65 developments throughout the city. Seventy (70) agencies and senior focused organizations participated. Nearly all expenses were covered by outside contributions. The SBEF took place at Riverbank State Park.

**“Senior News” column in NYCHA Journal** - Several articles designed to keep senior residents informed about issues of importance to them were printed on our monthly newspaper. Most topics were health-related and/or concern benefit programs. Simplified instructions to re/apply or receive more information were included. In 2012 special emphasis was placed on the Federal government’s plan to eliminate paper checks for benefits such as Social Security by March 1, 2013

The table below lists all topics covered in 2012:

<b>Month</b>	<b>Topic</b>
January	Social Security Benefit Increases New Disenrollment Period for Medicare Part D
February	Hearing Loss
March	Free Tax Help - Beware of Refund Anticipation Loans
April	Important News About Your Federal Benefit Check/Go Direct
May	Colonoscopies Save Lives – Get Checked Glaucoma Screening
June	Avoiding Scams
July/August	Emergency Cooling Centers West Nile Virus Prevention
September	Extra Help Program/Prescription Drugs
October	Diabetes Expo
November	Postponed due to Hurricane Sandy
December	Medicare Enrollment Flexibility for Hurricane Sandy Victims Social Security Benefit Increases

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

**Progress:** In 2012, the Office of Resident Economic Empowerment & Sustainability (“REES”) was instrumental in facilitating 981 job placements.

- NYCHA Resident Training Academy (NRTA):** The NYCHA Resident Training Academy is a public/private initiative funded by Robin Hood. The NRTA began in August 2010 as a citywide, employment-linked training program specific for NYCHA residents. Residents are trained by premier training providers in the city for jobs with NYCHA, its contractors, and the private sector. In Year 1 from August 2010 to July 2011, 138 NYCHA residents graduated from the janitorial and construction training, and 123 residents (89% of graduates) were placed into jobs with NYCHA and NYCHA contractors. For Year 2, which began in August 2011 and ran through August 2012, the NRTA trained 458 NYCHA residents across four training tracks (janitorial, construction, maintenance, and pest

control) and placed 406 residents into jobs(89% of graduates). As of January 28<sup>th</sup>, 2013, the NRTA has completed 4 out of 10 planned trainings for Year 3. To date, 98 residents have graduated and 87 (89% of graduates) have already been placed into jobs.

- **Green Jobs Initiatives:** Green City Force (“GCF”), Clean Energy Corps is a 6 month full time service training program that provides college preparation and hands on work experience in the field of Green Energy. Since 2009, GCF has partnered with NYCHA to fill their entire cohort of participants with qualified NYCHA residents between the ages of 18 to 24. To date, a total of 100 NYCHA residents have graduated from the program including 29 that most recently graduated on January 24, 2013. Currently, there are 45 NYCHA residents enrolled in the winter 2013 cohort that began February 4, 2013. NYCHA residents interested in becoming Clean Energy Corps members undergo a highly competitive multi-stage application process before they are accepted that include an information session, TABE, Interview and Try Out. For this current cohort, we conducted citywide outreach and hosted a total of 16 information sessions. 11 information sessions were hosted at the REES central office and 5 information sessions were conducted at the local NYCHA Community Centers in Williamsburg, East Harlem, West Harlem, South Bronx, and the Lower East Side. According to Green City Force’s latest report, 320 attended an information session, 275 applications were received, 116 NYCHA residents qualified and 48 were ‘pre selected’ to enroll in the program.
- **Brooklyn Navy Yard:** NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) is continuing its partnership with the Employment Center at the Brooklyn Navy Yard Development Corporation (BNYDC). The BNYDC is actively recruiting NYCHA residents for a variety of job opportunities available with employers in the Brooklyn Navy Yard and surrounding community. BNYDC and NYCHA want to make sure that residents have access to the available jobs.

To connect residents with these positions, NYCHA co-hosted several recruitment events in 2012 at the developments surrounding the Navy Yard. At these events, NYCHA and BNYDC staff pre-screened residents for current openings and entry into BNYDC's hiring database for future opportunities. In October of 2012, REES co-hosted a job readiness workshop for young adults interested in employment at the Navy Yard or in vocational training programs offered through training partners that work to place graduates in jobs at the Navy Yard. In addition, BNYDC shares job orders with REES on an ongoing basis, and REES staff refer residents for specific job opportunities as they arise. The open positions range from security/public safety, customer service, bookkeeping, maintenance and many other areas.

***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. 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 first City-sponsored site launched in late 2009 at Jefferson Houses in East Harlem as a collaboration between the Center for Economic Opportunity (CEO), CUNY, Human Resources Administration and NYCHA. The Jobs-Plus site in the South Bronx, is a program supported by the Corporation for National and Community Service, Bloomberg Philanthropies, Morgan Stanley, and Tiger Foundation as part of the federal Social Innovation Fund (SIF) grant awarded to CEO and the Mayor's Fund to Advance NYC. The following numbers of NYCHA residents were placed in jobs through the Jobs-Plus program:

3. Jefferson Houses Jobs-Plus: 173 (July 2011 – June 2012)
4. Jobs-Plus at BronxWorks 131 – (From August 2011 – July 2012)

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

**Progress:** In 2012, REES facilitated 981 job placements. These job placements included 512 hires leveraged through NYCHA’s contracting expenditures as required by the federal Section 3 mandate, 405 residents (Section 3) hired directly by the Authority through NYCHA’s Resident Training Academy, and 64 residents (non-Section 3) hired by private businesses in New York City. Section 3 is the HUD mandate that stipulates employment and other economic opportunities generated by federal assistance to public housing authorities shall, to the greatest extent feasible, be directed to public housing residents and other low and very low-income persons. Section 3 requires that 30% of all new hires are residents of public housing, or low or very low income residents of the community. NYCHA’s first priority for hiring under Section 3 is for residents of its developments. Section 3 goals also apply to contracting with resident-owned businesses.

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

**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 March 31, 2013 one hundred and fifty one (151) 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:** The services were transitioned to the NYC Human Resources Administration (“HRA”) Office of Domestic Violence and integrated with HRA’s Alternative to Shelter Program. This program allows domestic violence victims the option of remaining in their homes instead of shelter placement by having a personal emergency response system (“P.E.R.S.”) installed in their home. Ongoing services include, safety planning, emotional support and counseling for children affected by the violence, support and advocacy at the point of transfer into new home/community, information, case planning and referrals at post transfer to assist in achieving goals for education, job training/placement, career planning, referral and advocacy for medical, mental health, substance abuse services. All services are free, voluntary and confidential.

From January 1, through March 31, 2013 ninety five (95) new cases requesting services were received.

**HUD Strategic Goal: *Ensure equal opportunity in Housing for all Americans FY 2012***

**Progress:** NYCHA reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates and organizations that assist people with disabilities and promote fair housing. NYCHA’s Department of Equal Opportunity, Services for People with Disabilities 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 2012, the Unit responded to 2,337 calls from applicants, residents, voucher holders, and advocates on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. There were 431 visits to the Unit and information was provided to a variety of organizations including: Harlem

Independent Living Center, Community Resources and Services for Children, United Cerebral Palsy, University Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children's Evaluation Rehabilitation Center, Puerto Rican Family Institute, and many, many others. Applicants, residents, and others in need of assistance with disability issues may call the "Hotline" at (212) 306-4652 or TTY at (212) 306-4845.

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 49 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.

#### **PHA GOAL: PUBLISH COMPREHENSIVE ANNUAL FINANCIAL REPORT**

**Progress:** On March 19, 2013, 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:** 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 \$18 million. This plan was made feasible due to incentives obtained from Consolidate Edison that offset the effects of the limitations imposed by HUD. NYCHA received approval from HUD in early 2013 and is currently in the final stages of obtaining financing. Work is expected to be completed in 2015.

## **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) **Attachment P**

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

#### B. Description of Election process for Residents on the PHA Board

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

#### 3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *New York City*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

*The City of New York's Consolidated Plan serves as the City's official application for the four U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development entitlement programs. The Consolidated Plan includes an Action Plan, which includes two elements: 1) the description of the use of federal, state, city, private and nonprofit funding for housing, homeless assistance and prevention, supportive housing services, and community development activities; and 2) the Supportive Housing Continuum of Care for Homeless and Other Special Needs Populations which describes the City's coordination of supportive housing services to the homeless and other special needs populations.*

*The Public Housing Agency Plan embodies, in many respects, the concepts of HUD's Consolidated Plan. The Plan provides a planning mechanism by which a housing authority can examine its long-term and short-term needs, specifically the needs of the families it serves, and design both long-term strategies and short-term strategies for addressing those needs. Like the Consolidated Plan, the Agency Plan involves consultation with affected groups in the Plan's development.*

### D. Additional Information

#### **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 closing in April 2012 the expectation that construction will be completed 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.*

## **Energy Performance Based Contracting**

*In January 2013, NYCHA received an approval from the U.S. Department of Housing and Urban Development for an \$18 million Energy Performance Contract. The contract combines lighting incentives obtained from Consolidated Edison at 17 developments with NYCHA's planned boiler replacement project and other energy conservation measures at six other developments. NYCHA secured financing through a public solicitation process and entered into an agreement with Bank of America Public Capital Corp in April 2013. Work is ongoing and anticipated to be completed by the end of 2014.*

## **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      \$ 496,383*
- 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 2014 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 2014 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, 2013. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 176,221 occupied units<sup>5</sup>, there are 144,342 units within 132 consolidated developments<sup>6</sup> that do not meet the exemption criteria and therefore, were used in this analysis.

Gross mean incomes from the excluded types of developments and units were not used in the calculation of the overall NYCHA mean. In total, 31,879 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.

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<sup>5</sup> There are 176,221 public housing households as of January 1, 2013.

<sup>6</sup> 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.

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income<sup>7</sup> 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 2013 NYCHA mean gross household income is \$23,570, resulting in a lower EIR limit of \$20,035 and an upper EIR limit of \$27,106. 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 2013 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is \$18,900. However, this is less than 115% of the NYCHA mean gross household income, and therefore, NYCHA’s 2013 upper EIR limit remains at \$27,106.

Table I shows that out of the 132 consolidated NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 5 developments with 4,456 occupied units with gross mean household incomes below the EIR and 5 developments with 3,794 occupied units with gross mean household incomes above the EIR.

**TABLE I**  
**Summary Table**

Development Category	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$20,035		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$27,106		TOTAL	
	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	5	4,456	5	3,794	132	144,342
FHA Homes	N/A	N/A	N/A	N/A	N/A	191
Hope VI	N/A	N/A	N/A	N/A	N/A	1,773
MHOP Program	N/A	N/A	N/A	N/A	N/A	35
Elderly Only Developments	N/A	N/A	N/A	N/A	N/A	7,695
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	2,154
Mixed-Finance Developments	N/A	N/A	N/A	N/A	N/A	19,849
<b>TOTAL</b>						<b>176,221</b>

<sup>7</sup> Mean gross household income is defined as total household income before deductions.

Table II lists the 5 consolidated developments with a mean gross household income of less than 85% (\$20,035) of the NYCHA mean of \$23,570.

<b>Development Name</b>	<b>TDS #</b>	<b>Borough</b>	<b>Mean Gross Income</b>	<b>Occupied Dwelling Units</b>
Beach 41st Street-Beach Channel Drive	165	Queens	\$19,979	699
Melrose	028	Bronx	\$19,880	1,103
Mill Brook	084	Bronx	\$19,303	1,437
South Beach	035	Staten Island	\$19,994	417
Webster	141	Bronx	\$18,981	800
<b>Total</b>			<b>\$19,557</b>	<b>4,456</b>

The table above only includes units within the consolidated developments that qualify for inclusion in the Deconcentration Analysis, i.e., it excludes units that are elderly-only, mixed-finance, FHA, Hope VI, or MHOP.

**TABLE III  
HIGHER INCOME DEVELOPMENTS**

Table III lists the 5 consolidated developments with a mean gross household income greater than 115% (\$27,106) of the NYCHA mean of \$23,570.

<b>Development Name</b>	<b>TDS #</b>	<b>Borough</b>	<b>Mean Gross Income</b>	<b>Occupied Dwelling Units</b>
Forest Hills Co-Op *	200	Queens	\$45,703	252
Fulton	136	Manhattan	\$29,776	943
Gompers	100	Manhattan	\$27,762	1,191
Lafayette	122	Brooklyn	\$27,108	871
Union Avenue Consolidated	342	Bronx	\$28,333	537
<b>Total</b>			<b>\$29,390</b>	<b>3,794</b>

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. Studio and one bedroom units in Forest Hills Co-Op designated for the elderly are excluded from this analysis.

\*Forest Hills Co-Op has separate income and rent schedules, which are designed to make the development self-sufficient.

Step 4 of the Deconcentration Requirement is an “option to provide reasons developments are outside of the Established Income Range.” In other words, it provides the opportunity to exclude entire developments or selected units from the application of the requirement to deconcentrate poverty and mix incomes if the income profile for these units or developments is consistent with furthering both the goals of deconcentration and the local goals and strategies contained in NYCHA’s Annual Plan. Developments and unit types that fall into this category are not limited to, but include those developments that:

- are subject to a consent decree agreement or a judicial decree covering the resident selection;

- are part of a PHA program/ strategy that is specifically authorized by statute such as mixed income or mixed finance developments, a homeownership program, a strategy designed to promote income-mixing in public housing or one designed to raise the income of public housing residents;
- are designed via size, location or other configuration to promote income deconcentration; or
- have income characteristics that can be explained by other circumstances.

One of NYCHA's 10 developments (Forest Hills Co-Op) has mean gross incomes outside of the EIR from the Deconcentration Requirement but should be excluded because they are covered by a court injunction, which restricts the types of resident applications that can be accepted at this development.

All 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.<sup>8</sup> 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 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

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<sup>8</sup> 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.

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 84<sup>th</sup> Street (Dome Site)
- Lower East Side III
- Marcy Avenue - Greene Avenue Sites A & B
- Stanton Street

##### Developments Designated for the Elderly Only

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

## Mixed-Finance Developments

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

**Attachment G**  
**Resident Advisory Board Members**  
**RAB DELEGATES/ALTERNATES 2013**

	<b>Names</b>	<b>Development</b>	<b>District</b>	<b>Delegate/ Alternate</b>
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	Boone, Marie	Tilden	Brooklyn East	Delegate
6	Boskey, Francis	Section 8	Brooklyn East	Delegate
7	Bowman, Reginald	Seth Low	Brooklyn East	Delegate
8	Butler, Harvey	Sack Wern	Bronx North	Alternate
9	Carter, Deborah	Gravesend	Brooklyn South	Delegate
10	Charles, Brenda	Mariner's Harbor	Staten Island	Delegate
11	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
12	Clinton, Scherisce Lewis	South Beach	Staten Island	Delegate
13	Coger, Claudia	Astoria	Queens	Alternate
14	Colon, Naomi	Marcy	Brooklyn West	Delegate
15	Crawford, Erik	Davidson	Bronx South	Delegate
16	Cruz-Acevedo, Celia	Site 402	Bronx South	Alternate
17	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
18	Edmonds, Belinda	Section 8	Manhattan North	Delegate
19	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
20	Forbes, Maria	Clay Avenue	Bronx South	Alternate
21	Forrester, Hyacinth	Reid	Brooklyn East	Delegate
22	Foster, Cornelius	Claremont Franklin	Bronx South	Delegate
23	Grant, Wanda	Section 8	Bronx North	Delegate
24	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
25	Green, Nathaniel	Dyckman	Manhattan North	Delegate
26	Gross, Sandra	Baychester	Bronx North	Alternate
27	Grossman, Florence	New Lane	Staten Island	Delegate
28	Guerrero, Genise	Monroe	Bronx North	Alternate
29	Harrell, Cassandra	Bedford- Stuyvesant Rehab	Brooklyn West	Delegate
30	Herman, Patricia	Lincoln	Manhattan North	Delegate
31	Holmes, Barbara	Morris	Bronx South	Alternate

	<b>Names</b>	<b>Development</b>	<b>District</b>	<b>Delegate/ Alternate</b>
32	Huff, Dereese	Campos Plaza I & II	Manhattan South	Delegate
33	Jamerson, Princella	Millbrook	Bronx South	Delegate
34	Jones, Tiesha	Ft. Independence	Bronx North	Alternate
35	Johnson, John	Mott Haven	Bronx South	Delegate
36	Kinsey, Craig	Bland	Queens	Delegate
37	Kitchen, Ruby	Kings Towers	Manhattan North	Alternate
38	LaMonda, Patricia	Bronx Chester	Bronx South	Delegate
39	Lauriano, Olga	Fort Washington	Manhattan North	Alternate
40	Lozano, Lilithe	Parkside	Bronx North	Delegate
41	Lynch, Victoria	Coney Island (Site 8)	Brooklyn South	Delegate
42	Marshall, Lillie	Red Hook West	Brooklyn South	Delegate
43	Masterson, Loretta	Sack Wern	Bronx North	Delegate
44	McElveen, Mildred	Randall-Balcom	Bronx North	Alternate
45	McNeill, Walter	Edenwald	Bronx North	Delegate
46	Miles, Charlotte	Wald	Manhattan South	Delegate
47	Moore, Patricia	Wilson	Manhattan North	Delegate
48	Morris, Ann	Manhattanville	Queens	Delegate
49	Morris, Ann Cotton	Woodside	Manhattan North	Delegate
50	Munroe, Carlton	Section 8	Brooklyn East	Delegate
51	Nimmons, Charlene	Wyckoff Gardens	Brooklyn West	Delegate
52	Parker, Geraldine	Stapleton	Staten Island	Delegate
53	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
54	Prince, John	Rutland Towers	Brooklyn East	Delegate
55	Pugh, Barbara	Section 8	Bronx North	Delegate
56	Reed, Deborah Franklin	Coney Island (Site 8)	Brooklyn South	Delegate
57	Reed, Marlene J.	South Jamaica I & II	Queens	Delegate
58	Rolle, Bettye	Audubon	Manhattan North	Alternate
59	Serrano, Raymond	Stebbins Hewitt	Bronx South	Delegate
60	Sierra Sylvia	Adams	Bronx South	Delegate
61	Spain, Polly	WSURA 120 W. 94 <sup>th</sup> St.	Manhattan South	Delegate
62	Smith, Pamela	Mitchell	Bronx South	Alternate
63	Stanback, Tyree	Lafayette Gardens	Brooklyn West	Delegate
64	Steele, Michael	Rutgers	Manhattan South	Delegate
65	Thomas, Peggy	Hammel	Queens	Delegate

66	Torres, Luis	Moore	Bronx South	Delegate
67	Tull, Gloria	Claremont Parkway	Bronx South	Alternate
68	Velez, Ethel	Johnson	Manhattan North	Delegate
69	Walker, Daniel Barber	Jackson	Bronx South	Alternate
70	Walton, Carolyn	Glenwood	Brooklyn South	Delegate
71	Wilkins, Carol	Ravenswood	Queens	Delegate
72	Wright, Gloria	131 St. Nicholas Avenue	Manhattan North	Alternate

# Attachment I **Community Service Description of Implementation**

## NEW YORK CITY HOUSING AUTHORITY **Community Service Policy Overview**

According to requirements of Federal Law, all public housing residents who are not exempt must perform Community Service or Economic Self-Sufficiency activities for 8 hours each month as a condition of tenancy. This Community Service Policy Overview explains the exemptions and describes the Community Service requirement. During the Annual Review process the Authority will advise families of their Community Service status.

NYCHA will be increasing efforts to enforce this requirement and will be engaging with residents and resident leaders toward this end. NYCHA anticipates developing strategies to provide additional assistance to help residents comply with this mandate including:

1. Trying to increase the opportunities available through resident association driven activities to fulfill this requirement;
2. Providing additional information to residents using letters, posters, and Journal articles as well as the NYCHA website (including NYCHA activities that can be used to for Community Service and links to other websites with activities that can be found); and
3. Making it easier to document service by working with resident associations to provide receipts for Community Service hours at suitable events/activities.

NYCHA also anticipates requiring not complying residents to meet with their 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. **Resident Association (RA) Officer:** A RA President, RA executive board members or Citywide Council of Presidents receive a credit of 8 hours of community service during any month in which they serve in office.
2. **Foster Parent:** A foster parent whose foster child(ren) lives in the same NYCHA apartment receives a credit of 8 hours of community service for every 30 days that the foster care relationship continues. Even if there is more than one foster child in the apartment, the credit remains at 8 hours per 30 days.
3. **Job Search and Job Readiness Assistance:** The resident is credited with **16** hours of community service (and not more than 16) for any job search activities during any lease year. This is **not** an Exemption although verified on the *Community Service Exemption Verification – Education Job Training* form.

*Job readiness assistance* includes any of the following criteria:

- Training in job-seeking skills

- Training in the preparation of resumes or job applications
  - Training in interviewing skills
  - Participating in a job club
  - Other related activities that may assist an individual to secure employment
  - Receipt of Unemployment Insurance Benefits qualifies as job search.
4. **Military Service:** Any resident performing military service who is either on Active Duty (in the: Army, Air Force, Navy, Marine Corps or Coast Guard) or in a Reserve Component (in the: Army National Guard, Air National Guard, Army Reserve, Air Force Reserve, Navy Reserve, Marine Corps Reserve or Coast Guard Reserve) receives a credit of 96 hours of Community Service.
  5. **Pregnancy:** A resident who is pregnant receives a total credit of 8 hours upon proof of pregnancy. No other medical factors are needed. This credit can be given only once during the same pregnancy. (This credit does not prevent a woman from qualifying for the Disability exemption based pregnancy.)
  6. **Temporary illness:** A resident who is ill and unable to work shall receive a credit of 8 hours for every 30 days of illness.
  7. **Victims of Domestic Violence, Intimidated Victims and Intimidated Witnesses (VDV/IV/IW):** A resident whose request to transfer to another development as a VDV/IV/IW has been approved, receives a credit of 8 hours of community service for every 30 days that the transfer request is pending, or until the resident moves out of the apartment.
  8. **Incarceration:** A resident shall be credited for 8 hours of community service for every 30 days during his/her incarceration. Upon release from jail, the resident is required to perform community service, unless otherwise exempt.

### III. COMMUNITY SERVICE REQUIREMENT

Residents who are not exempt must perform Community Service or Economic Self Sufficiency activities at the rate of 8 hours per month. These hours may be performed flexibly. It is acceptable to perform less than 8 hours during any month if those hours are made up during another month. The resident **must**, however, be in compliance with the full number of hours at the annual review period, as reported on the Status Notice.

1. **Service Status Notice:** If the Service Status on the Status Notice for any household member is “Community Service Required,” and more than 24 hours is owed you must meet with your RSA.
2. **Performance of Community Service:** Residents may perform Community Service either at a facility located within a NYCHA development or a non-NYCHA facility. There are a wide range of providers that residents may choose from who offer many different types of Community Service eligible activities. A resident may, but does not have to, perform all Community Service activities with one provider. The resident may perform a variety of Community Service or Economic Self-Sufficiency activities.

<b>NOTICE</b>	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><b>Community Service</b> is defined by the law as: the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service is not employment and may not include political activities.</p>	
<p><b>Examples of where to find Qualifying Community Service Activities</b></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"> <li>▪ NYC Service – Located on the internet at <a href="http://www.nycservice.org">www.nycservice.org</a></li> <li>▪ By calling <b>3-1-1</b> the NYC Citizen Service Center</li> <li>▪ The <b>Volunteer Match</b> database, located on the internet at <a href="http://www.volunteermatch.org">www.volunteermatch.org</a></li> </ul> <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><b>Examples of NYCHA Community Service Activities</b></p>	
<ul style="list-style-type: none"> <li>▪ Resident Watch</li> <li>▪ Resident green Committees (RGC)</li> <li>▪ Attendance at Resident Association meetings</li> <li>▪ Delegate/Alternate at RAB meetings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Community Center / Senior Center volunteer</li> <li>▪ Help at Resident sponsored community clean-up days</li> <li>▪ Attending meetings called by NYCHA</li> </ul>
<p><b>Examples of Non-NYCHA Community Service Activities</b>  <b>Volunteer for local government, community, or faith-based organizations that serve a public benefit</b></p>	
<ul style="list-style-type: none"> <li>▪ Food bank</li> <li>▪ Hospital</li> <li>▪ Nursing Home / Hospice</li> <li>▪ Ambulance service</li> <li>▪ Programs providing support to families with hospitalized members</li> <li>▪ Parks Department</li> <li>▪ Library</li> <li>▪ Reading Program</li> <li>▪ Parent Teacher Association (PTA) meetings</li> </ul>	<ul style="list-style-type: none"> <li>▪ School</li> <li>▪ After School Programs</li> <li>▪ Day Care Facility</li> <li>▪ Habitat for Humanity</li> <li>▪ Boys or Girls Club</li> <li>▪ AmeriCorps</li> <li>▪ Police Department</li> <li>▪ Auxiliary Police</li> <li>▪ Youth Mentoring</li> <li>▪ Vista</li> <li>▪ Court ordered Community Service</li> </ul>

***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.

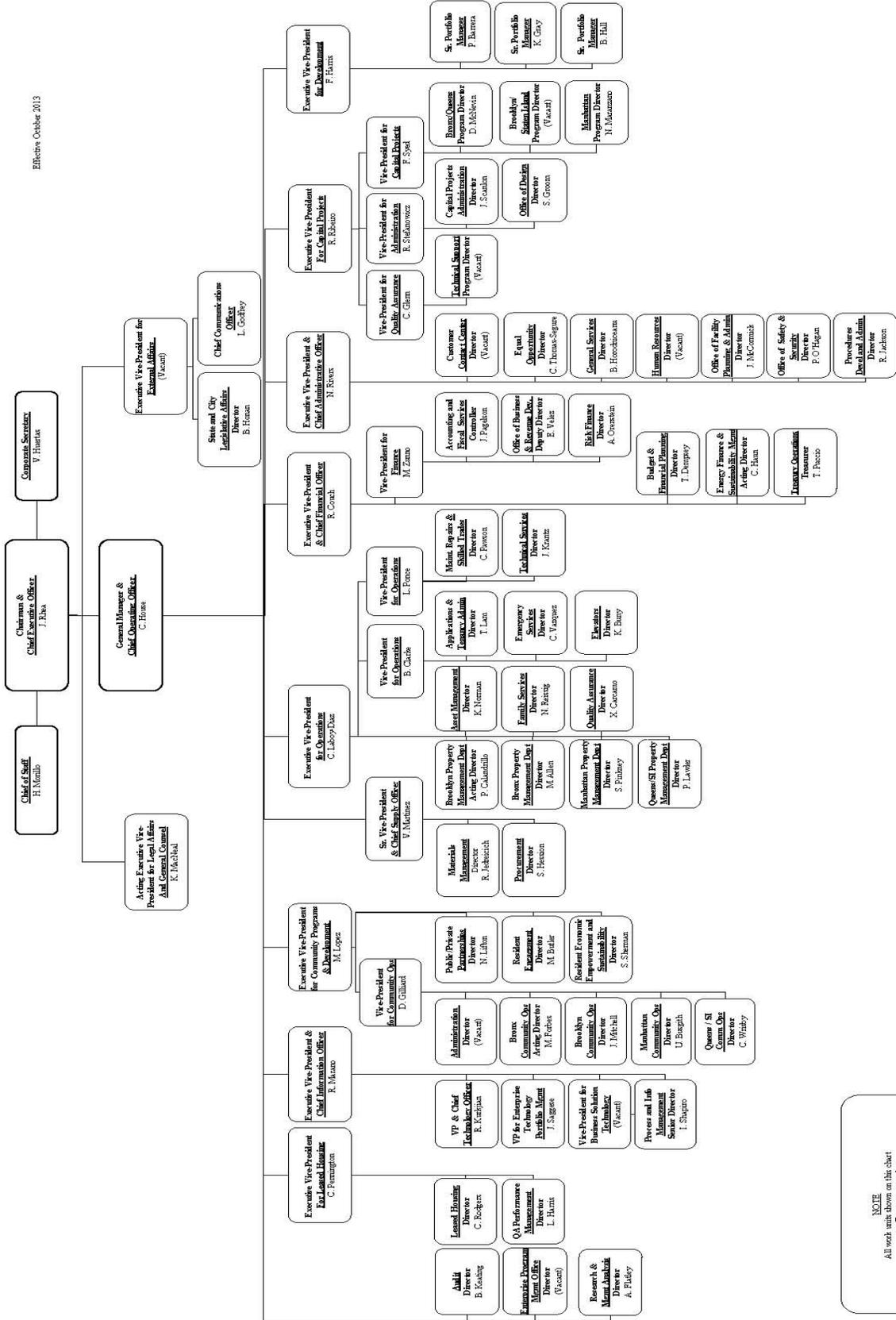
**Examples of Qualifying Economic Self-Sufficiency Activities**

<ul style="list-style-type: none"> <li>▪ Any REES or RES program <sup>1</sup></li> <li>▪ Work placement</li> <li>▪ Apprenticeship</li> <li>▪ Any program necessary to prepare a participant for work (including substance abuse or mental health treatment programs)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Employment counseling</li> <li>▪ Basic skills training</li> <li>▪ English proficiency</li> <li>▪ Workfare</li> <li>▪ Financial management</li> <li>▪ Household budgeting or management</li> </ul>
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<sup>1</sup> REES is NYCHA’s Resident Economic Empowerment and Sustainability  
RES is NYCHA’s Resident Employment Services

# NEW YORK CITY HOUSING AUTHORITY ORGANIZATION CHART

Effective October 2013



**NOTE**  
All work units shown on the chart are Department units unless otherwise noted.

**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, 2013, 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.

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 former 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 New York City Department of Housing Preservation and Development (HPD). A demolition

contractor has been procured by HPD. Demolition work will commence in May 2013 and end at the beginning of 2014. The cleared sites will be redeveloped as part of a mixed-finance, mixed income phased development including 80 public housing units and 284 low-income rental units affordable to households making up to 60% AMI. NYCHA, in collaboration with HPD, issued a Request for Proposals (RFP) for development in December 2011. A development team was selected in January 2013. The clear sites will be conveyed to the selected developer in three consecutive phases. Phase I is expected to start in early 2014 with construction completion scheduled for June 2015.

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 March 1, 2013, PSS/WSF housed 47 households having the following racial /ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	26	21	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. 140<sup>th</sup> Street, 136, 138 W. 139<sup>th</sup> Street, 110 W. 139<sup>th</sup> Street and 151 W. 142<sup>nd</sup> 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, 2013, Frederick E. Samuel MHOP Buildings housed 35 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
1	31	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 316 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 a development team was selected in October 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, 2013, Randolph Houses housed 100 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
4	87	9	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 28 Agenda*

- Roll Call/Introductions
- CCOP / Resident Advisory Board Presentation
- Structure for the CCOP/RAB Meetings
- Distribution of FY 2013 Annual Plan
- CCOP/RAB Schedule and Topics
- Community Roundtable Meetings and Public Hearing Schedule
- Additional RAB Meetings
- Comments and Questions

2

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

## ***March 14 Roundtable Agenda***

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 5 minutes

➤ ***Topic # 1 – Operation and Management (Maintenance and Repair Action Plan)*** – 10 minutes

•Group Discussion & Recap – 10 minutes

➤ ***Topic # 2 – Admissions and Eligibility*** – 10 minutes

•Group Discussion & Recap – 10 minutes

➤ **Questions about Topics Presented** – 30 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

➤ ***Topic # 1 – Designated Housing for Seniors*** – 5 minutes

➤ ***Topic # 2 – Development Activities*** – 15 minutes

➤ ***Topic # 3 – Resident Parking Program*** – 5 minutes

Group Discussion & Recap – 20 minutes

**Wrap Up & Close Roundtable – 5 minutes**

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

## ***April 25<sup>th</sup> Roundtable Agenda***

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 5 minutes

➤ ***Topic # 1– Community Service / VAWA / Grievance Procedures – 15 minutes***

➤ ***Topic # 2 –Self-Sufficiency - REES – 15 minutes***

➤ Group Discussion & Recap – 25 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)**

## ***May 2 Roundtable Agenda***

Roll Call/Introductions – 10 minutes

Review Agenda – 5 minutes

➤ ***Topic # 1 – Financial Resources*** – 10 minutes

➤ ***Topic # 2 – Capital Projects*** – 10 minutes

➤ ***Topic # 3 – Safety and Crime Prevention*** – 10 minutes

➤ **Questions about Topics Presented** – 30 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 2014\*  
THURSDAY SEPTEMBER 12, 2013**

EXECUTIVE BOARD OFFICERS

Mr. Reginald H. Bowman, President  
*Brooklyn East District Chair*  
Ms. Herma Williams, 1st Vice-President  
*Brooklyn 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, *Brooklyn 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, 5<sup>th</sup> Floor  
New York, NY 10007

CCOP EMAIL ADDRESS

[citywidecouncilofpresidents@aol.com](mailto:citywidecouncilofpresidents@aol.com)  
[ReL-naldHBowman@aol.com](mailto:ReL-naldHBowman@aol.com)

CCOP TELEPHONE NUMBERS

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

**Agenda**

**1. Invocation**

**2. Roll Call**

**3. \*Please Note: This is a CCOP/RAB Committee Working Session. This working session is to create policy and position Responses to the Agency Plan to be submitted for action.**

**4. Break Out into Working Session /Assignments**

Maintenance and Repair Action Plan

Admissions and Eligibility

Designated Housing for Seniors

Department for Development Activities – Demo/Dispo and Infill

Safety and Crime Prevention

**5. Committee Working Session/Reports**

**6. Adjournment**

**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 2014\***

**MONDAY, SEPTEMBER 16, 2013**

**Agenda**

**1. Invocation**

**2. Roll Call**

**3. \*Please Note: This is a CCOP/RAB Committee Working Session. This working session is to create policy and position Responses to the Agency Plan to be submitted for action.**

**4. Break Out into Working Session /Assignments**

**Resident Parking Program**

**Community Service/Violence Against Women Act/Grievance**

**Self-Sufficiency and REES**

**Financial Resources**

**Capital Projects**

**5. Committee Working Session/Reports**

**6. Adjournment**

**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*  
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**CCOP MAILING ADDRESS**

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

**CCOP EMAIL ADDRESS**

[citywidecouncilofpresidents@aol.com](mailto:citywidecouncilofpresidents@aol.com)  
[ReL-naldHBowman@aol.com](mailto:ReL-naldHBowman@aol.com)

**CCOP TELEPHONE NUMBERS**

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

**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>

**JOHN B. RHEA**  
CHAIRMAN  
**EMILY A. YOUSOUF**  
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**MARGARITA LÓPEZ**  
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**VICTOR A. GONZALEZ**  
MEMBER  
**VILMA HUERTAS**  
CORPORATE SECRETARY  
**CECIL R. HOUSE**  
GENERAL MANAGER

April 10, 2013

U.S. Department of Housing and Urban Development  
Economic Opportunity Division  
451 Seventh Street, SW, Room 5235  
Washington, DC 20410

Enclosed is a copy of the Section 3 Summary report for the New York City Housing Authority (NYCHA) for calendar year 2012. In 2012, there were 1,851 new Section 3 resident hires including 1,339 residents hired directly by the Authority and 512 residents hired by outside contractors for various projects at NYCHA's developments. There were also 3,342 Section 3 residents enrolled in a NYCHA training program in 2012.

In addition, the New York City Police Department (NYPD) reported 188 new Section 3 hires in 2012 and 559 Section 3 residents participated in various NYPD training programs.

Please contact me directly at (212) 306-8202 if you have any questions or require additional information.

Very truly yours,

A handwritten signature in cursive script that reads "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. 8/31/2007)

HUD Field Office: New York, NY
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See back of page for Public Reporting Burden statement

1. Recipient Name & Address: (street, city, state, zip) New York City Housing Authority 250 Broadway, 11th Floor New York, NY 10007	2. Federal Identification: (contract/award no.) NY36P00550111	3. Dollar Amount of Award: \$273,059,437
	4. Contact Person: Anne-Marie Flatley	5. Phone: (include area code) (212) 306-8202
	6. Reporting Period: 1/1/2012 - 12/31/2012	7. Date Report Submitted: 4/10/2013
8. Program Code: * <input type="text" value="3"/> (Use a separate sheet for each program code)	9. Program Name: Public/Indian Housing	

#### Part I: Employment and Training (\*\* Include New Hires in columns 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 Employees and Trainees
Professionals	285	21	7%		144
Technicians	0	0	0%		0
Office/Clerical	104	70	67%		142
Construction by Trade (List)					
Trade Carpenter	40	1	3%		1
Trade Electrician/Helper	21	5	24%		2
Trade Elevator Mechanic/Helper	38	14	37%		4
Trade Heating Plant Technician	0	0	0%		110
Trade Machinist/Rofer/Welder	9	3	33%		0
Trade Mason/Plasterer/Glazier/ Bricklayer	16	9	56%		11
Trade Painter	94	31	33%		4
Trade Plumber/Helper	26	11	42%		0
Other (List) Asbestos/Hazardous Other	13 9	10 6	77% 67%		0 0
Caretaker/Maintenance	1704	1042	61%		2201
Community Service Aide & Assistant	601	344	57%		153
Exterminator	81	80	99%		13
Lead Abatement Worker	1	0	0%		1
Laborer	172	161	94%		0
Security	65	37	57%		0
Motor Grader/Vehicle Operator & Stock Worker	9	6	67%		6
NYCHA Resident Training Programs					550
Total NYCHA Hires and Training	3288	1851	56%		3342
Total NYPD Hires and Training	3254	188	6%		559
<b>Total</b>					

**\*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	\$ 140,999,824
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 of all non-construction contracts awarded on the project/activity	\$ 358,488,932
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, contacts with 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. Grants for the FY 2012 Section 3 Summary Report

NY36P00550112-FY 2012 Capital Fund = \$270,369,594 for four years  
 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  
 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 2012 Operating Fund Subsidy = \$895,799,412  
 NY005RPS036A009-FY2009 ROSS/Service Coordinator Program = \$720,000 for 4 years (6/10/10 - 6/12/13)

Public reporting burden 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 control number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u., mandates that the Department ensure 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 for 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 a self-monitoring tool. The data is entered into a data base 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) or the number of new hires utilized on the Section 3 covered project (columns B, C 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 two copies of this report to the local HUD Field Office. 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 forwarding the Section 3 report.

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.

Submit two (2) copies of this report to the HUD Field Office of Fair Housing and Equal Opportunity, Program Operations and Compliance Center Director, at the same time the performance report is submitted to the program office. For those programs where such a report is not required, the Section 3 report is submitted by January 10. Include only contracts executed during the reporting period specified in item 8. PHAs/HAs 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 per centum of the median income for the area, as determined by the Secretary, with adjustments for

8. Program Code: Enter the appropriate program code as listed at the bottom of the page.

9. Program Name: Enter the name of the 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:** 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:** 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:** Enter the number of Section 3 residents that were employed and trained in connection with this award.

### Part II: Contract Opportunities

#### Block 1: Construction Contracts

Item A: Enter the total dollar amount of all contacts 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 contacts 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

smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum 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 per centum of the median family 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 50 per centum 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 2012***

In 2012, the New York City Housing Authority (NYCHA) hired 3,288 new staff, of which 1,851 (56%) were Section 3 NYCHA residents. The 1,851 Section 3 hires included 1,339 (72%) residents hired directly by NYCHA and 512 (28%) hired by outside contractors for various projects at NYCHA developments. The residents hired by contractors included 395 for construction projects funded through HUD's Capital Fund program and 117 hired for post-Sandy recovery jobs funded through a \$7.1 million National Emergency Grant from the U.S. Department of Labor.

##### ***A) NYCHA's Office of Resident Economic Empowerment & Sustainability***

The Office of Resident Economic Empowerment & Sustainability (REES) was established 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. REES's vision is to help NYCHA residents increase their income and assets.

In 2012, REES facilitated 981 job placements. These job placements included 512 hires leveraged through NYCHA's contracting expenditures as required by the federal Section 3 mandate, 405 residents (Section 3) hired directly by the Authority through NYCHA's Resident Training Academy, and 64 residents (non-Section 3) hired by private businesses in New York City.

##### **Adult Education and Training**

- **NYCHA Resident Training Academy (NRTA)**

The NYCHA Resident Training Academy is a public/private initiative funded by Robin Hood. The NRTA began in August 2010 as a citywide, employment-linked training program specific for NYCHA residents. Residents are trained by premier training providers in the city for jobs with NYCHA, its contractors, and the private sector. In Year 1, from August 2010 to July 2011, 138 NYCHA residents graduated from the janitorial and construction training, and 123 residents (89% of graduates) were placed into jobs with NYCHA and NYCHA contractors. In Year 2, which began in August 2011 and ran through August 2012, the NRTA trained 458 NYCHA residents across four training tracks (janitorial, construction, maintenance, and pest control) and placed 406 residents into jobs (89% of graduates). As of January 28<sup>th</sup>, 2013, the NRTA has completed 4 out of 10 planned trainings for Year 3. To date, 98 residents have graduated and 87 (89% of graduates) have already been placed into jobs. In 2012, 453 NYCHA residents were enrolled in training through the NRTA.

- **Green City Force (GCF)**

Green City Force, Clean Energy Corps is a 6 month full time service training program that provides college preparation and hands on work experience in the field of Green Energy. Since 2009, GCF has partnered with NYCHA to fill their entire cohort of participants with qualified NYCHA residents between the ages of 18 to 24. To date, a total of 100 NYCHA residents have graduated from the program including 29 that most recently graduated on

## Attachment M

### Section 3 Program Summary Report

January 24, 2013. In 2012, 58 NYCHA residents were enrolled in the training program. Currently, there are 45 NYCHA residents enrolled in the winter 2013 cohort that began February 4, 2013. NYCHA residents interested in becoming Clean Energy Corps members undergo a highly competitive multi-stage application process before they are accepted that includes an information session, TABE, interview and try out. For this current cohort, REES conducted citywide outreach and hosted a total of 16 information sessions. Eleven information sessions were hosted at the REES central office and 5 information sessions were conducted at the local NYCHA Community Centers in Williamsburg, East Harlem, West Harlem, South Bronx, and the Lower East Side. According to Green City Force's latest report, 320 attended an information session, 275 applications were received, 116 NYCHA residents qualified and 48 were 'pre-selected' to enroll in the program.

- **BEOC Zone Pilot Initiative**

In the winter of 2012-2013, REES and Zone Partner, Brooklyn Educational Opportunity Center (BEOC), piloted an initiative where intensive literacy and math training was offered to previous applicants to the NYCHA Resident Training Academy who did not meet the basic testing requirements to apply for the training by BEOC. Of the 22 graduates from the class, 20 successfully raised their scores to the required level for entry and are currently applying to enter the Academy.

- **BWI - Brooklyn Workforce Innovations - Brooklyn Networks Cable Installation**

Thanks to funding from the New York City Council and New York State Legislature, NYCHA is implementing safety enhancements to building entrances that also will create employment opportunities for residents. These enhancements are an outgrowth of NYCHA's Safety and Security Task Force, a collaborative effort amongst residents, the Authority and the NYPD to improve safety in NYCHA developments and the quality of life of residents.

In keeping with NYCHA's commitment to increasing resident access to a multitude of community, educational and recreational programs, as well as job readiness and training initiatives, NYCHA has required that the contractors hired to do this work employ qualified residents. Contractors are looking for workers with the skills to do cable pulling, pipe bending and basic electrical work.

To ensure that residents are prepared for these opportunities, REES teamed up with BWI, a leading non-profit training provider, to offer the training in cable installation. REES led a citywide recruitment effort to identify interested residents to participate in the program. The classes will prepare many residents for opportunities with NYCHA contractors and other private sector partners over the next two years. In 2012, 17 NYCHA residents were enrolled in training for cable installation.

#### ***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,

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### Section 3 Program Summary Report

and provide the tools to facilitate and participate in major changes. In 2012, 2,792 Section 3 NYCHA residents were trained.

#### *II - New York Police Department (NYPD) Section 3 Hires in 2012*

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 2012, NYCHA paid \$70 million to the NYPD for these services.

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 2012, the NYPD hired 3,254 employees. Of these new hires, 2,134 (66%) were Uniform Police Officers. At the time of hire, 59 (3%) of these officers were NYCHA Section 3 residents. The NYPD also hired 1,120 (34%) in Civilian job categories of which 129 (12%) were NYCHA Section 3 residents.

In total, approximately 6% (188) of the NYPD's new hires in 2012 were NYCHA Section 3 residents. The number of NYCHA Section 3 hires by the NYPD increased 68% compared to 2011 which had 112 new hires.

#### *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 2012, 559 NYCHA Section 3 residents were trained by the NYPD through the following programs:

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- **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 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 78 NYCHA residents in 2012.
- **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 29 NYCHA residents trained as Auxiliary Police Officers in 2012.
- **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 333 NYCHA Resident Watch leaders trained in 2012.
- **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 2012, there were 21 NYCHA residents trained as Police 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 2012, there were 98 NYCHA residents trained through the Explorers program.

**Attachment N**  
**Resident Employment Data**

<b>Recruitment</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Orientations Conducted	261	260	406	176	99	101
<b>Assessments</b>	1,278	1,605	2,265	2,262	1,093	1,019
<b>Referrals</b>	2,115	1,805	2,646	2,632	2,487	2,103
<b>Job Placements</b>	461	307	662	953	1,006	981
Non Grant Funded Initiatives	369	191	261	245	57	453
Grant Funded Initiatives	1	75	136	87	93	16
Section 3/REP	91	41	265	621	856	512
<b>Summer Seasonal Employment</b>	2,186	2,741	1,892	1,672	1,418	1,686
SYEP	1,653	1,848	1,275	1,012	748	835
NYCHA Achievers Program	N/A	N/A	N/A	25	50	40
Community Operations Summer Program	212	595	291	315	331	490
Management Operations Seasonals	321	298	326	320	309	321
<b>Grant Funded Training</b>						
Enrolled	100	227	574	469	257	453
Completed	47	198	363	441	229	397
<b>Contracted Training</b>						
Enrolled	N/A	N/A	34	683	5	NA
Completed	N/A	N/A	9	702	5	NA
<b>Other Training</b>						
Enrolled	N/A	N/A	212	136	85	97
Completed	N/A	N/A	94	116	0	83

**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 Resident Advisory Board (RAB) Members**

**1. Operation and Management /Maintenance and Repairs**

The RAB raised several concerns about the Authority's Maintenance and Repair Plan. They expressed that it was taking too long for repairs; more information was needed on the actual steps of closing a work order; the accuracy of the information entered in the system; and whether NYCHA ensured that actual work was performed. RAB members wondered if the service level targets (7 days for maintenance and 15 days for skilled trades) were realistic given their experience with NYCHA. There were other concerns pertaining to supplies and the prioritization of work.

- The wait for repairs is entirely too long. There is too much time spent on verifying that a repair needs to be made and not enough progress on the actual work. There is a one year waiting list for repairs at many developments. There should also be a special inspection unit for those apartments with a large number of specialized work orders. The recommendation is to prioritize work orders that are major such as floors that are cracked, plastering and windows that need to be repaired. NYCHA should adhere to the time frames established for the needed repair; especially for paint.

***NYCHA's Response:** As of October 1, 2013, NYCHA has reduced the number of open work orders from a high of about 423,000 to approximately 175,500. The current decrease of almost 250,000 work orders means that NYCHA has now reduced the backlog by approximately 74 percent, and is about three-quarters of the way toward achieving the target of eliminating the backlog by the end of 2013. This reduction is a result of NYCHA's Action Plan to improve accountability and efficiency in responding to maintenance and repair work orders. At the conclusion of this initiative, the Authority anticipates that the number of work orders that will be open at any given time will be approximately 90,000. This represents the number of work orders NYCHA would have if workers were handling maintenance requests in an average of 7 days, and more complex requests in an average of 15 days.*

*Since the beginning of the year, NYCHA has created almost 1.7 million new repair work orders and eliminated almost 1.9 million work orders. NYCHA has also reduced the average time it takes to address key work, including roof fans, front doors, compactors, intercoms, mildew and extermination to less than two weeks. By systematically reviewing the work orders, NYCHA has been able to better assess the work that has been done and is still required. What has become clear is that NYCHA will need to continue to prioritize its work given the budget constraints, which were heavily affected by the federal sequestration. Recognizing that there are limited resources, NYCHA staff will not be able to address work that is primarily to improve the appearance of apartments until the fiscal situation improves.*

- Apartments should be in good repair before a resident moves in and any repair identified in the walk-through should be addressed.

***NYCHA's Response:** NYCHA agrees with this recommendation and will ensure apartments are in a state of good repair prior to move-in.*

- NYCHA should change the process to have the maintenance worker do actual work instead of coming to check what repair is needed. The current process is not efficient.

***NYCHA's Response:** Maintenance workers typically handle about one third of all open work orders at NYCHA. They also have to verify the nature of work that needs to be addressed by skilled trades workers. As part of the Maintenance and Repair Plan, NYCHA is continuously assessing the current process to improve efficiency.*

- The RAB requested a copy of the standard procedures pertaining to the work order process in order to understand the criteria for closing work orders, and procedures for contacting residents.

***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) 306-3701.*

- The RAB inquired about the number of work orders that require substantial work vs. those that require light repair.

***NYCHA's Response:** Light repair work that is typically handled by Maintenance workers make up about one third of the open work orders at NYCHA. Substantial work is handled by skilled trades or vendors and make up two thirds of the open work orders.*

- The RAB raised questions about the status of the materials and supplies available to the developments to perform repairs, as well as the process for NYCHA to contact residents when materials are not available. Residents recommended that NYCHA have better oversight of supplies and materials at developments. Major appliances such as stoves and refrigerators are not of good quality and not replaced frequently enough. Parts for repairs need to be locally available. What happened to supplies taken off-site and sent to LIC that could be utilized for making repairs?

***NYCHA's Response:** As part of the Maintenance and Repair Plan, NYCHA has conducted an inventory of all supplies and is monitoring the procurement process to ensure that materials are available for repairs.*

- Residents should have the right not to sign the work order if they are not satisfied with the quality of the work or the work was not completed. NYCHA workers should provide a written explanation for the reasons why the work was not completed and also provide the date and time of when they will come back to finish the job.

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

- NYCHA schedules some repairs one to two years in the future and residents are expected to remember that next year someone will come to their apartment on a specific date to make a repair. NYCHA should send a postcard to the resident one month in advance of the scheduled date to remind the resident that someone will be coming to their apartment. The card should give

the option for the resident to reschedule their appointment. NYCHA should also call the resident one or two days before an appointment to remind the resident similar to medical appointments.

***NYCHA's Response:** NYCHA's Customer Contact Center conducts robo calls to remind residents of their appointments. The current fiscal reality makes it cost prohibitive for NYCHA to mail postcards. NYCHA is in the testing phase of implementing a web-based, self-service application that will allow residents to see open repair requests for their apartment. We are expecting to implement this application by the spring of 2014.*

- There should be alternative times for scheduled repairs for residents who work and cannot be home during the day. This would be a better use of resources.

***NYCHA's Response:** NYCHA is exploring new ways to schedule appointments with more flexibility.*

- Residents should be able to use the NYCHA web site to submit a work ticket request and be able to submit a photograph of the repairs needed. NYCHA could use the web site to explain what is entailed in the repair process to manage expectations and provide information on how to maintain the repair once it is complete.

***NYCHA's Response:** NYCHA is in the testing phase of implementing a web based, self-service application that will allow residents to see open repair requests for their apartment. We are expecting to implement this application by the spring of 2014.*

- NYCHA needs to rethink how staff is allocated among developments in a consolidation and consider allocating staff by sector such as the Bronx North. There is not enough staff at Coney Island/Surfside. There are only six caretakers.

***NYCHA's Response:** NYCHA is exploring various options to use development staff in the most efficient manner.*

- Why is NYCHA using private contractors for extermination when you could do the work in-house? NYCHA staff should be allowed to force the residents to allow them in to check apartments for bed bugs. Adjacent apartments will be affected if they don't exterminate. NYCHA should exterminate more frequently and go back to regularly scheduled exterminations as we did in the past.

***NYCHA's Response:** NYCHA is using private vendors to address the extermination work orders to supplement the work being done by NYCHA exterminators. NYCHA is exploring ways to ensure that the treatment of bedbugs is conducted in the most effective manner. Monthly preventive maintenance work for extermination is conducted in order to address infestation problems before they occur.*

- NYCHA should stop putting band-aids on repairs and invest in major capital funding for a more substantial remedy.

**NYCHA's Response:** NYCHA agrees that a considerable amount of capital work needs to be done at our developments. The \$732 million generated from the recent bond issuance will fund critical repairs to improve the quality of life at 24 developments. Work has already begun at two developments.

- NYCHA should prioritize repairs for seniors.

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

- Members of the RAB would also like NYCHA to hire and train residents for the maintenance jobs. They would like to be informed of when the hiring process will occur.

**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. The Academy offers several training tracks: janitorial, construction, and pest control to prepare NYCHA residents for jobs at NYCHA as Pest Control Technicians and in the private sector. In city fiscal year 2013, the number of job placements facilitated through NYCHA's Department of Resident Economic Empowerment and Sustainability (REES) increased 27 percent from 744 to 945.

- Residents should be taught how to make simple repairs.

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

- Residents request more specific programs and services for disabled residents, and that there would be a more accurate and better executed plan for current repairs and maintenance.

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

- NYCHA needs to do a better job of monitoring the maintenance & repair staff. Many times staff fails to show up for repairs or they go to the apartments and pretend the resident is not home. The CCC should always follow up to confirm that a resident was not home when there was a repair scheduled and to see if they still need the repair. Appropriate accountability needs to take place. Job responsibilities need to be clearly clarified before the visits are made for assessment and repairs.

**NYCHA's Response:** NYCHA is committed to providing the best customer service to our residents and is exploring ways to improve staff accountability and improve communication with the residents with the objective of reducing the instances when residents are not home. The CCC call takers schedule appointments with residents and staff is dispatched to the apartments on the scheduled date. Development staff has been directed to review the appointment schedule to ensure that staff keeps all appointments. If staff cannot keep an appointment they are required to contact the resident and reschedule. If staff missed an appointment the resident should contact CCC who will create a Service Request which will be sent to the Manager to review and resolve.

*As a result of complaints received by residents, NYCHA Property Management staff are monitoring and emphasizing the importance of keeping appointments.*

- NYCHA should ensure more courtesy and professionalism from the staff. Residents' inquiries pertaining to the status of their work orders are not addressed in a timely manner.

***NYCHA's Response:** NYCHA is committed to providing the best customer service to our residents and is in the testing phase of implementing a web-based, self-service application that will allow residents to see open repair requests for their apartment. We are expecting to implement this application by the spring of 2014.*

- NYCHA should also make sure the staff staggers their vacation on the front lines so people know when their manager is away or assistant manager is away, who they can contact in their absences.

***NYCHA's Response:** NYCHA reviews vacation schedules to ensure that services to the residents are not affected.*

- The maintenance and repair plan is not consistently being executed by staff and the plan is not clear to all residents. Since the ability of some residents to clearly communicate the maintenance issue impacts the ability of the resident to receive the services they require, NYCHA should provide clear guidance to residents.

***NYCHA's Response:** NYCHA is exploring ways to improve communication on all topics to the residents. 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>).*

- There needs to be more training for CCC employees to help them to provide better customer services to residents.

***NYCHA's Response:** All CCC staff receives training on customer service and NYCHA is continuously monitoring their performance to ensure the highest quality of service to our residents.*

- Many of the residents would like to call the development rather than the CCC.

***NYCHA's Response:** NYCHA will take this request under advisement.*

- Some RAB members felt that the mixed-finance/Federalization initiative did not live up to promised commitments in that they do not see increased staff and improved janitorial and maintenance positions.

***NYCHA's Response:** NYCHA has added 565 employees to support the overall work order reduction plan, including 389 new maintenance and skilled trade workers.*

*NYCHA staff productivity has increased over the year and even with the additional public space work, the staff is continuing to address new needs and the work that has been scheduled.*

- Residents were not able to receive their mail at buildings where the entrance keys were changed since the Post Office was not able to access the mailboxes. Residents need to be provided with more notice about these types of changes.

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

## **2. Grievance Procedures**

The RAB commented on increasing residents' awareness of the grievance procedure and NYCHA's need to enforce the rules and regulations.

- NYCHA should educate and provide information to residents on the grievance procedure.

*NYCHA's Response: The Department of Communications is working with Operations/Property Management to revise and update the NYCHA Resident Handbook "A Home to be Proud of". Just as with the current handbook, the revised handbook will be made available in Spanish, Russian and Chinese and accessible on NYCHA's website (<http://www.nyc.gov/html/nycha/html/news/publications.shtml>). NYCHA also includes information about the grievance procedure in certain documents, such as on the reverse of the rent bill.*

- Resident leaders noted that they are having a difficult time communicating grievances to property management since the staff stopped attending the resident meetings as a result of reduced funding levels attributable to the federal sequestration. There should be an online tool available for residents to file grievances with the staff.

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

- Residents are concerned about the short period of time that evicted residents are given to relocate and that they are not advised of their rights in court.

*NYCHA's Response: NYCHA's eviction process follows all the steps prescribed by law.*

- NYCHA needs to clarify the circumstances where exclusions from grounds are implemented. The procedure for exclusion from the grounds should be streamlined in cases of violence. For instance, if a person is evicted because of violence, they should be excluded from NYCHA grounds as part of that process.

*NYCHA's Response: A person is excluded from NYCHA grounds under the trespass program. The exclusion can take place after the individual is served with a trespass notice by the NYPD following a drug arrest. The NYPD enforces the exclusion from development grounds. In addition, within its termination of tenancy proceedings, NYCHA has the ability to seek the permanent exclusion of a resident who commits non-desirable acts.*

### 3. Eligibility, Selection and Admissions Policies

The RAB's concerns pertained to NYCHA's perceived lack of enforcement of rules and regulations, the presence of unauthorized residents, the priority rules, and the need for better screening of new residents.

- The RAB inquired about NYCHA's policy in addressing "problem" tenants. NYCHA should take a more active role in enforcing the rules and regulations regarding eligibility and admissions and asked that NYCHA staff be re-trained on the rules and regulations.
- NYCHA should do something about residents in breach of lease agreements for overcapacity, noise, etc. and housing court judges should be changed.
- Faster action should be taken against problem families. Fines should be imposed on residents who vandalize the developments.

*NYCHA's Response: The NYCHA lease contains many clauses describing activities that are prohibited (since the commission of those acts is undesirable) and NYCHA pursues legal action against tenants who violate the lease. NYCHA has recently established the Lease Enforcement Department to monitor these issues.*

- NYCHA needs to retrain their staff to make sure Family Services does their job correctly. Entrants to housing coming from homeless shelters should be able to follow the NYCHA policies. A family assessment should be completed for those who are applying for public housing.

*NYCHA's Response: NYCHA applies the same standards for admission to all families applying for admission. NYCHA however is in the process of revising its education outreach for new residents, in documents such as the tenant guidebook ("A Home to be Proud Of"), the lease, rules and policy are highlighted.*

- Residents allege that there are substantial instances of illegal subleases and unregistered residents and that NYCHA is not taking any action. NYCHA should create a Fraud Unit in the Law Department to investigate who legally resides in NYCHA. They should actually go to each development and figure out who is there illegally. NYCHA will get rid of two things, rental delinquency and also the undesirables by this action.

*NYCHA's Response: The Office of the Inspector General investigates fraud. NYCHA's Law Department brings charges when residents have unauthorized occupants.*

- Move in and move out procedures are not being enforced.

*NYCHA's Response: The Safety and Security Task Force recommended defined move in days and times for new residents. New residents will be issued a permit restricting move in times to Monday through Friday from 9:00 AM- 5:00 PM. If the building is equipped with two elevators the use of the elevator is restricted to only one elevator. This procedure was developed and issued.*

- Disabled and seniors should have priorities for all apartments, not just the apartments in senior-only buildings.

***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 does not nearly meet the demand for apartments. NYCHA's Tenant Selection and Assignment Plan (TSAP) and waiting list rotations are a way for NYCHA to balance 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.*

- The RAB questioned whether residents already residing in a development have priority when transferring to another apartment in the same development.

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

- TSAP rules with respect to preferential admissions are also not being enforced while on the other hand, the termination procedures are not undertaken in cases where they need to be or in cases where they are not brought to conclusion and residents excluded from public housing.

***NYCHA's Response:** NYCHA complies with all laws that govern its housing policies and procedures.*

- Managers should be given authority to right- size residents within their development.

***NYCHA's Response:** All NYCHA developments should follow the same right- sizing policy to ensure the fair treatment of all residents.*

- Residents that need to downsize should be able to stay in their same development. There needs to be more clarity about the transfer process to make sure people are treated fairly and there should be a priority to people residing in the development.

***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.*

- NYCHA needs to revisit its admission and eligibility policy. Multiple modifications to the policy over the years have left residents unclear. Policies are developed without thought to execution. More focus is needed to ensure that the planning and execution are coordinated. Consideration must be given to current members of the household composition per public housing application.

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

- Anyone who has a felony conviction or anyone who has had a criminal record shouldn't be entitled to be a resident leader. Right now there are families who have loved ones who have just been recently out of prison and they are not eligible to be a part of the family composition. So if it is not good for one, it shouldn't be good for the other.

**NYCHA's Response:** *The criteria for resident leadership is (or should be) that he or she is an authorized NYCHA resident (not just a temporary permission holder) currently residing in the NYCHA apartment, is in 'good standing' and has been elected in a fair election by development residents. The criteria of 'good standing' mean that there are no termination of tenancy proceedings pending, the candidate was not permanently excluded, a warrant of eviction is not pending, and various other factors. NYCHA does not currently perform a criminal background check on prospective tenant leaders, but will take under advisement whether this suggested policy should be adopted.*

- NYCHA needs to do a better and more thorough job with the background checks especially since it is so difficult to evict once someone moves in. Applicants need to be screened more thoroughly and they should receive copies of NYCHA's rules and regulations prior to moving in.

**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. 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.*

- New residents should have a six- month probation period.

**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.*

- AROC should be established which would be a screening board of the 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 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.*

- Residents should be required to submit photographs when they recertify which would help with Resident Watch.

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

#### 4. Designated Housing for Elderly Families

The RAB commented on the issue of unauthorized residents and children in senior buildings and developments. They were also concerned about the security in the buildings.

- NYCHA should ensure that HUD approved housing as Designated Senior Housing is used just for that reason. Seniors have expressed concerns over how the "designated" buildings are occupied by illegal residents. Often, the senior resident no longer lives in the apartment but a lease is being maintained in their name. The Authority needs to implement an enforcement process to ensure that these "Designated" senior buildings are being occupied only by seniors.

*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.*

- Residents believe that instead of Senior Only Housing, services should be provided apartments on the lower floors (1 to 4) of all developments. This would allow for families that are headed by seniors to remain at their development.

*NYCHA's response: Generally NYCHA considers every floor in an elevator building equally accessible, however NYCHA grants reasonable accommodation for eligible families to move to a low floor.*

- More family services are needed in senior buildings. There should be at least one social worker to help seniors and seniors should be checked in on a regular and consistent basis.

*NYCHA's Response: NYCHA's Family Services Department currently offers 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 (one who lives on-site) who provide crisis intervention services and case management coordination. Services provided include assistance in obtaining benefits, 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 Senior Centers). Each program includes a substantial resident volunteer component (Floor Captains) to ensure regular 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. They also organize day trips to plays, talk shows, family resorts, fishing, shopping and other activities.*

- NYCHA should consider building new buildings, if possible, at each development for assisted living for seniors currently living at the development.

***NYCHA's Response:** To the extent possible, NYCHA has pursued such opportunities with developers. The Met Council completed construction of a 78-unit senior building at Pomonok Houses and Sisters of Charity also completed an 80-unit senior building at Markham Gardens.*

- There needs to be more and better security in the senior buildings and NYCHA must make sure security guards do what they are supposed to do.

***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 pertaining to the contract security personnel.*

## **5. Development Department Activities**

The RAB's comments on NYCHA's development activities centered on concerns that residents are not consulted in advance of NYCHA's plans, the impact of the Land Lease Opportunity on the residents' quality of life, and the lack of transparency in the process. They also asked that the Section 3 mandate be enforced when NYCHA undertakes development activities.

- NYCHA should provide training for residents before a developer is selected. The RAB also requested a list of the selected developers.
- The RAB and CCOP felt that they were not consulted prior to establishing the new plans for developments. The RAB felt that this was a violation of HUD policy since HUD regulation 964 states that residents should be present at meetings.
- The RAB stated that local developments that are affected by the Section 18 applications should be discussed and concerns addressed. In the event that these processes are not in place - then no application for approval should be submitted to HUD. An official sign-off on the Section 18 should be made by the Resident Council President and Executive Board. The local District Council Chairperson and/or designated person from the District Council should be part of the

process to ensure that the best interest of the Residents and the Resident Council is at hand before the Resident Council sign off.

*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.*

*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 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.*

- The RAB stated that NYCHA mismanages money and then takes away resources from the residents through actions such as the land lease of NYCHA developments. The RAB questioned whether resources (e.g., tennis courts) initially discussed as not being removed will now be removed as the new developments are being built. The RAB stated that NYCHA is destroying NYCHA's facilities.
- Some RAB members feel that the Land Lease Initiative is a good idea, but NYCHA should think of other ways to tap into professionals and folks that can make enough money who can afford more. Ownership should be encouraged.
- Additional RAB members are not in favor of the Land Lease initiative, others are not opposed to the land lease plan but they are opposed to the lack of transparency and intent of the plan.
- RAB members expressed concerns about construction of luxury housing on NYCHA's property. They will be open to the idea if the building has facilities which will be accessible to NYCHA residents.
- NYCHA should make every effort not to take away any children and youth recreational spaces in order to accommodate any Section 18 application. In the event that a project will include the

elimination of recreational space or facility then a written commitment should be made to the residents to replace the eliminated space with a new space.

- The RAB requested more information about the duration of the proposed land leases, the ownership of the land, the management of the new developments, the impact of the land lease on existing public housing, how NYCHA plans to use the revenue generated from the leases, what will be the impact of community opposition on NYCHA's plan, what will happen to the parking lots and basketball courts that are being removed, and who decided on the choice of the sites for the land leases.
- Some residents expressed that the Land Lease plan was unfair because it is taking away parking lots, playground areas and open space.

***NYCHA's Response:** As stated in the recently released Request for Expressions of Interest (RFEI), the 10,620 apartments located in the RFEI's eight participating developments – Baruch, Campos Plaza, Carver, Douglass, LaGuardia, Meltzer Tower, Smith, and Washington Houses – have an estimated need of \$900 million in capital repairs over the next five years. It is NYCHA's expectation that the Land Lease Initiative will provide funds to address capital repair needs at these developments and help bring them into a state of good repair. In the course of crafting this Initiative, NYCHA has engaged residents, elected officials, community boards and other concerned stakeholders on multiple occasions to inform them of the plan and to get their input and feedback. The meetings have been informative and have provided support and constructive criticism. The feedback has been instrumental in helping NYCHA refine many facets of the Initiative, such as the following:*

*In order to better engage residents and create a more inclusive environment for residents and other stakeholders, NYCHA delayed the release date of the RFP (now RFEI) by several months – from March 2013 until August 2013.*

*To explore alternatives for revenue generation, NYCHA elected to create a two step process whereby the Authority would issue a Request for Expressions of Interest (RFEI), followed by the issuance of a Request for Proposal (RFP). Only developers who respond to this RFEI would be permitted to respond to the subsequent RFP; however, an Applicant could be conditionally designated as a result of an exceptional response to the RFEI.*

*After a thorough examination of the capital needs at the participating developments, and incorporating the feedback of affected residents and housing experts, NYCHA has elected to invest 100% of the revenue generated from the ground rent at the eight participating developments in order to meet their capital needs for a period sufficient to bring the developments to a state of good repair.*

*In order to increase the number of permanently affordable apartments above 20% or make them more affordable to residents, NYCHA will "incentivize" applicants by favorably evaluating responses that show a willingness to increase the percentage of permanently affordable apartments or further decrease the average household area median income below 50%, itself a lower standard than that required in development on privately owned land. NYCHA will also limit the height and density of any developments to be built even though these restrictions are not required under zoning rules.*

*In order to ensure a robust opportunity for resident employment, NYCHA has required that applicants adhere to Section 3-like hiring goals (30% of permanent employment opportunities*

*need to be targeted to NYCHA residents, at least 15% of total labor cost for construction should be made-up of NYCHA residents) and that applicants submit a NYCHA resident hiring plan detailing initiatives targeted at achieving such goals.*

*Last but not least, once an applicant is conditionally designated, the Conditionally Designated Developer will be required to participate in and conduct meetings with NYCHA residents, elected officials, community boards, as project planning is refined and Section 18 applications are prepared and throughout the construction period.*

*As a consequence of working in a constructive manner with our various stakeholders, the Initiative and this RFEI have undoubtedly been strengthened. As has been demonstrated in the period leading up to the release of the RFEI, NYCHA is fully committed to an on-going engagement process with residents and other stakeholders throughout the duration of the initiative and is fully committed to complying with the letter and spirit of HUD's Section 18 consultation requirement.*

*It is also important to note the following key aspects of the RFEI:*

- *In developing new mixed-income rental housing, no existing public housing apartments will be demolished and no families will be displaced.*
- *The proceeds received by NYCHA will be dedicated to bringing the eight participating developments into a state of good repair. Once that goal is achieved, resources above those needed to continue needed capital investment at the participating developments can be used for other NYCHA capital needs.*

*The development of these Parcels will have the following benefits:*

- *Create a material capital funding source to improve the quality of NYCHA's existing housing stock and to preserve public housing for the future;*
  - *Build critically-necessary rental housing for NYCHA residents and New York City's working families, including permanently-affordable homes;*
  - *Provide meaningful access to the affordable units in the new buildings for residents of the eight participating NYCHA campuses and for other NYCHA residents;*
  - *Benefit participating NYCHA campuses with improved infrastructure and amenities; and*
  - *Create a substantial number of new construction and permanent jobs.*
- Some RAB members asked that the replacement of lost public housing units should be done on a one-for-one basis.

***NYCHA's Response:** NYCHA supports the basic concept of one-for-one replacement. However, as a result of prorated federal appropriations 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.*

- The FY 2013 Draft Annual Plan notes that land will be disposed at Van Dyke Houses for a supportive housing development. This development was to be for families but now it will only have one bedroom apartments. Will this new development not be for families? What is the definition of supportive housing?

**NYCHA's Response:** *The supportive housing development at Van Dyke will have 100 apartments consisting of 44 one-bedroom and 56 two-bedroom units for two target groups: a) Homeless individuals and families with mental issues; and b) Low-income individuals and families. Supportive housing is a combination of housing and services intended as a cost-effective way to help homeless individuals and families coping with mental illness, trauma/abuse, addiction and chronic illness including HIV/AIDS.*

- NYCHA should expand the services that REES provides rather than develop a comprehensive Section 3 hiring plan given that a Section 3 program already exists. This suggestion pertained to the HOPE VI /Mixed Finance Prospect Plaza project.

**NYCHA's Response:** *NYCHA's Office of Resident Economic Empowerment & Sustainability ("REES") works with various administering departments within the agency for the purpose of generating employment and economic opportunities for NYCHA residents with a degree of varying skill-set requirements. Equally important is the collaborative work that NYCHA administers with the Office of Real Estate Development, on large-scale economic development projects with the primary focus of generating employment and economic opportunities for NYCHA residents in local communities where projects are being administered. Through REES' connections and/or partnerships with various workforce development providers and employers, NYCHA serves as an intermediary in helping to connect residents to employment opportunities with various skill-set demands.*

## **6. Resident Parking Program**

The RAB expressed grave reservation with respect to the Authority's new parking policy which they felt would place an additional financial burden on a low-income population. The RAB felt that NYCHA had done a poor job in communicating this new policy to its own staff and the residents. In particular, the CCOP and the RAB were not consulted before the letters informing the residents of the new policy were distributed. Other concerns pertained to the enforcement process for unlawful parking which did not seem to work, as well as crime prevention generally in the parking lots. The RAB suggested a day of outrage be planned against this proposal.

- The method by which NYCHA allowed Greystone (Incorporated) to privatize parking lots was unethical. Residents believe that NYCHA could have provided them with job training, which would have assisted them in creating their own towing service. This towing service ultimately would have prohibited any unauthorized parking on NYCHA property, as well as redistributed funds back to the developments

**NYCHA's response:** *NYCHA did not privatize the parking lots. Greystone was hired based on a Request for Proposal (RFP) issued in June 2012 and is engaged to perform Parking Administration functions and services that were previously handled by NYCHA internal staff in its Central Office. This outsourcing of services allowed NYCHA to redirect resources to the front line and address repairs & maintenance issues. The enforcement of the parking rules, which includes towing, is now Authority-wide. The towing services are performed by privately- owned companies and are regulated by the City's Department of Consumer Affairs (CDA).*

- NYCHA needs to re-think the resident parking policy.

**NYCHA's Response:** *The parking policy is designed to reduce cost, improve safety and customer service by removing illegally parked vehicles while increasing much needed revenues.*

- The RAB expressed concern that NYCHA has no money but is able to hire consultants and pay a third party to collect rent.

**NYCHA's Response:** *The outsourcing of some of the related functions and services previously performed by NYCHA's internal Central Office staff enables the Authority to save money which, in turn, is being redeployed to the front line. In addition, NYCHA has hired companies which provide the services at a reduced cost and increased efficiency.*

- Although the parking fees are being increased, NYCHA has not mentioned if there will be improved lighting and security around the parking lots. The parking spaces are not secure for tenants as there is no proper lighting, leading to vandalism, and unwarranted towing.

**NYCHA's Response:** *The additional revenues generated will allow NYCHA to pay for much-needed repairs and maintenance at the developments.*

- The RAB stated that it is safer to park on the streets than in public housing parking lots and that they would rather park on the street than pay the increased fees.

**NYCHA's Response:** *The enforcement component of the contract in addition to the other security initiatives should improve security.*

- There are no gates around the parking spots and no permits are given yet they are being forced to pay increased fees. The RAB stated that they were told that NYCHA would hire a firm to put up gates around parking spots and take over the management of parking.

**NYCHA's Response:** *There are no plans to install gates at the present time. NYCHA's capital funds are limited. The Authority believes that an effective enforcement policy will mitigate the need for gates and monitoring the conditions at the various parking facilities by ensuring that violators are removed and/or ticketed.*

- The RAB disagrees with NYCHA's assertion that resident leaders were informed of the increased parking fees a year ago. Instead, they were told of a pilot towing program in Manhattan. NYCHA did not have a transition or communication plan to increase the parking fees. Decisions about the parking program were made before they were presented to the RAB.

**NYCHA's Response:** *The fee increase and the outsourcing of the Parking Administration functions were part of Plan NYCHA and published and available on NYCHA's website.*

- Residents on subsidized incomes, such as seniors on fixed income, will not be able to afford the new parking fees. The seven TA presidents in Brooklyn do not support the "contracting out" of parking administration and the increase in fees. Three cars are not enough to monitor the parking lots.

**NYCHA's Response:** *The parking fees are well below those of neighboring buildings and NYCHA offers its seniors a substantially discounted fee. The vehicles assigned to the contract are equipped with license plate-reading cameras and computers and are connected to the main database. This allows the vehicles to move quickly through the lots. In addition to the vehicles, agents with bar code reading hand-held devices are patrolling the lots. The Property Management staff is also visiting the lots during business hours to ensure compliance with the parking rules.*

- The RAB inquired as to how much revenue will be generated from the increased fees and how it will be spent, how NYCHA is going to monitor the process, if NYCHA is paying the towing company, how many front line staff will be hired from the revenue generated.

**NYCHA's Response:** *NYCHA is estimating an annual increase in revenue of approximately \$2 million.*

- The RAB questioned how NYCHA will guarantee the parking spots since there is a lot of illegal parking occurring.

**NYCHA's Response:** *NYCHA is monitoring the enforcement efforts by the service provider and feedback from the residents to ensure that illegally parked vehicles are removed from the parking lots. In addition, the NYPD is continuing to issue parking violations to vehicles without NYCHA permits.*

- The RAB wants to know if any resident-owned businesses were vetted for this parking contract, if security is included in this new parking agreement with the Greystone Company, and if NYCHA performed a feasibility study before this policy was implemented.

**NYCHA's Response:** *The Authority issued a Request for Proposal (RFP) for the parking contract, and there were no resident-owned business submissions. A study of the Authority's parking policies and process was conducted, and one of the recommendations was the outsourcing of these functions.*

- NYCHA should rescind this proposal that adds additional financial burdens to low-income public housing residents. NYCHA is encouraged to look at its spending habits and contracts that they have in place and eliminate those that are not working. In addition, the Authority should revisit the millions of dollars they annually provide to the NYPD and the countless millions they spent on outside contracts to provide the work that can and is being done in-house.

**NYCHA's Response:** *The parking contract has reduced the Authority's cost to perform these services and it provides enforcement services which is a concern voiced by many of the residents.*

- As part of the current MOU between the City of New York and the New York City Housing Authority, the NYPD should be providing "security" to our developments - this will include our parking lots. Rather than the Authority entering into another contract to pay more money to a vendor, the Authority should require the NYPD to secure our parking lots for the \$70+ million they receive for "above and beyond" service.

***NYCHA's Response:*** *The NYPD continues to monitor NYCHA parking lots and issues summonses to illegally parked vehicles. This contract adds the towing of illegally parked vehicles which will be a deterrent for violators.*

- There should be ongoing open communication forums with residents to resolve the parking issues that continually arise. The level of unauthorized parking without enforcement is a huge concern. There needs to be signage/visibility warning against unauthorized parking in the lots. What happens to the revenue generated from the parking permits? NYPD should take a more active role in enforcing penalties regarding unauthorized parked vehicles. 141 Alexander Ave has ongoing unauthorized parking daily noon to 9pm. What can be done about employee parking in residential lots?

***NYCHA's Response:*** *NYCHA agrees there is a need for ongoing communication with the residents concerning parking and will follow-up on issues raised by the residents. NYCHA staff and Greystone have attended numerous Resident Association meetings and will continue to be available to discuss any parking issues or concerns with the residents. Employees are instructed not to park in residents' lots. Any employee vehicle that is observed in a resident spot can be issued a summons, the vehicle towed and the parking permit may be revoked if there are ongoing violations.*

- Residents expressed concern about the safety of the parking lots and vandalism. Many parking areas are not clearly defined and/or designated. Latimer Gardens is of particular concern because of the social and entertainment clubs located nearby. NYCHA must enforce its existing parking rules and regulations.

***NYCHA's Response:*** *NYCHA and Greystone have met with the residents of Latimer Gardens and the Resident Association President to address the concerns of the illegally parked vehicles. Enforcement agents were dispatched to the location, and Greystone is notifying the surrounding businesses to advise them that their customers may be towed if they continue parking on NYCHA property.*

- Residents need to understand the screening process when NYCHA sells parking spaces to non-residents. There is concern that the parking spaces are being leased by drug dealers who are using the space to park their vehicles and conduct illicit activities. Residents are concerned for their personal safety. Trespass can no longer be enforced as these non-residents, by virtue of the parking permit, are legitimately on NYCHA grounds. Thus residents are asking for a better screening process as to who receives these permits, as opposed to the current practice.

***NYCHA's Response:*** *NYCHA, in collaboration with the Office of the Inspector General, the NYPD and the Office of Security are reviewing the enforcement protocols to address any illegal activities on NYCHA grounds. In addition, policies relating to the issuance of parking permits to non-residents will be reviewed to determine the appropriate course of action.*

- The increased cost of parking fees is especially hard on seniors. Many cannot afford the increased fees. Elderly, handicapped and flat income resident needs were not considered in the new parking plan.

***NYCHA's Response:** The parking fees are well below those at neighboring buildings. In addition, NYCHA offers seniors, residents with disabilities and flat-rent residents a discounted fee.*

- NYCHA should provide residents with an opportunity and/or training program to administer some parking related services such as towing.

***NYCHA's Response:** Contracts with vendors include Section 3 provisions in accordance with federal requirements.*

- The towing initiative does not seem to work on the weekends or after work hours since there is no staff to initiate the action with the towing company. Towing companies seem to select vehicles to tow illegally.

***NYCHA's Response:** NYCHA & Greystone are monitoring the conditions at the parking lots and enforcement schedules are adjusted to address these conditions. Greystone is monitoring the lots on weekends and after hours. In addition, a towing hotline is available to report any unauthorized vehicle; the number is 212-268-9434.*

- Residents are now parking on the streets and the lots are now empty. How did this increase in fees actually increase revenues?

***NYCHA's Response:** NYCHA did not see a decrease in demand for parking but rather an increase since the implementation of the towing initiatives. We are now noticing a decrease in un-authorized vehicles in the lots.*

- There are concerns that there will be violent acts committed against those with parking by those who have been priced out.

***NYCHA's Response:** We have not seen these types of violent acts, but residents are advised to report parking issues and concerns to Greystone and/or Property Management staff directly and not to any vehicle owner.*

- Handicapped parking spots should be relocated closer to the buildings.

***NYCHA's Response:** NYCHA is committed to provide proper accommodations for those with disabilities. All relocation requests received from residents with disabilities and seniors have been granted.*

- Some RAB members stated that the demand for parking exceeds capacity for spaces.

**NYCHA's Response:** *This is true for a large number of locations, and NYCHA has instructed Greystone to offer parking options at other NYCHA developments if they are available and convenient for the residents.*

- The RAB asked in what section of the Plan the resident parking issue will be included.

**NYCHA's Response:** *The resident parking issues raised by the RAB are addressed in this attachment to the Plan.*

## 7. **Community Service**

The RAB's comments centered on enforcement of the Community Service requirement for residents.

- Community service should be enforced especially the job training component. If you are not doing community service, you should be held to a standard of some type of self empowerment, training or things of that nature.

**NYCHA's Response:** *Job training or economic self sufficiency programs are alternative ways to satisfy a resident's community service requirement. There are many types of these programs that are available for a resident's choosing.*

- NYCHA should enforce its rules against residents that are not in compliance with the Community Service requirements. When will terminations of tenancy commence for residents not in compliance with the Community Service requirement?

**NYCHA's Response:** *NYCHA plans to phase-in enforcement for a resident's non-compliance of his or her Community Service obligation, over the next one or two annual review cycles.*

- How is NYCHA tracking Community Service? Property Management lacks the capacity to properly track, monitor and enforce community service and pet policies, making implementation an issue.

**NYCHA's Response:** *NYCHA has a standardized tracking process, but will examine and adjust particular development practices, as needed.*

- NYCHA is the only public housing agency with the Community Service requirement.

**NYCHA's Response:** *According to requirements of Federal Law, all public housing residents who are non-exempt must perform Community Service or Economic Self-Sufficiency activities for 8 hours each month as a condition of tenancy. This is a nationwide requirement and not limited to NYCHA.*

- NYCHA Housing Assistants (HA) need to be made better aware of all the various Community Service exemptions and obligations. Sometimes residents who are on public assistance and are in an exempt category are asked by the HA to perform community service. This is a redundant obligation.

**NYCHA's Response:** *As stated in NYCHA's Community Service Policy, 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. NYCHA will review the training of Housing Assistants on the Community Service requirement.*

## **8. Violence Against Women Act (VAWA)**

Members of the RAB expressed concern that resident leaders often act as first responders at the development and as a result may end up in dangerous situations. They would like to see more follow-up for the residents after domestic violence incidents.

- There needs to be more outreach following incidents of domestic violence and feedback should be provided to those reporting violence on what actions have been taken. Residents feel that when an unsavory action occurs, particularly a violent one, Family Services offers no follow up or grief counseling and does not advise residents of any outcome.

**NYCHA's Response:** *NYCHA works closely with the NYPD and Safe Horizon's Domestic Violence Intervention and Education Program (DVIEP) which combines experienced Safe Horizon counselors with uniformed domestic violence police officers in the PSAs who jointly contact and counsel NYCHA families where there has been a police report of domestic violence. The DVIEP Contract is administered by the City's Human Resources Administration which also operates the Emergency Transfer Aftercare Program to provide counseling and other services to NYCHA residents who are approved to transfer through NYCHA's Emergency Transfer Program due to domestic violence. In addition, NYCHA's Family Services Department follows up on referrals received from Property Managers, residents, and others, of households experiencing domestic violence, and works closely with the DVIEP team to coordinate safety planning, emergency transfers, counseling, and other types of assistance needed.*

- NYCHA should streamline the process for reporting domestic violence cases and enhance anonymity for reporting such incidents.

**NYCHA's Response:** *NYCHA has policies in place to maintain confidentiality of victims. We will take the re-examination of existing policies under advisement.*

- NYCHA should offer workshops to women so they are aware of services available to victims of domestic violence.

**NYCHA's Response:** *NYCHA holds Annual Conferences on Domestic Violence, primarily for NYCHA residents, to increase sensitivity and provide useful information about this issue. However, because of Superstorm Sandy, NYCHA's 11th Annual Domestic Violence Conference which was scheduled for Saturday, November 3, 2012, was cancelled. NYCHA hopes to resume these conferences in the future.*

- VAWA should be expanded to cover all family members (women, men and children).

**NYCHA's Response:** *The Violence Against Women Act (VAWA) applies to any family member defined as a victim under the Act, regardless of age and gender.*

- Domestic Violence impacts parents and children. What will be done to stop the abuser from coming back in? Women should be held accountable for re-creating an issue once it has been resolved.

**NYCHA's Response:** *NYCHA offers various remedies based on the family's situation, including the requirement that an abuser be excluded from an apartment by order of protection, that the abuser's co-tenancy rights be terminated under a lease bifurcation proceeding, and that the victim be offered an emergency transfer to a confidential location, when applicable. In addition, through NYCHA's Family Services Department, Safe Horizon's DVIEP, and HRA's Aftercare Program, residents who have been identified as being victims of domestic violence and their children are offered counseling services to address the trauma caused by abuse, and to help break the cycle of violence.*

- Family Services staff needs expertise to handle mental health issues. More effort should be expended to solve problem resident issues and not move them from development to development or borough to borough (i.e. Emotionally Disturbed Persons (EDPs))

**NYCHA's Response:** *Family Services has a Clinical Unit in each borough with social workers who handle cases involving mental health issues. The goal is to resolve the problem in place, and not to just transfer the tenant unless there is a specific reason that someone may need to transfer.*

## 9. **Self-Sufficiency**

The RAB had several comments regarding the Department of Resident Economic Empowerment and Sustainability's ("REES") activities in training residents and connecting them with employment opportunities. NYCHA's compliance with the Section 3 mandate was of particular concern.

- REES should have programs available in all the boroughs. Some residents do not want to travel to Brooklyn for training, programs, etc. REES should have more than one training academy. If you want to be successful, you should try to expand the places where residents can have active service. REES services are especially needed in the North Bronx since there is not an economic development zone.

**NYCHA's Response:** *Although REES has a centralized office, services available through REES are open to NYCHA residents citywide. In order to make services more accessible and customer-friendly, REES has created "Zones" or geographically-focused service networks citywide comprised of partner organizations committed to serving a cluster of NYCHA developments. Through the Zone Model, REES has partnered with a number of high-quality training, workforce development, adult education, business development and financial counseling organizations in a variety of NYCHA communities. In addition, the department has launched a citywide expansion of the Jobs-Plus program in collaboration with the Human Resources Administration (HRA) and the Mayor's Center for Economic Opportunity (CEO). Jobs-Plus is a place-based workforce development, job placement assistance and work support program designed specifically for public housing residents. Through the expansion, nine NYCHA neighborhoods will be served by*

*the program. Currently the Bronx has three of the nine Jobs-Plus sites with a site located in the North Bronx.*

- Once residents finish the training program, they are never called back and/or do not have jobs. In addition, the RAB stressed that there is a long wait for appointments.

***NYCHA's Response:** During the course of 2013, REES reduced the wait time for appointments with central office for standard information sessions from 6 weeks to 2 weeks. While REES does not offer ongoing case management services, they do ensure that residents are contacted by REES and our partners in a timely manner when they are either not selected for a training or complete a training so that they may be referred for other REES opportunities.*

*For the NYCHA Resident Training Academy, 86% of trainees enrolled in the program have graduated over the past three years with 91% of the graduates obtaining job placement post graduation.*

- REES should provide a job resource placement list to all the resident leaders so they know where to send residents.

***NYCHA's Response:** In May 2013, REES launch the website, [OpportunityNYCHA.org](http://OpportunityNYCHA.org), which provides up-to-date information on programs, services and opportunities available through REES. REES also established a bi-weekly newsletter of relevant information and announcements for residents and resident leaders in September 2013.*

*At the recommendation of the RAB, REES will also provide relevant program information in hardcopy to resident leaders in the form of a toolkit.*

- REES should focus more on forming partnerships with residents (e.g., having residents own and/or run laundromats in the developments) and training residents to become entrepreneurs rather than forming outside partnerships.

***NYCHA's Response:** In 2013 REES inaugurated resident business development efforts. Through partnership with high quality providers, residents have access to relevant business building services. REES aims 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.*

- REES should provide a status report to resident leaders on job candidates from their development.

***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 annual 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 is not in compliance with HUD guidelines on Section 3 and NYCHA should place more effort to administering the mandated program. NYCHA needs to follow through with rules set by HUD because there was ten percent that was designated to the whole project but NYCHA changed the rules to allow for 15% for labor only on projects one-half million or more.
- NYCHA has implemented their own regulations concerning Section 3 of the 964 HUD regulations. After a collective agreement with HUD, it was concluded that NYCHA would hire 30% of its residents. However, NYCHA is hiring only 15% while HUD guaranteed 30% of the residents to be employed by outside contractors.

***NYCHA’s Response:** NYCHA seeks to enforce the employment-related requirements of the Housing and Urban Development (“HUD”) guidelines for all Section 3 contractors regardless of the dollar amount. Additionally, Section 3 regulations apply to all eligible contracts and that while NYCHA’s Resident Employment Program (“REP”) policy applies to construction contracts exceeding \$500,000, the policy does not waive NYCHA’s Section 3 requirements. In fact, Section 48A of NYCHA’s General Conditions, which contains the REP requirements, states that the REP requirements are “in addition to the [Section 3] requirements of Section 48, set forth above.”*

- NYCHA, NYPD and the Citywide RAB should meet and develop a plan action that will effectively benefit residents when it comes to either jobs and/or training opportunities for public housing residents. NYCHA mentions in its Section 3 report the Auxiliary Police Program, Explorer Program, and the Cadet Program. All those programs are police programs available to non- public housing residents and should not be mentioned as a Section 3 program since these programs and services through the police department have been available for years. NYCHA should use the HUD mandate language for compliance with Section 3 - and not allow contractors to get away with not fulfilling the Section 3 mandates which is 15% of the contract cost and not 15% of the labor cost. In addition, no union agreements that exist in the City of New York should override HUD's regulations to employ residents of public housing and/or low income individuals in the community in which the contract takes place.

***NYCHA’s Response:** NYCHA is pleased to engage with the RAB to identify ways to connect more NYCHA residents to training and career opportunities with the NYPD. NYCHA’s Resident Employment Program (REP) extends the reach of the federal Section 3 regulation by ensuring that construction contracts exceeding \$500,000 expend at least 15 percent of their labor cost on the employment of NYCHA residents.*

- NYCHA should apply Section 3 requirements to third party contractors.

***NYCHA's Response:** Section 3 requirements apply to all NYCHA contracts that are covered by HUD's Section 3 regulations, including third-party contractors.*

- NYCHA should explore ways to maximize opportunities for public housing residents for non-construction contracts by requiring those contractors to either hire or train public housing residents in NYC, contribute to a NYC Citywide Section 3 Pool (which can provide training), and link a percentage of residents to trainings and/or job opportunities.

***NYCHA's Response:** Please see responses above regarding REES's activities.*

- Rules regarding employment of residents differ from development to development. Many residents are not given employment opportunities because contractors are not willing to hire the residents and/or the unions want to bring in their own workers. Section 3 contractors are not hiring residents from the developments with capital work. Contractors hire people then make them uncomfortable to make them leave or play with worker hours causing animosity between those hired.

***NYCHA's Response:** REES staff is responsible for working in conjunction with various administering departments to monitor NYCHA's compliance with the employment related provision of the Section 3 mandate and the Resident Employment Program ("REP"), by referring qualified residents to employment opportunities that are generated by various NYCHA contracts, in accordance with the skill-set requirements of positions. NYCHA recognizes that temporary employment may lead to permanent employment opportunities for Section 3 residents. Matters pertaining to equal employment opportunities are referred to NYCHA's Department of Equal Opportunity.*

- NYCHA needs to have programs that reach out to youths that are 18 years of age and other legal residents of public housing for employment opportunities.

***NYCHA's Response:** While REES has a variety of partners that serve residents of all ages, REES partners with a number of providers that specifically target 18-24 year old residents. Currently, REES connects youths to vocational, internship, and academic training programs citywide through partnership with Green City Force, Year Up, and a variety of Young Adult Internship partners in NYCHA communities.*

- NYCHA needs to ensure that REES follows up with applicants that come into their offices for job and training referrals and make sure they are achieving the goal of self-sufficiency and training opportunities.

***NYCHA's Response:** Residents who attend a REES information session receive training and other referrals in-hand after completing an assessment. These referrals can be immediately acted upon and REES' partner will provide follow up calls to residents referred for most services. Residents receive follow up regarding employment referrals when vacancies matching their skill set become available. REES does not offer ongoing case-management services, however we do offer referrals to partner workforce development providers that can offer more one-on-one long-term assistance.*

- These programs do not meet the residents' needs in the communities where they reside. The REES programs should be expanded to each development and NYCHA should take actions to strengthen the programs. Self sufficiency is a worthy endeavor.

*NYCHA's Response: Please see responses above regarding REES's activities.*

- REES should provide OSHA training to residents and should offer job programs for residents 30 years and older.

*REES offers OSHA training to residents as part of the curriculum for the NYCHA Resident Training Academy's construction training track. The NRTA is designed to support residents to prepare for more long-term careers in construction. Because of this, the NRTA offers certification in Asbestos Awareness, Suspended Scaffolding, and Confined Space Hazard Awareness, in addition to OSHA 10. Other aspects of training include introduction to carpentry, painting, plumbing and electrical trades; as well as job readiness, industry overview, and math skills training. Graduates receive job placement assistance for up to one year and are placed in short-term and long-term jobs with NYCHA contractors and private employers in a variety of trades.*

*The training academy is offered to residents of all ages and the average age of participants is over 30 years old.*

- There are not enough jobs offered to residents or outreach and communication to residents after they complete the job training programs.

*NYCHA's response: For residents who successfully complete training from the NRTA, NYCHA works closely with employers to ensure that graduates achieve job placement. To date, the NRTA has a 91% job placement rate for graduates. In addition to the NTRA, REES partner with vocational training providers who demonstrate high training to placement ratios.*

## **10. Financial Resources**

RAB members expressed concern about the inclusion of the Moving-to-Work (MTW) initiative in the Annual Plan. They requested additional information pertaining to the management structure and funding for the mixed- finance developments.

- The RAB requested that Moving To Work (MTW) be removed from the Annual Plan document if NYCHA has no intention to pursue this program. However, this item remains in the Plan.
- NYCHA should have more discussions with the residents about the Moving-to-Work initiative as it directly affects residents. Specifically, the RAB indicated that having residents move in five years is dangerous and that they opposed this initiative.
- NYCHA must maintain resident protections and not implement term limits if it goes to Moving-To-Work Status.

*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. 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.*

*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. In a recent report to Congress, HUD praised many elements of the demonstration program and recommended expanding MTW to 60 agencies. However, as stated above, expansion of the MTW requires legislation. Over the years NYCHA has actively participated in considering the merits of various legislative reforms to improve public housing, 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 be proposed.*

- Some RAB members mentioned that being in a mixed finance managed development is causing problems for the residents. The members of the RAB felt that they did not receive funding from the transition from federalization to mixed finance.
- RAB members requested a breakdown of the monies NYCHA received from the mixed finance transactions.

***NYCHA's Response:*** *Federalization in the mixed-finance developments involved the financing of \$250 million in direct rehabilitation improvements at twenty-one former City and State housing developments that received no form of subsidy. The purpose of the Federalization undertaking was to secure financing to make necessary repairs to this portfolio of twenty-one housing developments while also securing an additional \$65-\$75 million every year in annual Federal operating and capital subsidies for 11,743 apartments at thirteen of the twenty-one sites for ongoing maintenance. Through this transaction, NYCHA was able to secure equity investments of over \$225 million for these thirteen developments using low-income housing tax credits.*

*All the rehabilitation projects at the 21 developments have been completed, with roughly \$176 million of rehabilitation work at the thirteen tax credit properties, and \$40 million at the eight other Federalization properties. The rehabilitation work funded by low-income housing tax credit equity has included replacement of roofs and façade repair work, major elevator replacements and modernization, and building entrance upgrades. NYCHA has also undertaken \$36 million in additional interior repairs at these developments. This rehabilitation work has benefited the more than 14,000 families residing at these developments.*

- The RAB suggested that NYCHA staff should take a 20% pay cut to show residents how much they care. The RAB also asks that the Authority look at the income levels of its Executives and cut those salaries by 4%.

***NYCHA's response:*** *Salaries associated with titles in the civil service structure are governed by the NYC Department of Citywide Administrative services, which determines appropriate salary ranges for titles, and for represented employees, salaries are set by negotiated collective bargaining agreements and City Controller Consent Determinations. NYCHA employees have not received cost of living increases in over 4 years. As a result of NYCHA's financial condition in 2009, NYCHA executives and managers received increases of only 2%, while their peers and counterparts across the City received 4% increases.*

- NYCHA’s chain of command with Directors, Deputies, Assistants, Administrators, etc. needs to change. Because of this poor structure, there is a lack of communication at NYCHA and no one knows what the other is doing and nothing is accomplished.

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

- There should be more information and accountability from NYCHA with respect to sources of funding including capital funding, HUD grants, and elected official funding. In particular, there should be more information about elected official funding used for video cameras. There has been some talk of renovations for NYPD spaces. Costly renovations are not appropriate for an agency in a financial crisis. Funds used to pay for the NYPD could be used for playground replacements, or assisting with the budget to hire and/or keep Community Center staff.
- Residents expressed concerns against NYPD/Sanitation getting funds for basic core services that are free to other taxpaying citizens. NYCHA is not receiving commensurate services from the NYPD given the amount of funds they receive from NYCHA.

*NYCHA Response: Pursuant to the memorandum of understanding (MOU) 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 \$4 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 four designated Impact Zones within NYCHA developments – the 73<sup>rd</sup> precinct in PSA 2 in Brooklyn, the 79<sup>th</sup> Precinct in PSA#3, the 23<sup>rd</sup> and 28<sup>th</sup> Precincts in PSA 5 in Manhattan and the 40<sup>th</sup> 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.*
- **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.*

- **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 ten 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.*
- There should be better utilization of existing resources. There should be increased opportunities for resident owned businesses and services that residents need, such as banking. Implement “Commercial Sponsor” programs that would adopt community centers or similar programs that will bring additional revenue to the developments.

**NYCHA’s Response:** *In order to continue serving our customers, NYCHA must evolve the existing model for public housing and Section 8 rental assistance by maximizing opportunities to bring in new funding. To this end, NYCHA, in partnership with the City of New York and the New York City Housing Development Corporation recently announced a \$732 million bond issuance for repairs at NYCHA public housing developments across the city. \$476 million will fund repairs to deteriorating building exteriors and systems at 24 public housing developments with approximately 32,000 residents. NYCHA continues to explore leasing undeveloped land at select developments as well as a greater reliance on mixed financing models as a means for achieving financial stability and creating new units of affordable housing. NYCHA has historically generated a number of ancillary revenue streams from property assets. Plan NYCHA calls for more aggressive development and management of ancillary revenue sources in order to leverage the Authority’s property assets and strong communities. These initiatives include improved utilization and realization of market-rate commercial property rentals, increased parking revenue, development of new advertising and sponsorship revenues, and the sublease of underutilized administrative office space. Full realization of the potential for advertising and sponsorship opportunities will require partnership with residents and other city stakeholders. Please refer to the following which are published and available on NYCHA’s website – Plan NYCHA, Operating and Capital Plans.*

*(<http://www.nyc.gov/html/nycha/html/about/financialinfo.shtml>).*

- Another approach for NYCHA to generate funds is to discontinue the practice of ordering from over- priced vendors. A cap should be put on the items that are purchased. It appears that NYCHA has failed to conduct the proper diligence efforts regarding the appointment of suitable vendors for purchasing supplies.

**NYCHA’s Response:** *NYCHA does not appoint vendors to purchase supplies. All purchases in excess of \$5,000 must be the result of competitive bidding, where the contract to purchase supplies is awarded to the lowest responsive and responsible vendor. In addition, all procurements must have a cost estimate in place prior to releasing the bid documents, and NYCHA will reject all bids if the cost is in excess of the cost estimate. Finally, all material*

*purchases in excess of \$25,000 must be publicly advertised, which allows for more exposure to the marketplace, and results in increased competition and lower prices.*

- NYCHA also said that resident associations cannot pay taxes using TPA funds, but they pay taxes to some vendors, like the airlines.

***NYCHA's Response:*** *As a governmental entity, NYCHA is exempt from NY City and State sales tax. However, NYCHA must still pay some out-of-State and Federal taxes.*

- NYCHA should explore more non-traditional opportunities and resident commercial business options.

***NYCHA's Response:*** *Please refer to the following which are published and available on NYCHA's website – Plan NYCHA, Operating and Capital Plans. (<http://www.nyc.gov/html/nycha/html/about/financialinfo.shtml>)*

- When residents maintain their developments and pay rent timely – how can they recoup funds dedicated to the site? How is the rental income allocated to the developments? Residents in smaller developments pay their rent but don't seem to receive the same services in terms of repairs as larger developments. NYCHA should provide a breakdown of each development's rental income and more detail on grant expenditures. NYCHA should also provide information about the revenue allocated to each site from rental income.

***NYCHA's Response:*** *Although rental income is reflected on each development's Profit and Loss statement (<http://www.nyc.gov/html/nycha/html/about/financialinfo.shtml>), these funds are not allocated to particular developments. Instead, rental revenue is pooled, and supports activities throughout the NYCHA system.*

- What is NYCHA doing to reduce expenses?

***NYCHA's Response:*** *NYCHA has made significant progress towards decreasing controllable costs. The 2012-2016 Operating Plan included a five year phase-in of over \$35 million of annual cost savings in central office and administrative functions, redirecting \$27 million annually to frontline operations. The 2013-2017 Five year Operating Plan reduces central office and administrative function costs by an additional \$10 million annually and redirects the majority of these savings to fund frontline needs.*

*Please refer to the following which are published and available on NYCHA's website – Plan NYCHA, Operating and Capital Plans. (<http://www.nyc.gov/html/nycha/html/about/financialinfo.shtml>)*

- What portion of the financial resources is allocated to security cameras (installation and repairs)?

***NYCHA's Response:*** *NYCHA does not have the funding to install Closed Circuit Security Camera (CCTV) systems at all Developments but will install where elected officials have allocated discretionary funding. NYCHA has unveiled or started work on 2,396 new closed circuit television cameras at 38 developments – remaining on track in its goal to install all New York City Council-funded CCTV projects by the end of 2013. As of July 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 citywide.*

*Please refer to the Capital Plans which are published and available on NYCHA's website. (<http://www.nyc.gov/html/nycha/html/about/financialinfo.shtml>)*

- Residents requested transparency on the seasonal employment program and information on the ratio of total applicants versus hires of both NYCHA resident applicants and non-resident applicants. It is unfair that seasonal employees pay union dues.

***NYCHA's response:** The Federal Sequester and Continuing Resolutions forced NYCHA to forego its Operations seasonal program for 2013. In past years, the number of seasonal hires has been based on funding availability. Over the past several years up until 2012, NYCHA hired approximately 375 seasonals annually. This is a program that is restricted to resident hires. The hiring process has not changed over the years. While there is an application process, past seasonal workers with outstanding performance are given preference and priority in terms of re-hiring. Because seasonals serve in a civil service title that is represented by a union, and they are employed on a full time basis during the 4 month program, they are required to pay union dues.*

## **11. Capital Improvements**

Members of the RAB expressed concern that money allocated for security purposes was not used as intended (i.e. for the installation of security camera and doors). The RAB felt that funding for capital projects is available, but is not being used for capital projects. They expressed concern that capital projects have not been started yet or have not been completed despite a surplus and the lack of information about the funding process for projects. There were also concerns about the funds received and work being done post-Superstorm Sandy.

- How is capital funding determined and allocated to developments and projects? Residents inform staff at the developments of the capital work required but it does not seem to make it into the capital plan.

***NYCHA's Response:** Through a thorough capital planning process, Capital Projects works closely with Property Management to assess the needs of all NYCHA properties, but proration of federal funds and sequestration has resulted in 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 meetings with residents, NYCHA has addressed 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 FY2013-2017 proposed projects on its website. ([http://www.nyc.gov/html/nycha/downloads/pdf/FY\\_2012\\_Capital\\_Budget\\_Detail\\_CPD.pdf](http://www.nyc.gov/html/nycha/downloads/pdf/FY_2012_Capital_Budget_Detail_CPD.pdf))*

- NYCHA should notify residents when capital work will be done in their developments.

***NYCHA's Response:** During the annual capital planning process, the Capital Projects Department 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 five year plan based on the severity of condition, design timeline and anticipated level of available funding.*

*Meetings are held with resident groups when work is being contemplated. Residents are provided with the five year Capital Plan which indicates which developments are scheduled for specific work. Prior to initiation of the physical work, meetings are held with the residents to inform them of the schedule on a building by building basis; notices are provided by individual apartments as well as public spaces of work scheduled to take place.*

- The “Rehab” developments are treated like step children and do not receive the same support for maintenance and capital work.

***NYCHA’s Response:*** *Work at Rehab developments is included in the Five Year Plan, as stated previously. Jobs are placed in specific funding years based upon the severity of condition, design timeline and anticipated level of available funding.*

- What will happen to the Coney Island boiler plant and what will be located on the site or displaced?

***NYCHA’s Response:*** *Boiler inspections are ongoing using a nationally certified boiler inspector. Once results are provided to NYCHA the boiler plant will be redesigned and constructed at a higher elevation to avoid future storm damage.*

- Capital projects needs better oversight and better usage of space and resources already at hand.

***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 proration of federal funds and sequestration has resulted in 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.*

- How are the FEMA funds received for Superstorm Sandy being used? There should be better communication about what funding and developments have been identified for Superstorm Sandy benefits, and when that work will be scoped and then undertaken by NYCHA.

***NYCHA’s Response:*** *NYCHA is looking to receive \$144M in funds from FEMA for mitigation and resiliency projects. This funding will go above and beyond what is provided by NYCHA’s insurance policies specifically providing for flood gates, pumps, elevated utility structures, facades and other new building system technologies that will mitigate future flood damage.*

- NYCHA needs to expedite the repairs at the developments that were impacted by Superstorm Sandy. There are health and safety items that need to be addressed immediately.

***NYCHA’s Response:*** *All reported health and safety items have been addressed at Superstorm Sandy impacted developments. NYCHA is in the process of procuring design teams who will be responsible for the overall reconstruction concept for the Sandy damaged developments. Many of these locations will most likely require the construction of new structures adjacent to existing facilities to house critical heating and electrical equipment that will be required in order to avoid damage from future storms.*

- There are TA offices that have still not been repaired since Superstorm Sandy.

***NYCHA's Response:** Sandy associated recovery work is being consolidated by the Sandy Program Management team and incorporated in the overall design work broken out specifically for each development. All TA offices have been cleaned as a result of Sandy and are occupied.*

- NYCHA needs to revisit the selection of community centers that will be used as sub-stations in case of emergencies.

***NYCHA's Response:** NYCHA is reviewing community facilities to determine locations that may be used as sub-stations.*

- Residents at Park Rock pay for their own utilities but the apartments are still cold because of drafty windows. Capital funding is needed to get the work done.

***NYCHA's Response:** This work is not currently in the five year plan. As stated previously, jobs are prioritized and placed in specific funding years based upon the severity of the condition, design timeline and anticipated level of available funding.*

- There needs to be additional effort on structural improvement initiatives.

***NYCHA's Response:** Capital Projects works closely with Property Management to assess the needs of all NYCHA properties.*

## 12. Safety and Crime Prevention

Members of the RAB questioned whether they had any control over the funding provided by elected officials for the installation of CCTV cameras. They felt that once the money is received, residents have no input into the design and that NYCHA decides which developments will receive the cameras.

- The CCOP and RAB wants the elimination of the Police department and the Sanitation Department MOUs because it is felt that money can be better utilized for providing capital and resident support services.

***NYCHA's Response:** Please see prior response on NYPD's programs.*

- NYCHA needs to provide to the RAB a complete schedule for the installation of the cameras and explain the process from when the money is awarded by elected officials to when the cameras are finally installed at the developments.

***NYCHA's response:** NYCHA's Capital Projects Department (CPD) provides a comprehensive project status for each of the 85 developments that had received City Council funding through 2012 on NYCHA's website. NYCHA will provide an overview of the process that is followed to expend the allocated funds during CY2014.*

- RAB members strongly feel that they need to have more input into where the CCTV cameras will be placed and which developments will receive the cameras. In many cases the time that it

takes to receive funding for the cameras as well as the scope of the installation prescribed by elected officials is not done expeditiously. Eventually in many cases, the technology that exists at the time the cameras are installed has surpassed what was permitted.

**NYCHA's response:** *Prior to beginning any CCTV installation, NYCHA receives the approval of the responsible resident leader and a representative of the NYPD on the placement of the cameras. The CCTV standard adopted by the Safety and Security Task Force (consisting of NYCHA management, resident leaders and NYPD leadership) in 2011 meets industry standards and will be consistently reviewed through the Safety and Security Task Force to insure that the technology remains consistent with industry standards.*

- NYCHA should deploy better security in all of the buildings. Why is NYCHA just using one security company to do the work when they are not doing what they are supposed to do?

**NYCHA's response:** *NYCHA is currently using a single provider of security guard services as the result of a competitive bidding process in 2012. NYCHA's Office of Safety and Security closely monitors vendor performance and has the ability to engage other providers if the current vendor fails to adhere to the contracted standards of performance.*

- Security guards should be required to do vertical patrols throughout the building and should be tracked through touching a remote device to monitor their movements. Security guards should be put at every development because there is not enough police going around.

**NYCHA's response:** *Based on the limited funding available for these services, NYCHA believes that the maximum benefit is received by limiting the guards to controlling access to our buildings by remaining in the building lobby. NYCHA has examined placing a security guard in every building by developing cost proposals for these services and found that the costs would far surpass the current allocation made to the NYPD for police services.*

- NYCHA needs to be proactive in using the cameras to enforce rules and regulations and identify the perpetrators.

**NYCHA's response:** *With the redesign of NYCHA's CCTV installations, which will now allow the viewing of cameras from a central location (ex. Management office), NYCHA personnel can better utilize the systems to enforce NYCHA's Rules and Regulations.*

- NYCHA staff should check the CCTV cameras more frequently.

**NYCHA's response:** *Currently, NYCHA personnel verify and document that all cameras in a system are functioning properly on a prescribed schedule and as needed in response to an incident. As mentioned previously, the new design will allow this to occur more frequently.*

- Who is responsible for overseeing the security cameras and are they being monitored proactively or reactively? How does security camera management work in the private management developments?

**NYCHA's Response:** *NYCHA's current procedure permits the Housing Manager or Designee to authorize Tenant Association members that sign an access agreement to view the video but only*

*in the presence of the Housing Manager or designee. The Safety & Security Taskforce will review video access policies and consider expanding viewing rights.*

- The CCTV systems are not fully utilized due to outdated infrastructure.

*NYCHA's response: With the redesign of NYCHA's CCTV installations it is expected that utilization will increase.*

- There are safety issues around evicted residents not returning their keys and still having access to the development when they are supposed to be gone.

*NYCHA's response: To eliminate this concern, NYCHA has begun to install electronic access control at selected developments.*

- NYCHA should bring back the PSAs to each development.

*NYPD's response: Since the 1994 merger of the NYCHA Police Department into the NYPD, the developments on Staten Island and in the Rockaways were policed by precincts and not Police Service Areas. A restructuring project started in January 2004, reassigning some Housing Bureau officers to precinct "housing teams" to patrol selected developments. This was based on geography and efficiency regarding utilization of police services.*

- NYCHA should treat resident leaders as NYCHA employees and/or have a special protection for resident leaders included in the five year plan because resident leaders put themselves on the line all the time.

*NYCHA's response: NYCHA's Office of Safety and Security frequently collaborates with the NYPD on issues of resident safety and it is available to address the concerns of resident leaders as well.*

- NYCHA should have the same legal protection as MTA employees (NYS Penal Law Section 120.05). Assaults against employees should be considered felonies.

*NYCHA's response: NYCHA continues to explore methods and strategies that ensure a safe workplace for all employees.*

### **13. Community Programs and Development**

- There should be a plan to utilize TPA funds to hire leadership for conferences to assist residents in learning how to better understand the contents of the agency/ five-year plan, for the sake of asking appropriate beneficial questions.
- NYCHA officials fail to follow the HUD 964 regulations. NYCHA cannot continue to conduct activities, which they feel, is beneficial to them without informing the residents in advance. Residents are quite capable, and more than qualified to make well thought-out and educated decisions to improve the conditions of their developments. There are many accomplished resident leaders.

**NYCHA's response:** *In preparation for the 2015 Plan Process, the Resident Engagement Department is planning a series of forums for residents inclusive of Resident Advisory Board members. These informational and skill development trainings will focus on the role of residents and how residents can effectively impact the planning process. Additionally, in collaboration with all NYCHA divisions, the Resident Engagement Department will create opportunities for resident input into the planning process for all resident facing initiatives. This will facilitate the integration of the unique knowledge and perspectives that residents provide on the day to day impact of planned actions.*

- The funding process for senior and community centers should be modified, and more support in funding should be forthcoming.

**NYCHA's response:** *NYCHA is working to identify and leverage a wide range of public and private funding to support residents' access to services, including senior and community centers. This includes garnering support from the private sector as well as from our sister city agencies such as the Department of Youth and Community Development (DYCD) and the Department for the Aging (DFTA).*

- NYCHA needs to revisit the closing of community centers and needs to reconsider the reasons for handing off some of the centers to DYCD and DFTA. These centers could very well be repurposed and used for other effective programs that will serve the community. In essence, with the off-loading of community and senior centers to DYCD and DFTA respectively, some smaller centers will not be handed over to these agencies. The rationale provided is that the geometry and/or space is too small for these other city Agencies to operate their programs. Residents disagree – for example at Lafayette Gardens the community center is a small space. But while traditional classroom programs do not operate there, several vibrant programs serving residents are staged and organized from that space. Children participate in team sports elsewhere, trips are organized. There has to be a place for residents to sign up, get information, have transportation dispatched. The residents strongly disagree that small centers are not purposeful and should be allowed to close.

**NYCHA's response:** *NYCHA has numerous valuable assets that we will leverage to “incentivize” organizations around partnership. Among our assets are our viable community spaces which range in size and capacity. To ensure that needed services are available to residents that are effective and financially sustainable, it is imperative that we continue to connect with quality providers that can offer the right complement of services to address the unique needs of resident in all neighborhoods.*

- Residents should be allowed the opportunity to permit organizational or corporate sponsors to “adopt” the spaces and allow them to continue to operate. Residents want more of a role in the selection of sponsors for the community centers.

**NYCHA's response:** *Pursuant to HUD 964 regulations which speak to resident participation and, as a condition of the agreement to lease NYCHA space, Community Programs and Development insists that potential sponsors have the full support of the resident association. In addition, NYCHA is developing formal mechanisms to facilitate corporate sponsorships and will do so in collaboration with resident leaders.*

#### **14. Additional Comments from the RAB**

- The RAB also put forth a disclaimer that attendance at NYCHA RAB meetings does not equate to approval for the agenda.
- NYCHA should address media coverage of NYCHA at the RAB meetings.
- The CCOP would like to ensure greater collaboration, participation and resident engagement of resident leaders of the district that through CCOP and the Resident Advisory Board strengthen the residents' position for the preparation of the Annual Agency Plan for NYCHA.
- The CCOP and RAB want to make sure that if there was going to be significant amendments to the Agency Plan, that those amendments would not be done unless the residents were consulted.
- The CCOP and RAB want to make sure that new construction, public and private partnerships and asset management would also not proceed unless the residents are consulted.
- The CCOP and RAB reserve the right to amend and/or change any and all of the things that they submit to HUD for the Agency Plan. They requested that NYCHA include in the language of the submission that CCOP and RAB truly expect the Housing Authority and HUD to implement their recommendations and changes for the Agency Plan that is submitted to HUD.

*NYCHA's response: NYCHA will take these comments under advisement.*

**Attachment Q**  
**Comments from the Public on the FY 2014 Annual Plan**

**1) New York City immediately terminate the \$75 million annual NYCHA payment for police services.**

*NYCHA's Response: Pursuant to a 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 \$4 million.*

*The above baseline services include the NYPD Housing Bureau, a dedicated police force, 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 four designated Impact Zones within NYCHA developments – the 73<sup>rd</sup> precinct in PSA 2 in Brooklyn, the 79<sup>th</sup> Precinct in PSA#3, the 23<sup>rd</sup> and 28<sup>th</sup> Precincts in PSA 5 in Manhattan and the 40<sup>th</sup> 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.*
- **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.*
- **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 ten 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 2012, the number of major felonies in NYCHA developments has decreased 20%.*

- 2) **New York City immediately terminate the \$23 million annual PILOT payment to NYC – payment in lieu of taxes.**

*NYCHA's Response: Legacy agreements between NYCHA and New York City require the Authority to make a Payment In Lieu of Property Tax (PILOT).*

- 3) **NYCHA call a halt to its current Infill plans.** It should go back to the “drawing boards” and set up a meaningful community planning process from the start, one that includes both Resident Councils and the Community Boards. NYCHA must comply with HUD Section 18 disposition regulations if it moves forward with current Infill plans. NYCHA must hold special public hearings on all Section 18 dispositions proposals, preferably at the affected developments.

*NYCHA's Response: NYCHA is committed to conducting an open and transparent planning process for the Infill project a.k.a. Land Lease Initiative that continuously engages participating NYCHA communities and results thorough applications for HUD's review of proposed dispositions under Section 18 of the U.S. Housing Act of 1937, as amended. Federal regulations (24 CFR 970) require a range of materials be collected and submitted including: evidence of the proposed disposition is listed in the NYCHA Annual Plan, a fair market value appraisal of the real estate interest proposed for disposition, a complete environmental review conducted in accord with the National Environmental Policy Act (NEPA) and applicable state and city environmental protocols; evidence of consultation with the resident body of the development impacted, any resident organizations for the development, the Council of Presidents representing the development and the Resident Advisory Board; evidence of consultation with local government officials, a letter of support from the Mayor's Office; an explanation of how income generated from the disposition will be used; as well as a resolution from the NYCHA Board supporting submission of the Section 18 application. The process of putting together the Section 18 application is as extensive as the level of detail required to explain a proposed disposition; it is dependent on identifying a developer and refining the transaction terms related to the proposed disposition. Even after the Section 18 application is submitted and approved, planning and stakeholder consultation will continue to further refine site logistics.*

*Resident engagement commenced at the beginning of 2013, and will continue well into 2015. Thus far, there have been a series of resident engagement meetings at each of the selected developments where residents have had an opportunity to comment and provide input. At these meetings NYCHA senior staff has reviewed the general principles of the planning for Land Lease sites, discussed anticipated building heights and the scope of design issues which must be resolved as developers are selected and site plans refined. Other components of the Request for Expressions of Interest (RFEI) including required site improvements, income levels for new affordable units, employment opportunities and capital planning which may be funded from developers' ground lease payments have also been reviewed. Question and answer sessions are held at the end of meetings to ensure that residents have an opportunity to raise any issue they wish to have addressed.*

*The comments made at meetings to date have been analyzed and the RFEI text modified to reflect particular concerns. As a result, NYCHA delayed issuance of the single RFEI for all 14 sites to August 16, 2013. (<http://www.nyc.gov/html/nycha/html/preserving/leasing-land-documents.shtml>) Additionally, NYCHA has procured a third party, Share For Life, to provide technical assistance to resident associations for compliance with federal procurement regulations necessary when using Tenant Participation Activity (TPA) funds. NYCHA will expedite TPA funding requests in order to give Resident Associations the opportunity to assemble teams of qualified experts to assist in advising residents about the Land Lease Initiative. Since the RFEI has been issued, NYCHA has continued to engage residents, community members and other concerned stakeholders to gather their thoughts and comments for consideration when evaluating proposals submitted in response to the RFEI.*

*NYCHA held a pre-submission conference for interested developers on September 13, 2013 and the addendums have been posted on the website. Potential developers will have until November 18, 2013 to respond to the RFEI.*

*In 2014, NYCHA intends to engage residents in collaborative capital planning meetings to discuss the use of proceeds generated from the Land Lease Initiative. The capital needs at the respective developments will be presented to residents who will work together with NYCHA professionals to prioritize the order of capital investment projects identified in the physical needs assessment (PNA) produced by NYCHA for each development.*

*After development teams are conditionally designated, resulting from responses to the RFEI or a selection process resulting from a subsequent Request for Proposals (RFP) process, NYCHA will require teams to conduct meetings for NYCHA residents and other local stakeholders to ensure they are participants in refining the proposals. These meetings will be a requirement of conditional designation agreements with selected proposers. NYCHA will work with residents, elected officials, and other stakeholders to determine the format and schedule for further engagement.*

*Preliminary environmental assessments of existing conditions at each Land Lease site have commenced; this work complies with Section 18 regulations. As plans are refined, NYCHA will conduct environmental assessments of proposed developments as required by HUD regulations and guided by the City's CEQR process.*

*NYCHA may not enter into any lease agreements until HUD's completion of the Section 18 approval process. After a Section 18 application is finally approved by HUD, including completion of environmental review, NYCHA will continue engagement efforts with NYCHA residents and community stakeholders to guide implementation.*

*Construction will begin no earlier than late 2015. NYCHA will continue to engage residents, elected officials and stakeholders concerning the leasing plan. During construction, Developers will be required to keep residents informed and to attend meetings on a regular basis to provide answers to residents' questions and address their concerns.*

- 4) NYCHA must agree to comply with ULURP.** In the absence of State legislation to require compliance, NYCHA should comply voluntarily. Given the density of city neighborhoods, plans to redevelop NYCHA communities also have spill-over impacts on the surrounding community that should be addressed through ULURP.

***NYCHA's Response:** Before NYCHA may dispose of public housing property, the U.S. Department of Housing and Urban Development (HUD) must approve the proposed transaction and subsequently remove the Declaration of Trust which is recorded against the NYCHA property. In return for federal public housing subsidies, Declarations of Trust are applied by HUD to all public housing properties across the country, restricting use to public housing purposes. Section 18 of the U.S. Housing Act of 1937, as amended, is the law which guides federal approval of dispositions, HUD regulations interpreting the law may be found at 24 Code of Federal Regulations 970. Delegating ultimate authority for the disposition of NYCHA property to the City via ULURP could be viewed as violating agreements between the US Government and NYCHA. The Section 18 process is guided by federal not local laws, it offers an opportunity for all stakeholders to provide comments and advice. Unlike ULURP, the Section 18 regulations give special weight to the voice of public housing residents: NYCHA must provide evidence of*

*consultation about proposed dispositions with 1) the resident body of the participating development 2) the elected representatives of the resident body and 3) the Council of Presidents representing the area including the development.*

*In addition to complying with Section 18 federal regulations, NYCHA will adhere to the local review process as required.*

**NYCHA must expedite the allocation of HUD TPA (Tenant Participation Activity) funds to target Resident Councils, so that they can assemble the independent technical assistance they need to review development proposals and strengthen their voice in plans for the future of their communities.**

*NYCHA's Response: NYCHA engaged a consultant to conduct outreach and hold a series of meetings with up to 10 Resident Councils in developments affected by NYCHA's Land Lease plan over a period of 120 days. The consultation may address a variety of topics including budget management and procurement of professional services using TPA funds. Generally, requests for TPA funds must be submitted using the TPA Funding Application and must contain the following: written proposals, resumes, and any applicable professional certificates (from consultants providing professional services, such as training or other services), consultants' and vendors' price quotes, and completion of other relevant attached forms. Consultant services also include technical support in preparing and submitting TPA fund applications.*

- 5) NYCHA Infill plans must retain existing community services.** The Infill plan for Washington Houses calls for demolition of the standing Union Settlement Community Center. Any redevelopment plan must include construction of new community center facilities as well as provision of temporary facilities during construction.

*NYCHA's Response: The RFEI requires that the community center space at Washington Houses be replaced in a manner that permits services to continue without significant interruption. New space may be provided in one of the new buildings or another NYCHA space within the Washington Houses community. NYCHA will only select an option where occupancy terms are reasonable in ensuring the continued affordability of the space.*

**6) Any NYCHA proposal to become an MTW authority must include:**

- a. A limit on the reduction in the total number of assisted public housing and Section 8 vouchers units
- b. A list of the federal laws and regulations that NYCHA will retain under MTW.
- c. A list of restrictions –such as time limits and work requirements –that NYCHA is prohibited from imposing on residents
- d. A local Memorandum of Understanding (MOU) should be signed, which binds NYCHA to its original proposal.
- e. NYCHA presentation of the MTW option to residents must be fair and balanced.

*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. 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. There is no formal pending House or Senate bill authorizing an expansion of MTW. 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. In a recent report to Congress, HUD praised many elements of the demonstration program and recommended expanding MTW to 60 agencies. However, as stated above, expansion of the MTW requires legislation. Over the years NYCHA has actively participated in considering the merits of various legislative reforms to improve public housing, 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 be proposed.*

- 7) NYCHA must hold a special public hearing on any MTW proposal prior to submission to HUD, with 45 days for advance review of the written proposal.**

*NYCHA's Response: The actual application and approval process for MTW is a separate process from the Annual Plan and the approval of the PHA Annual Plan does not constitute approval of this activity. Should legislation be enacted to expand MTW, NYCHA will follow the application and program requirements established by HUD if it pursues designation.*

- 8) NYCHA and the City press the State to immediately increase the shelter allowance received by Section 8 tenants on public assistance to the levels now received by private landlords. .**

*NYCHA's Response: Achieving the use of maximum shelter allowance for Section 8 has been included in NYCHA's legislative agenda. NYCHA will be seeking introduction of a bill by majority members in both Houses of the State Legislature.*

- 9) NYCHA must press HUD for its fair share of the \$100 million the agency has set aside to deal with the impact of the sequester on Section 8 residents.**

*NYCHA's Response: NYCHA was approved for HUD shortfall funding.*

- 10) NYCHA should conduct a "rent reasonableness review" for the 9,600 voucher households likely to be impacted, to determine whether there is a need for a reduction in the payment standard.**

*NYCHA's Response: NYCHA is evaluating the impact of payment standard revisions. Tenant affordability is a part of that assessment.*

- 11) NYCHA should refrain from seeking a HUD waiver to expedite voucher rent increases.**

*NYCHA's Response: HUD has not approved any waivers for NYCHA. If a payment standard change is implemented, families will not be affected until their second annual recertification*

- 12) NYCHA adopt the recommendations made in the recent report of the Teamsters Local 237 NYCHA Task Force to improve efficiencies, retain jobs, and strengthen front-line repairs.**

*NYCHA's Response: In January 2013, NYCHA leadership met with the leadership of the Teamsters Local 237, City Employees Union in New York and members of its executive body to discuss the referenced report.*

*We concurred with many of the report's recommendations and discussed the status of many actions that were already underway, including:*

1. *Development of a comprehensive and systematic approach to handling emergencies, inclusive of organizational structure, communications, data management & reporting, emergency equipment, staff assignments, partnerships with other organizations based on feedback from residents, employees, elected officials and other constituents regarding NYCHA's pre, during, and post Superstorm Sandy actions.*
2. *Reduction of service requests by 233,000 in the first nine months of the year through NYCHA's work ticket initiative.*
3. *Establishment of a Planning Section to more effectively coordinate scheduling of service appointments and sequencing of maintenance and repair work.*
4. *Continued enhancements to the NYCHA work ticket system.*
5. *Establishment of a training program that will allow NYCHA to increase its Housing Exterminator workforce of 80 by 100% by the end of 2013.*
6. *Development, in collaboration with union partners, of a strategic safety plan to focus on reducing workplace injuries and creating safe working environments.*

*We recognize that there is still considerable work to do and each of these critical initiatives will continue to be a focus in 2014.*

**13) NYCHA should open itself to a systemic audit –conducted by the State Comptroller- to identify where and how its operations can be made more efficient.**

*NYCHA's Response: In compliance with the Single Audit Act, 31 U.S.C. §§ 7502, NYCHA undergoes a single annual audit by an independent auditor, per generally accepted government auditing standards, covering operations of the entire entity. The auditor determines whether financial statements are presented fairly and conform with GAAP; determines whether the schedule of expenditure of federal funds is presented fairly; obtains an understanding of internal controls, tests them, and assesses control risk for each major program; and determines whether NYCHA complies with law, regulations, contracts, and grants having direct and material effect on each major program.*

**14) NYCHA should not renew or initiate new private management contracts.**

*NYCHA's Response: NYCHA needs to compare its costs and performance to other entities doing similar work in order to ensure both efficiency and cost effectiveness. The private management contracts have been modified to allow a more equitable comparison. We will continue to monitor these contracts for compliance and overall customer service.*

**15) NYCHA should strengthen its strategic planning capacity.** There is no excuse for the last-minute announcement of dire cuts in community and senior center programs. Contingency plans to absorb sequestration losses should have been in place earlier.

*NYCHA's Response: A plan to mitigate the effects of sequestration, Continuing Resolution and pro-ration in 2013 was developed in a timely fashion and is being reviewed given the far reaching impacts, complexity, significance and sensitivities involved.*

**16) NYCHA must develop a Disaster Preparation Plan as part of the Draft Annual Plan, describing how the Authority will organize itself to respond to emergencies like Sandy.**

- The Plan should include resident training/certification and NYCHA collaboration with agencies and community organizations that can offer disaster relief.

*NYCHA's Response: NYCHA has developed a comprehensive emergency preparedness plan that includes the implementation of the Incident Command Structure, staff training, improved coordination and communication with disaster relief and community based organizations and resident education and training. The Authority's Emergency procedure is a supporting document of the Annual Plan and is available for public review.*

- The Plan should include infrastructure improvements to vulnerable NYCHA buildings to assure resiliency to future flooding disasters, as recommended in *PlanNYC: A Stronger, More Resilient New York, June 2013*

*NYCHA's Response: NYCHA in coordination with HUD, city agencies and FEMA has developed a plan to make critical building infrastructure and systems more resilient to flooding at developments impacted by Superstorm Sandy. Depending on the location and elevation of the building in question, this may include constructing extensions to buildings or stand-alone buildings that will house boilers at an elevation above flood levels or making existing boiler rooms water-proof or water-resistant.*

- The Plan should be subject to public review and a special public hearing.

*NYCHA's Response: The Authority's Emergency procedure is a supporting document of the Annual Plan and is available for public review.*

**17) NYCHA must plan and hold hearings that allow all interested individuals to testify.**

*NYCHA's Response: NYCHA goes beyond the federal regulation which requires that the PHA hold a Public Hearing to provide residents and the public the opportunity to comment on the Authority's Plan. In addition to holding the Public Hearing, NYCHA has developed an extensive process over the past several years to engage as many residents as possible in developing the Annual Plan. NYCHA's draft Annual Plan was posted on the agency's web site on May 17, 2013. Copies of the draft Annual Plan were also distributed to every member of the Resident Advisory Board (RAB) as well as every tenant association president. NYCHA then held five community roundtable meetings in each borough in June on the Draft Annual Plan. NYCHA conducted extensive outreach to inform residents of these meetings including inserting the Plan in their June rent bill, putting flyers under their doors and posting flyers in the buildings, posting the Plan notices in several languages on NYCHA's web site and also conducting automated calls to every household. At each community roundtable meeting, NYCHA senior staff presented information on the status of the agency's financial resources, capital projects, crime and safety initiatives, land lease opportunity and resident preparation for emergencies. The presentations were translated into Spanish, Chinese and Russian and translators and sign language interpreters were available at each meeting. The presentations were also posted on NYCHA's web site. Nearly 500 residents attended the Community Roundtable meetings and had an opportunity to state their comments on the Draft Annual Plan.*

**18) NYCHA should conduct separate hearings on mixed-finance and Section 18 disposition proposals, so that they get the time and attention they deserve.**

*NYCHA's Response: NYCHA fully complies with federal law which requires resident consultation on the Section 18 process. NYCHA will continue to hold a public hearing for the Annual Plan in compliance with federal regulations. In addition to the public hearing NYCHA schedules a town hall meeting in every borough which provides NYCHA residents with an opportunity to testify and discuss proposed mixed-finance and disposition proposals. Separate from the Annual Plan process, residents' comments are solicited during the Section 18 application process which requires evidence of consultation with multiple levels of resident representatives including: resident body of the participating development, elected representatives of the resident body of the participating development, and the Council of Presidents representing the development impacted by the proposed disposition.*

**19) NYCHA must develop a new strategic plan in consultation with all affected stakeholders and the new Members of its Board of Directors and show a willingness to act as a dedicated and committed advocate for the preservation of public housing, and utilize new ways to achieve the goals for which the Authority was created.**

*NYCHA's Response: NYCHA has a strategic plan already in place. In December 2011, NYCHA released Plan NYCHA: A Roadmap for Preservation. Plan NYCHA was the result of hundreds of people committed to preserving public housing joining together to develop critical five-year plan imperatives that will be promoted through 2016 and beyond. Plan NYCHA is a call to action to ensure that public housing remains available for current and future generations of New Yorkers.*

**20) NYCHA must postpone indefinitely the July 24, 2013 public hearing and fully constitute its governing Board. Only after having done so, NYCHA should re-open the draft Annual Plan comment period and reschedule full and complete public hearings in each Borough. If necessary, NYCHA should seek HUD's permission to postpone NYCHA's submission of a final FY2014 Annual Plan until such time as the new NYCHA Board is constituted, is given an opportunity to learn the information necessary for it to exercise good corporate governance of NYCHA, and to provide meaningful input into the finalization of the Annual Plan**

*NYCHA's Response: In compliance with federal regulations, NYCHA held a public hearing on the FY 2014 Annual Plan on July 24, 2013. NYCHA's newly constituted Board passed a resolution approving the submission of the Annual Plan on September 25, 2013.*

**21) Bond B/Capital Projects Comments:**

NYCHA must postpone the imminent issuance of \$750 million in debt. Does NYCHA now have the staff and capacity to wisely expend the \$750 million bond proceeds? Is NYCHA over-leveraging its financial future? If the \$750 million bond issue occurs, what percentage of net capital does that represent, and how much excess capacity remains? How much will it cost NYCHA to issue new bonds? What is the true cost of borrowing to NYCHA? Is NYCHA meeting all deadlines for the obligations and expenditure of its existing capital fund allocations? For all capital funds it receives, NYCHA should post schedules for obligation and expenditure of each allocation it receives in order to track NYCHA's performance with respect to its capital program.

**NYCHA's Response:** On September 19, 2013, Mayor Michael R. Bloomberg, New York City Housing Authority Chairman John B. Rhea, New York City Housing Development Corporation (HDC) President Marc Jahr, and U.S. Housing and Urban Development (HUD) Acting Regional Administrator Mirza Orriols announced that the city's latest capital project bond issuance has generated approximately \$732 million - the largest bond proceeds ever raised for public housing authority capital funds - for repairs at NYCHA public housing developments across the city. Of that amount, \$476 million in bond proceeds will fund repairs to deteriorating building exteriors and systems at 24 public housing developments with approximately 32,000 residents. As outlined in the agency's five-year roadmap, Plan NYCHA's efforts to preserve public housing will require creative capital-raising strategies and a renewed commitment to investing in a sustainable manner in this vital asset.

Revenue from this bond issuance provides a dedicated resource to make repairs to brick façades, roofs and other structural elements. The repair and replacement of these building-wide systems will help address underlying conditions that can be the cause of multiple maintenance issues, and which must be abated prior to making investment in building components such as elevators, bathrooms, kitchens, intercoms as well as heating, plumbing and electrical systems. Data collected from façade inspections at each of its high rise buildings and routine tracking of maintenance needs related to water infiltration or leaks, along with rehabilitation requests from its Property Management staff, helped NYCHA identify the 24 capital projects for building-envelope repairs.

HDC has issued \$476 million in Series 2013B bonds to provide an immediate source of funding to NYCHA in the form of a loan that will be dedicated to modernization and repairs. Another \$220 million in bond proceeds serves to refund and lower the interest rate on bonds that were issued in 2005, the proceeds of which had been used by NYCHA for repair work. The remaining proceeds are being used to finance a debt service reserve fund and pay the costs of issuing the bonds. The financing plan was approved by HUD under its Capital Fund Financing Program. NYCHA is participating in the program to accelerate its efforts to modernize and improve the city's public housing stock. The program will allow NYCHA to plan and carry out multi-year construction programs to comprehensively address critical maintenance and rehabilitation needs.

In closing this transaction, NYCHA was able to leverage strong operational management and a solid capital fund obligation and expenditure performance by consistently meeting all HUD-mandated guidelines for obligating and spending capital funds. The Authority continues to enhance and effectively implement a capital planning process to obligate its annual federal funding for capital projects within 18 months, as opposed to HUD's mandate of 24 months; and meet its expenditure targets for those projects within 36 months, as opposed to HUD's mandate of 48 months.

Over the past three years, the Authority has made approximately \$1.5 billion in capital investments. In 2012, NYCHA successfully invested nearly \$500 million in making capital improvements to its housing stock.

- NYCHA should remove the scaffolding and sidewalk sheds because they facilitate criminal activity and block the security cameras.

**NYCHA's Response:** NYCHA continues to address the Local Law 11 building façade issues that result in the installation of sidewalk sheds. For health and safety reasons the sheds can only be removed after the mitigation is completed and accepted by the Department of Buildings. The installation of security cameras takes into account presence of any sidewalk shed so as not to interfere with the camera's field of vision.

- Does NYCHA have any plans to renovate the grounds at Baychester Houses?

*NYCHA's Response: The current capital plan does not include grounds work at Baychester.*

- Will the renovation of the Whitman Community Center be considered as part of the Capital Plan especially to serve in emergencies?

*NYCHA's Response: The current capital plan does not include funds for the Whitman Community Center.*

- Seniors have a hard time getting in the building because the ramp is too small at International Towers. NYCHA needs to come back to the development and come up with a plan to address this issue.

*NYCHA's Response: The ramp was addressed by the Property Management Department.*

- There is a serious issue with roof leaks at Pomonok.

*NYCHA's Response: Pomonok is one of the developments covered by the Bond B Program which will fund replacement of its roofs.*

## 22) Superstorm Sandy Disaster Relief Comments

In May HUD Secretary Shaun Donovan announced that New York City would receive \$1.77 billion in Community Block Grant Disaster Recovery funds. Of that \$1.77 billion, the City is targeting \$108 million for resiliency improvements to public housing. What capital work is being covered by the \$108 million?

*NYCHA's Response: The entire \$108 million will be used to procure and install elevated standby generators designed and planned for installation at NYCHA developments hardest hit by Superstorm Sandy.*

- How much money is NYCHA expecting from FEMA? What capital projects will be covered by the FEMA funds? What are the long-term benefits NYCHA expects to derive from the expenditure of HUD and FEMA money?

*NYCHA's Response: NYCHA anticipates receipt of \$144 million in FEMA funding for mitigation and resiliency projects. These funds will address needs unmet by reimbursements from NYCHA's insurance policies, specifically providing for flood gates, pumps, elevated utility structures, facades and other new building system technologies that will mitigate future flood damage.*

- How much money is NYCHA expected to receive from its insurance coverage re: Sandy? What capital projects will be covered by the insurance proceeds?

*NYCHA's Response: NYCHA is anticipating \$440 million in insurance reimbursements to pay for the damages incurred at all NYCHA developments as a result of Superstorm Sandy. Insurance proceeds will only compensate NYCHA for the damage repairs required to recover NYCHA developments to a pre-loss condition. All proceeds will be used to repair or replace damaged equipment in kind at existing locations or to relocate new equipment at higher elevations in an effort to avoid damage from future flooding events.*

- How does the Sandy Disaster Relief money dovetail with NYCHA’s current capital plan? Has NYCHA reviewed its capital spending under the proposed \$750 million bond issuance in light of the Sandy-related funds it expects to receive to determine if the bond can be scaled back?

***NYCHA’s Response:** Sandy Disaster Relief money will be used to repair, rehabilitate, and/or rebuild building systems damaged as a direct result of the storm at the most severely impacted developments. The Bond Proceeds have always been planned to address building envelope issues (brick façade and roofs), which is separate and apart from any Sandy related funds. NYCHA’s Capital Plan spending continues to attempt to address our significant need for maintaining our developments in a state of good repair.*

### **23) Land Lease and Demolition/Disposition Comments**

- Is NYCHA maximizing the value of the proposed leases? How does NYCHA expect to leverage more than \$1 billion of capital funding per year? Where will that money come from? Where and how will the revenue generated from the Land Lease program be spent?

***NYCHA’s Response:** By opening up the Land Lease development parcels to a competitive bidding process (RFEI and or RFP), NYCHA seeks to ensure the maximization of the land value of the proposed sites for ground leasing by letting the market dictate the going-rate for such development opportunities. The Land Lease Initiative is structured in a predictable housing development program known to the development community, the 80/20 program, which will maximize the value of the proposed leases while generating almost 800 units of affordable housing. NYCHA has never suggested the Land Lease initiative will generate \$1 billion of capital funding per year. When completely built out, NYCHA has targeted annual ground lease payments of approximately \$30 - \$50 million which may be securitized to potentially generate \$1 billion in capital funding for needed building improvements. Only through issuing bonds may NYCHA produce an amount sufficient to bring the eight NYCHA Land Lease developments (more than 10,000 units combined at Baruch, Campos, Carver, Douglass, LaGuardia, Meltzer, Smith and Washington Houses) into good repair over a relatively short timeline. All funds from Land Lease will be used for capital repair of the public housing properties, all eligible expenditures under Section 18.*

- What guidelines and protocols would be applied to leasing the parcels in order to assure permanent affordability for the units being made available to low-income families? Will the leases contain long-term affordability restrictions during the 99 years for the affordable units? How does NYCHA define “permanent” affordable and market rate units at the conclusion of the 99-year lease? NYCHA must ensure the permanent affordability of set-aside units. NYCHA must increase the percentage of units being made available as public housing and affordable housing and have a floor of 25% allocated to affordable housing. NYCHA should seek broader zoning relief to include mandatory inclusionary housing.

***NYCHA’s Response:** Permanent affordability of the affordable units built under Land Lease will be described in the Section 18 application to HUD and is expected to be a condition of disposition approval. In addition, the 99-year ground leases will contain long-term affordability restrictions. All affordable units will be registered with the New York State Rent Stabilization system as will be specified in a regulatory and operating agreement between NYCHA and the developer. NYCHA’s Request for Expression of Interest (RFEI) requires developers to propose no less than 20 percent of the housing units developed on each site to be permanently affordable to households earning up to 60% of area median income (AMI) with an average AMI of no more than 50 percent. The primary purpose of Land Lease is to generate revenue to meet capital funding needs of currently occupied public housing. The program is a response to the total loss of city and*

*state capital funding for public housing in the 1990s and dramatic cuts to federal capital subsidies which are expected to continue in the foreseeable future.*

- Is NYCHA being held accountable for its promise to require that during construction a minimum of 15% of total labor cost be applied toward the hiring of NYCHA residents, and that 30% of permanent employees be NYCHA residents? Will Land Lease Agreements and related agreements require detailed resident hiring plans? Will Land agreements and related agreements require job training programs for residents? NYCHA must be held accountable for its promises to employ NYCHA's residents. NYCHA must incorporate enforceable hiring and training requirements for NYCHA's residents as a condition of doing any development business with NYCHA.

***NYCHA's Response:** NYCHA is committed to creating employment opportunities under the Land Lease Initiative for qualified public housing residents. Historically, employment programs have been unsuccessful when candidates lack the experience and skills necessary to complete the work. NYCHA has been working to address this issue by developing partnerships with workforce training organizations and referring NYCHA residents to their training and placement programs. The agency has been building a database of NYCHA residents ready and willing to work so developers have access to a pool of applicants from which to meet employment targets. Employment targets and hiring plans created by NYCHA and the developers will be components of the Regulatory and Operating Agreements executed at closing.*

- How can NYCHA extend resident involvement beyond just the planning process and into the evaluation and oversight of Land Leases, and provide opportunities for residents in the affected developments to acquire skills necessary to evaluate all development proposals?

***NYCHA's Response:** NYCHA has committed to train residents for engagement in a collaborative budgeting process to determine the scope and schedule of capital improvements to be implemented at each of the eight Land Lease developments as ground rents are collected. This process is expected to occur in 2014. Further, NYCHA expects planning work with residents to continue until transaction closing as site logistics are refined; the on-going communications will ensure the impact of construction on existing residents and NYCHA management functions is minimized to the greatest extent possible.*

- NYCHA should engage its own independent appraisers instead of relying on the appraisals of NYCHA's properties by appraisers hired by its developers. Appraisal assumptions and methodologies should be available to the public. NYCHA should consider each appraisal to be a public document and use this information to set the terms of its own development deals.

***NYCHA's Response:** Independent fair market value appraisals must be submitted by NYCHA in support of Section 18 applications; all assumptions and methodologies will be included.*

- NYCHA must provide residents with opportunities to learn more about its development goals and processes, in order to engage in informed discussions with its residents. NYCHA should use its unspent HUD Tenant Participation Funds for education purposes, currently disclosed at \$15 million.

***NYCHA's Response:** NYCHA engaged a consultant to conduct outreach and hold a series of meetings with up to 10 Resident Councils in developments affected by NYCHA's Land Lease plan over a period of 120 days. The consultation may address a variety of topics including budget management and procurement of professional services using TPA funds. Generally, requests for TPA funds must be submitted using the TPA Funding Application and must contain the following: written proposals, resumes, and any applicable*

*professional certificates (from consultants providing professional services, such as training or other services), consultants' and vendors' price quotes, and completion of other relevant attached forms. Consultant services also include technical support in preparing and submitting TPA fund applications.*

- NYCHA needs to make it clear that the monies secured from the Land Lease opportunity are going to be used for the developments where the sites are located.

***NYCHA's Response:** The Land Lease Initiative is primarily a strategy to preserve existing public housing units—all money generated from the proposed development will be used for capital improvements to bring existing public housing up to good condition. Historically, NYCHA has committed to spend revenue from dispositions where the need is greatest. Based on comments collected during public meetings, NYCHA has modified its policy for Land Lease: all funds generated from the Initiative will be pooled and expended to bring the eight Land Lease developments up to good condition in the initial period. Only when this goal has been achieved, will income from Land Lease be available to make capital improvements elsewhere within the NYCHA portfolio.*

- Residents are concerned that the Land Lease opportunity will increase rents at the sites.

***NYCHA's Response:** The rent calculations for public housing units are subject to federal regulations and disposition of sites at the eight NYCHA developments will not change the rent methodology currently applied.*

- NYCHA must ensure that Section 3 employment opportunities are included in the Land Lease plan. NYCHA should ensure that residents of all ages are considered for employment opportunities as part of this land lease project.

***NYCHA's Response:** Section 3 is an unfunded mandate that requires employment and other economic opportunities generated by federal assistance to public housing authorities be directed, whenever possible, to public housing residents and other low and very low income residents. Since no federal funding will be used to construct the Land Lease project, an alternative employment program modeled on NYCHA's Resident Employment Program (REP) will be utilized. REP requires Section 3-like requirements such as 15 percent of the labor amount of NYCHA construction contracts greater than \$500,000 be spent on resident hiring. In addition to construction employment goals, the Land Lease Initiative will also require that 30 percent of post-construction, permanent employment opportunities be targeted to NYCHA residents.*

*It is important to note that candidates for employment must have the necessary qualifications to perform the work required; therefore NYCHA's Resident Economic Empowerment and Sustainability (REES) Department is available to work with NYCHA residents seeking job skills training services through referrals to workforce development partner organizations or to the NYCHA Resident Training Academy. Training programs are offered to NYCHA residents at no cost and will prepare residents for careers in diverse fields including construction, hospitality, healthcare, and environmental remediation.*

- Is the Land Lease Opportunity initiative coming to Brooklyn or the Bronx? What other developments are on the list for Infill?

***NYCHA's Response:** Over the past decade, infill structures have been planned, developers identified and new buildings constructed on existing NYCHA developments. These projects have been located in the Bronx (e.g. Forest and Soundview Houses), Queens (e.g. Pomonok Houses), Manhattan (e.g. Chelsea Houses), Staten Island (e.g. Stapleton Houses) and projects are planned in Brooklyn (e.g. Van Dyke I Houses). Since*

*these projects contained only affordable apartments--no unsubsidized, market-rate apartments—the transactions did not generate significant revenue for NYCHA and no capital improvements were made to existing public housing apartments at these developments. The Land Lease Initiative is an evolution of NYCHA's previous construction efforts, since it relies on the same building infill concept but prioritizes income generation instead of affordable housing production to ensure the existing stock of public housing apartments are preserved by funding much needed capital repairs. Based on the success of the current Land Lease Initiative, the program may expand to other developments where the market supports unsubsidized housing and revenue may be earned.*

- Once NYCHA begins privatizing the development spaces, what security do residents have that NYCHA will not come after our homes?

**NYCHA's Response:** *NYCHA's core mission is to operate and maintain public housing units occupied by low income families who do not earn enough to pay the full cost of decent, safe, sanitary housing. The Land Lease Initiative is not designed to reduce the number of public housing units within NYCHA's portfolio; it is a strategy to maintain them through cross subsidization. Section 18 of the U.S. Housing Act of 1937, as amended, and the corresponding HUD regulations (24 CFR 970) restrict use of proceeds from dispositions to defined public housing purposes such as capital repairs. In return for federal public housing subsidies, Declarations of Trust are applied by HUD to all public housing properties across the country, restricting use to public housing purposes.*

- Some organizations stated their opposition to the proposed Land Lease plan which may take away clinics, basketball courts, parking lots, playgrounds, etc. This plan will also strain the infrastructure of the neighborhood.

**NYCHA's Response:** *The federal disposition process requires all proposed projects to undergo environmental assessments to determine impacts on the surrounding community. These environmental reviews comply with the National Environmental Policy Act (NEPA) and appropriate City and State protocols. Conditions studied include traffic, air quality, noise, shadows, impact on enrollment in local daycare facilities as well as historic resources (e.g. qualification of sites for the National Register of Historic Places and evaluation of site for potential archeological finds). If any impacts are identified, they must be mitigated before disposition may proceed.*

*NYCHA has reviewed existing site plans to limit the impact of new development on existing community facilities and recreation spaces. The only development where an existing community facility is impacted is at Washington Houses. In the Request for Expression of Interest (RFEI), NYCHA makes clear the community space must be replaced and new space made available at a reasonable cost to the existing provider; services must continue without significant interruption. Proposed site plans preserve most play areas and basketball courts. When this is not possible NYCHA is focused on improving the quality of space which remains. NYCHA will build on existing landscaped space to replace parking spaces for residents with NYCHA parking permits. At most developments, parking may be accommodated in a variety of locations; NYCHA will work with residents to refine site plans. Currently, NYCHA has proposed to expand existing parking lots to accommodate new spaces instead of building completely new facilities but this is also a possibility at many locations.*

- NYCHA should better utilize unused development rights on NYCHA properties to meet the need for affordable housing and community development. NYCHA-owned properties could yield more than 30,000 additional housing units. In order to maximize the use of this development potential, rules governing the use

and restrictions of TDR's (transferable development rights) and restrictions need to be made more flexible. By expanding the geographic area where they can be used, and allowing for more uses, TDR's become a commodity that can more easily be traded. This can result in NYCHA providing not only housing but integrated communities with commercial and civic uses.

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

- When will NYCHA start the conversation on ownership for the multi-dwelling units in the FHAs? The single family homes already have this process in place.

***NYCHA's Response:** The goal is to develop alternatives for the multiunit FHA dwellings by the end of 2013. HUD regulations prohibit sale of more than one public housing unit to each public housing resident and the multiunit FHA buildings are not included in the HUD-approved "5(h) Homeownership Plan" for that reason.*

- How will delays in the process of ownership for the FHA homes affect NYCHA's timeline for disposing of these properties?

***NYCHA's Response:** NYCHA began outreach for the single-family FHA homes in the Spring of 2012 to identify residents interested and financially able to purchase the home they rent. NYCHA has also undertaken significant rehab work for the FHA homes; and will transfer ownership to qualified residents on completion of any work and receipt of HUD approval for each transfer.*

- When will NYCHA resume the repairs at the FHA Homes?

***NYCHA's Response:** NYCHA's Maintenance and Repair Plan continues to improve repair timeliness and our overall service levels. NYCHA completes repairs in FHA Homes as needed.*

- Is there any type of financial assistance available for residents who cannot afford the closing fees when purchasing their FHA home?

***NYCHA's Response:** No, the single-family homes are being conveyed for \$1.00 nominal consideration. Qualified buyers need to be able to afford not only monthly carrying costs after transfer but any costs related to the closing such as title insurance or homeowners insurance.*

- Former residents of Prospect Plaza should not be required to have a credit check in order to return to the development.

***NYCHA's Response:** For former residents of Prospect Plaza without credit, alternatives will be used e.g. NYCHA rent payment history.*

#### **24) Financial Resource Comments**

- How much has NYCHA actually saved in implementing BCG's recommendations?

***NYCHA's Response:** NYCHA has realized \$53 million in central office /administrative cost savings by implementing the BCG recommendations.*

- Has NYCHA implemented the recommendations of the March 12, 2012 Office of the Comptroller's Audit Report on the New York City Housing Authority Oversight of the Construction Management Build Program which found opportunities to realize cost savings of \$1.5 million with proper oversight of the third party construction program?

***NYCHA's Response:** NYCHA implemented the recommendations related to the CM Build Program which was phased out in 2013.*

- Residents are concerned about the increase in parking fees and the fact that there is no additional security for the parking lots.

***NYCHA's Response:** The additional revenues generated will allow NYCHA to pay for much-needed repairs and maintenance at the developments. The enforcement component of the contract in addition to the other security initiatives should improve security.*

- NYCHA should go green as a viable and sustainable business model. There is cash in the trash.

***NYCHA's Response:** NYCHA's Departments of Operations and Community Programs & Development have been actively working with staff and residents citywide to advance recycling activity at NYCHA developments. In the first quarter of 2013, a series of Recycling Input Forums were held to engage staff and residents across the five boroughs in discussions about strengthening recycling and waste management efforts. In May 2013, NYCHA presented a testimony to members of the New York City Council about NYCHA's recycling practices and commitments to identify and implement the most innovative and cost-efficient solutions to help reduce NYCHA's environmental impact and financial deficit.*

- How much funding does NYCHA have for repairs and grounds renovation?

***NYCHA's Response:** Federal funding for Public Housing (Operating and Capital) is not for specific purposes such as grounds renovation or repairs. Estimates of anticipated PH related funding in 2013 are as follows: Federal Operating, \$820M; Federal Capital, \$259M; NYC Operating, \$50M (\$10M of which is on a NYC fiscal year basis ending June 30, 2014); and NYC Capital, \$69M. These amounts are not sufficient to cover the Authority's operating and capital needs.*

- What happened to the proposal to lease advertising spaces at NYCHA developments to generate revenue?

***NYCHA's Response:** NYCHA Advertising Initiative is in the process of conducting assessments and research of residents, employees, our neighbors and interested partners.*

- Farragut Houses needs a new Laundromat.

***NYCHA's Response:** The Farragut Houses laundry room opened in September 2012 under an agreement with Automatic Industries. There are 10 washing machines and 5 dryers at the location. Residents were notified of the opening of the laundry room in their monthly rental bill.*

- NYCHA should not close community and senior centers. Instead, the Authority should reach out to the residents and elected officials to secure additional funding.

**NYCHA's Response:** NYCHA has reached out to the residents and elected officials via a series of Annual Plan 2014 and RAB meetings where the financial impact to NYCHA of sequestration, Continuing Resolution and pro-ration were presented. NYCHA continuously reaches out to the elected officials on its operating and capital plans and financial situation. The message is clear - it is imperative that all stakeholders in Public Housing have their voices heard via dialog and communication with the elected officials at the local, City, State and Federal levels. NYC has committed to provide funding which allows the continuing operation of all centers through June 2014. NYCHA also plans to turn over the operation of four senior centers to the Department for the Aging (DFTA) and forty-five community centers to the Department of Youth and Community Development (DYCD).

- NYCHA should ensure that the Department of Youth and Community Development (DYCD) provide a full Request for Proposal (RFP) if they are going to take over the NYCHA centers.

**NYCHA's Response:** The Department of Youth and Community Development (DYCD) will issue a Request for Proposals in June 2015 for the 45 new Cornerstone sites.

## 25) Maintenance and Repair Comments

- NYCHA should disclose how it arrived at what it considers to be an appropriate number of rolling open repair requests at 90,000 tickets, and explain its rationale to 90,000 families awaiting repairs.

**NYCHA's Response:** As there will always be "work-in-progress," based on the new Service Level Goal, NYCHA estimates that it will have approximately 90,000 work orders in progress at any one point in time after the backlog has been eliminated. NYCHA's Maintenance and Repair Action Plan is posted on the NYCHA website. (<http://www.nyc.gov/html/nycha/html/news/maintenance-and-repair-backlog-action-plan.shtml>)

- NYCHA should develop a database and carefully analyze the data generated by its repair plans and mine that data to predict future repair needs and associated capital costs with greater accuracy.

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

- NYCHA should develop an application that allows residents to see the real-time status of their repair requests. The application should also be interactive.

**NYCHA's Response:** NYCHA is in the testing phase of implementing a web based, self-service application that will allow residents of Public Housing to see open repair requests for their apartment. We are expecting to implement this application by the spring of 2014.

- NYCHA needs to address the issue of rats in the developments. NYCHA needs to move the trash cans that are in front and the side of the buildings because this is creating a rat problem. NYCHA needs to keep its extermination schedule. Some developments have a serious problem with mice.

**NYCHA's Response:** NYCHA conducts monthly preventive maintenance work for extermination in order to address infestation problems before they occur and to eliminate issues when they manifest. NYCHA will continue to assess trash disposal and educate staff and residents on best practices to

*reduce pests. In addition, NYCHA is significantly increasing its extermination staff to ensure prompt and effective response to pest complaints.*

- NYCHA needs to improve the timeliness of repairs and the cleanliness of the stairhalls and elevators. When will NYCHA resume the repairs at the FHA Homes? They have long been neglected.

***NYCHA's Response:** NYCHA's Maintenance and Repair Plan continues to improve repair timeliness and our overall service levels. NYCHA completes repairs in FHA Homes as needed.*

- Senior residents have to wait too long for repairs. They often have to reach out to a social worker to have the work done.

***NYCHA's Response:** NYCHA's Maintenance and Repair Plan continues to improve repair timeliness and our overall service levels. NYCHA will take the recommendation of prioritizing repairs for seniors under advisement.*

- Property Managers should enforce the rules about having the proper installation for air conditioners.

***NYCHA's Response:** NYCHA agrees and Property Managers have stepped up their efforts to enforce the proper installation of air conditioners.*

## **26) Strengthen the Front Line Comments**

- Out of 176 workers hired with a one-time only grant of \$10 million of City Council funds, how many are NYCHA residents? How many of the 176 positions are union jobs? What plans, if any, has NYCHA made to keep these workers after the Council funding expires? Out of the more than 500 new frontline employees, how many are NYCHA residents? NYCHA should clearly disclose the scope of any additional layoffs being considered and the reasons why. NYCHA should report publically and regularly as to how many of its residents have been hired to augment its frontline. NYCHA should report how many of the jobs it created are temporary and permanent, and whether jobs created with earmarked funding will receive further funding or be terminated with the termination of special funding.

***NYCHA's Response:** All of the workers in the year-long "Caretaker M" program were NYCHA residents as residency was a requirement for program participation. In addition, all of the positions were union jobs; the Caretaker M title is represented by Teamsters Local 237. The funding for the Caretaker M program expired in August 2013. At that time, 145 workers remained with the program. Of the 145 workers, 131 have transitioned to new positions (Painters Apprentice; Caretakers; Emergency Service Aides) at NYCHA.*

*Since January, 2013 we have on-boarded over 500 frontline employees serving in the titles of Maintenance Worker, Exterminator and Caretaker, in addition to various skilled trades titles. One hundred forty-nine (29%) of these new employees are NYCHA residents, and all of the new positions are union-represented.*

*With the closure of 45 NYCHA community centers and 4 NYCHA senior centers by the end of the year, we have begun discussions with labor on the next steps for affected employees. Discussions include the availability of new employment opportunities at NYCHA, as well as hosting a Job Fair to be attended by the future sponsors of these facilities which are scheduled to reopen in January 2014. NYCHA is also*

*finalizing a transition services program (resume writing, interviewing techniques, etc.) for affected employees. We are working with the City's Department of Citywide Administrative Services to finalize impact lists, and our plan calls for the issuance of at-risk notices in early November and separations to occur in early January. Plans surrounding those impacted by the closure of additional centers in June 2014 will be solidified in early next year.*

*Historically, resident-employees have represented approximately a third of NYCHA's workforce. Currently, we employ 2,699 residents. We publicize this information through the annual Mayor's Management Report. However, going forward we will provide updates on a more frequent basis.*

## **27) Safety and Security Comments**

- NYCHA must publicly commit to a specific date by which all of its developments will have the benefits of the installation of security cameras. NYCHA must provide an accounting of all City money received to date that was targeted to the installation of security cameras.

***NYCHA's Response:** NYCHA continues to be on schedule with its accepted plan to complete by the end of December 2013, the original 85 developments that received the \$42 million in funds for the installation of security cameras.*

- NYCHA must make available all data it generates with respect to the occurrence of crime on NYCHA's properties to the maximum extent possible without violating any constraints that confidentiality concerns might legally impose.

***NYCHA's Response:** NYCHA receives its crime data from the New York City Police Department. The NYPD is in the best position to respond to this comment.*

- NYCHA should clearly explain how the funding for CCTV is determined.

***NYCHA's Response:** CCTV funds are primarily funded by the City Council and Borough Presidents for work at specific developments.*

- Terminating the stipend for resident watch is not good. NYCHA already has a hard time recruiting residents as it is, it will be much harder without the stipend.

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

- Residents are concerned about security at International Towers. When will cameras be installed at the development?

***NYCHA's Response:** There is no allocation for CCTV at International Towers.*

- Residents requested that cameras be installed in the lobby of the building 6, near the elevators, at Marlboro Houses.

***NYCHA's Response:** This request will be considered when funds for CCTV are allocated by the responsible Council Member to Marlboro Houses.*

- NYCHA needs to spend the monies allocated for the CCTV cameras at Lincoln Houses.

**NYCHA's Response:** *The project is funded by City Capital 2014 funds. Construction is scheduled to begin in May 2014 with completion by December 2014.*

- NYCHA should commission an independent study to evaluate the quality and cost effectiveness of the services provided to NYCHA residents by the New York City Police Department. All future payments from NYCHA to the NYPD should be conditioned on the results of both the independent study and on ongoing accountability measures. NYCHA should create a transparent infrastructure, which includes resident participation and input, to monitor the nature and value of security services provided to NYCHA residents by the NYPD.

**NYCHA's Response:** *The NYPD is responsible for the quality and cost effectiveness of its services to NYCHA residents.*

## **28) Optimize Apartment Usage and Ensure Rental Equity**

- NYCHA should amend its Tenant Selection and Assignment Plan to give seniors looking to take in unrelated persons or other family members into their homes a priority status in the placement process.

**NYCHA's Response:** *NYCHA allocates apartments based on family size. An apartment selection plan which allows seniors to avoid right-sizing (moving to an apartment of proper size) by adding unrelated persons to an apartment would be unfair, since it would ignore families who were on the waiting list for a longer period of time or who had a higher rental priority.*

- Rent increases should occur only in the most dire of circumstances.

**NYCHA's Response:** *Over 47,000 of NYCHA's 175,000 public housing households pay less than 30 percent of family income towards rent, as generally required by public housing regulations. These households are referred to as "flat rent" households. In 2011, the NYCHA Board approved changes to rent policy to improve fairness in rents among public housing residents. Under this policy, rents for these flat rent households will gradually be raised up to 30 percent of family income subject to the maximum HUD-established fair market rent.*

- NYCHA should rescind the requirement to have two police reports to obtain priority for public housing for domestic violence victims.

**NYCHA's Response:** *NYCHA must implement policies that objectively confirm a 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.*

- Senior citizens should have the highest priority when being downsized to ensure that they have every opportunity to stay in the developments they are currently living in. The language in the downsizing letters needs to be clearer so that residents are certain of their rights and understand where they are being moved to and what assistance they should expect to receive.

**NYCHA's Response:** *Anyone required to downsize is currently afforded the choice of remaining in his or her own development. NYCHA has been in the process of clarifying its notices so that tenants better understand that they can choose to remain in their own development.*

- The \$350 moving assistance payment should be an actual payment and not a rent credit. Families on fixed incomes can't afford to pay for the initial cost of moving.

**NYCHA's Response:** *Since a family transferring is still obligated to pay the initial rent for the new apartment, a rent credit means that instead of paying the rent to NYCHA, the tenant uses the funds to pay for movers. In addition, NYCHA is in the process of contacting other agencies to determine whether additional moving assistance funds can be obtained.*

- Many public housing families are being faced with terminations of tenancy because an ex-offender is using the families' address to receive mail. NYCHA should either stop taking punitive action against families simply because an individual with a past conviction used their address or the Department of Corrections should explicitly prohibit ex-offenders from using NYCHA addresses.

**NYCHA's Response:** *A family which settled a termination of tenancy case by permanently excluding a family member who committed serious crimes, agrees that the permanently excluded individual does not return to the apartment, either to reside or to visit. Mail received by the permanently excluded individual at the tenant's apartment does not mean for a certainty that the excluded person resides in the apartment, but it raises the question. This appearance of residency can be avoided by an address change.*

## **29) Connect Residents and Communities to Critical Services**

- NYCHA should establish a fund dedicated to the training of NYCHA residents to make up for shortfalls of in job production that is funded by corporate sponsors and real estate of developers. NYCHA may need to establish a 501 (C)(3) affiliate for that purpose in order to accept donations to that fund.

**NYCHA's Response:** *NYCHA is actively working to establish an affiliated 501c3 entity that will garner private sector resources to further the City's ongoing commitment to preserve public housing and connect NYCHA residents to critical services in the areas of economic opportunity, education, health and well-being for seniors.*

## **30) Transparency and Accountability**

- NYCHA should submit to a comprehensive independent audit to be conducted by the Comptroller's Office. That audit must be broad in scope and go well beyond the mere certification of NYCHA's financials.

**NYCHA's Response:** *In compliance with the Single Audit Act, 31 U.S.C. §§ 7502, NYCHA undergoes a single annual audit by an independent auditor, per generally accepted government auditing standards, covering operations of the entire entity. The auditor determines whether financial statements are presented fairly and conform with GAAP; determines whether the schedule of expenditure of federal funds is presented fairly; obtains an understanding of internal controls, tests them, and assesses control risk for each major program; and determines whether NYCHA complies with law, regulations, contracts, and grants having direct and material effect on each major program.*

- NYCHA should submit to a separate accounting of how a backlog of 423,000 repair work orders evaporated so quickly.

*NYCHA's Response: NYCHA's progress report on the Maintenance and Repair Plan is provided on a monthly basis and is posted on the NYCHA website at*

*<http://www.nyc.gov/html/nycha/html/news/maintenance-and-repair-backlog-action-plan.shtml>*

*As a result of NYCHA's Action Plan to improve its accountability and efficiency in responding to maintenance and repair work orders, the Authority has reduced the number of open maintenance and repair work orders from 422,639 on January 1, 2013, to 175,589 as of October 1, 2013. This reduction of 247,050 work orders positions NYCHA to achieve its goal of eliminating the backlog by the end of 2013 with only 90,000 work orders remaining open.*

*Focusing on the work order backlog, and dedicating resources even during this tough economic period, has allowed NYCHA to address deficiencies that resulted from years of significant and sustained budget shortfalls. Residents are seeing many of their repairs being addressed. Since the beginning of the year, NYCHA has created almost 1.7 million new repair work orders and eliminated almost 1.9 million work orders. It has also reduced the average time it takes to address key work, including roof fans, front doors, compactors, intercoms, mildew and extermination, to less than two weeks. By systematically reviewing the work orders, the Authority has been able to better assess the work that has been done and is still needed. What has become clear is that NYCHA will need to prioritize its work given the budget constraints, which worsened with sequestration. Recognizing that there are limited resources, NYCHA staff will have a limited ability to address work that is primarily to improve the appearance of apartments until the fiscal situation improves.*

*In addition, NYCHA has been challenged in meeting the aggressive goals of this initiative by summer vacation schedules and significant increases in work to improve our public space required for the Authority's HUD-mandated physical assessment. This physical assessment effort has already produced almost 40,000 additional work orders, of which about 30,000 have been completed, and will continue through November. This additional work increases the number of work orders and requires NYCHA staff to balance completing this work and the work within apartments. Even with the additional public space work, NYCHA has continued to address new needs and the work that has been scheduled. Staff productivity has increased over the year and, to date, NYCHA has added 565 employees to support the overall work order reduction plan, including 389 new maintenance and skilled trade workers.*

*At the conclusion of this initiative, NYCHA anticipates that the number of work orders that will be open at any given time will be approximately 90,000, which represents the number of work orders we would have if we were handling maintenance requests in an average of seven days and more complex requests in an average of 15 days. Emergency repairs will continue to be handled within an average of 24 hours.*

- NYCHA should submit to a separate audit of the multimillions of dollars NYCHA received to fund the installation of upgraded security systems at some of NYCHA's developments.
- *NYCHA's Response: A review of the procurement, delivery and installation of upgraded security systems at the developments will be included in the 2014 Internal Audit Plan.*