

# Consolidated Plan

2015  
Addendum: HOME Investment  
Partnerships Program



**Bill de Blasio**  
Mayor, City of New York

**Carl Weisbrod**  
Director, Department of City Planning

**NYC**PLANNING  
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK



*Effective as of October 12, 2016*

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# The City of New York

## **2015 CONSOLIDATED PLAN** **One-Year Action Plan – Addendum:** **HOME Investment Partnerships Program**

October 12, 2016

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*The amended 2015 Consolidated Plan One-Year Action Plan – Addendum constitutes a substantial amendment because it reflects revisions to New York City's HOME Investment Partnerships (HOME) program assisted activities. The revisions entail the reallocation of funds between two existing programs: the HOME Tenant-Based Rental Assistance Program (HOME TBRA) and the HOME-funded Supportive Housing Program (SHP). The amendment also revises the proposed accomplishments for each program reflective of the reallocation of funds. Specifically, the amendment shows that \$17,000,000 of HOME TBRA funding will be transferred to the SHP to support additional new construction projects for affordable housing units. \$3,000,000 of the originally allocated \$20,000,000 in the City's 2015 HOME Program funding remains with the TBRA program, better reflecting the needs of the overall 2015 HOME Program Year (Calendar 2015).*

## One-Year Action Plan

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) Goals Summary Information

AP-Table2 (Abbreviated) – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Create Affordable Housing - New Construction	2015	2019	Affordable Housing		Housing - New Construction	HOME: \$40,915,587	Rental units constructed: 431 Household Housing Unit
13	Prevent Displacement and Reduce Cost Burdens-TBRA	2015	2018	Affordable Housing		Housing – HOME Tenant-Based Rental Assistance	HOME: \$3,000,000	Tenant Based Rental Assistance/Rapid Rehousing: 210 households assisted
14	Create New Homeownership Opportunities- Down payment	2015	2019	Affordable Housing		Housing - Homeownership assistance (Down payment)	HOME: \$3,000,000	Direct Financial Assistance to Homebuyers: 200 Households Assisted

**Goal Descriptions**  
(Abbreviated)

<b>8</b>	<b>Goal Name</b>	Create Affordable Housing - New Construction
	<b>Goal Description</b>	Use HOME Program funds to increase supply of decent, affordable multi-family rental housing for income-eligible New Yorkers, particularly for those with special needs.
<b>13</b>	<b>Goal Name</b>	Prevent Displacement and Reduce Cost Burdens-TBRA
	<b>Goal Description</b>	Use HOME Program funds to ensure affordability for the purpose of providing decent affordable housing.
<b>14</b>	<b>Goal Name</b>	Create New Homeownership Opportunities-Down paymnt
	<b>Goal Description</b>	Use HOME Program funds to assist first-time homebuyers to afford down payment expense.

## AP-35 Projects – 91.220(d)

### Introduction

The Department of Homeless Services is the recipient of the City's Emergency Solutions Grant (ESG). These funds support efforts to serve homeless and at-risk of homelessness individuals and families. The Department of Health and Mental Hygiene (DOHMH) administers the Housing Opportunities for Persons with AIDS (HOPWA) grant.

The Department of Housing Preservation and Development (HPD) administers the City's HOME Investment Partnership (HOME) Grant. Proposed projects funds affordable housing new construction, affordable housing rehabilitation, first-time homebuyers homeownership assistance, and tenant-based rental assistance.

The Office of Management and Budget has oversight responsibility for the Community Development Block Grant program.

(For additional information about Hurricane Sandy, the City's response, and Disaster Recovery (DR) funded programs, please visit [www.nyc.gov/cdbg](http://www.nyc.gov/cdbg) to read the current CDBG-DR Action Plan.)

### AP-Table3 (Abbreviated) – Project Information

#	Project Name
62	The Supportive Housing Program
63	HomeFirst Down Payment Assistance Program
64	HOME Tenant-Based Rental Assistance Program (TBRA)

## AP-38 Projects Summary

### Project Summary Information

62	<b>Project Name</b>	<b>The Supportive Housing Program</b>
	<b>Goals Supported</b>	Create Affordable Housing - New Construction
	<b>Needs Addressed</b>	Housing - New Construction
	<b>Funding</b>	HOME: \$40,915,587
	<b>Description</b>	HPD's Supportive Housing Program funds the acquisition and new construction or rehabilitation of properties for the purpose of developing permanent housing with services for homeless and low income households. The Supportive Housing Loan Program requires 60% of units be dedicated to homeless households referred by DHS's Shelter Placement Division, HRA's HIV/AIDS Services Administration (HASA) and 40% of units go to low income households through community referrals. Most homeless rentals are for individuals with annual gross incomes of no greater than 50% of the area median income, and low- income community units go to households with median incomes of no greater than 60% of the area median income. Loans are funded under Article 8

		and Article 11 of the State Private Housing Finance Law and are provided at zero or one percent interest for terms of at least 30 years. Support and operating subsidies are funded through the use of Section 8 and McKinney-Vento Program Rental Assistance, DHS SRO Support Services contracts, Department of Mental Health Community Support Service contracts, or HRA contracts for support services for PWAs. In addition, many projects obtain an allocation of tax credits from the Federal Low Income Tax Credit Program. Proceeds of the sale of these credits are used to fund social service and operating reserves.
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	431 Very Low-Income (0 to 50% MFI) and/or Low (51 to 80% MFI) households will benefit from this activity. Type of households that may be assisted include: Special Needs Populations; Homeless Individuals; the Elderly; and, All Other Renter Types, respectively.
	<b>Location Description</b>	Citywide
63	<b>Project Name</b>	<b>HomeFirst Down Payment Assistance Program</b>
	<b>Goals Supported</b>	Create New Homeownership Opportunities-Down Payment
	<b>Needs Addressed</b>	Housing - Homeownership assistance (Down Payment)
	<b>Funding</b>	HOME: \$3,000,000
	<b>Description</b>	The HomeFirst Program offers down payment assistance to first-time homebuyers. Eligible homebuyers can qualify for a forgivable loan to use toward down payment and/or closing costs on a one- to four- family home, condominium, or cooperative purchased in one of the five boroughs of New York City. The amount of the forgivable loan will be up to \$15,000. Eligible borrowers must be first-time homebuyers with a maximum annual household income up to 80% of Area Median Income (AMI); purchase a one- to four-family home, condominium, or cooperative in one of the five boroughs of New York City; qualify for a mortgage loan from a participating lender; have their own savings to contribute toward down payment and closing costs; successfully complete a homebuyer education course with an HPD-approved counseling agency; and occupy the property as their primary residence for at least ten years.
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist 200 Very Low (0 to 50% MFI), and/or Low-Income (51 to 80% MFI) first-time homebuyers.
	<b>Location Description</b>	Citywide
64	<b>Project Name</b>	<b>HOME Tenant-Based Rental Assistance Program</b>
	<b>Goals Supported</b>	Prevent Displacement and Reduce Cost Burdens
	<b>Needs Addressed</b>	Housing – HOME Tenant Based Rental Assistance
	<b>Funding</b>	HOME: \$3,000,000
	<b>Description</b>	The New York City Department of Housing Preservation and Development (HPD) intends to transfer HOME Program funds to the New York City Human Resources Administration (HRA) to develop a Tenant-Based Rental Assistance Program. HRA plans to offer rental assistance to eligible families, based on funding availability, and subject to close

		<p>supervision by HPD as the HOME Program administrator. HRA plans to serve only those households who meet all four of the following qualifications:</p> <ol style="list-style-type: none"> <li>1. Two or more individuals or a pregnant person who currently resides in a NYC Department of Homeless Services (DHS) or HRA shelter designated for Families with Children, or for Adult Families (which consist of households with more than one adult and no minor children) OR the household consist of or includes at least once chronically street homeless individual.</li> <li>2. Household income does not exceed 60% of Area Median Income.</li> <li>3. At least one household member receives federal supplemental security income or social security benefits.</li> <li>4. Has resided in shelter for more than 120 days. The program is designed to last for two years with an ongoing opportunity to extend an additional two years as long as funding is available. Under the program, families pay the highest of the following amounts: <ul style="list-style-type: none"> <li>-30% of the family’s monthly-adjusted income;</li> <li>- 10% of the family’s monthly gross income;</li> <li>-Public assistance shelter allowance (that portion of the New York State public assistance grant that is specifically designated to meet the family’s actual housing costs); or</li> <li>-The minimum rent established by HPD for HOME Tenant-Based Rental Assistance, which is \$50.</li> </ul> </li> </ol>
	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>210 Very Low-Income (0 to 50% MFI) households will benefit from this activity. Type of households that may be assisted include: Renter Elderly; Renter Large Related; Renter Small Related; Homeless Individual; Homeless Family without Children; Homeless Family with Children; Special Needs Populations; Homeless Youth; and all other Renter Household Types, respectively.</p>
	<p><b>Location Description</b></p>	<p>Citywide</p>

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

For the 2015 Consolidated Plan Program Year (Calendar 2015), the City of New York is required to provide a summary of its one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using the four grant programs (HOME; CDBG; HOPWA; and, ESG).

The City of New York is also required to estimate one-year goals for the 2015 Consolidated Plan program year (Calendar 2015). Specifically in using the four grant programs the city must estimate the number of households to be provided affordable housing through any of the following City activities that 1) provide rental assistance; 2) produce new units; 3) rehabilitate existing units; or 4) acquire existing units.

For the purpose of this section, the term “affordable housing” shall be as defined in the HOME program regulations at 24 CFR 92.252 for rental housing, and 24 CFR 92.254 for homeownership, respectively.

**AP-Table5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	210
Non-Homeless	200
Special-Needs	431
Total	841

**AP-Table6 - One Year Goals for Affordable Housing by Support Type**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	210
The Production of New Units	431
Rehab of Existing Units	0
Acquisition of Existing Units	200
Total	841