

PHA Plans - *Final*

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005



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Executive Summary

NYCHA's Agency Plan for FY 2005

Federal law requires housing authorities to develop, with input from residents of public housing and Section 8, elected officials and the public, a plan that sets forth its major initiatives for the coming year. This year, NYCHA is also required to prepare a five-year plan, in which it sets out a series of objectives that it plans to achieve over that period.

NYCHA developed these draft plans in consultation with the Resident Advisory Board (RAB), which met nine times in 2004. The RAB consists of 45 elected public housing residents along with nine participants from the Section 8 program. In publishing the draft, the Authority reached out to the public, elected officials and interested residents to elicit their comments and recommendations.

To facilitate such comments the Authority held five town hall meetings during the months of June and July and ended with the public hearing at New York City College of Technology in downtown Brooklyn on July 15th. In addition, written comments on the draft plans were provided through the post office box that NYCHA maintained during the statutory review period, which ran through July 15, 2004.

Following the public hearing, the Authority will meet again with the RAB to obtain their final comments. The Authority will revise this draft based upon comments received from both the RAB and the public. Final plans will be submitted to HUD by October 17th, 2004. HUD then has 75 days in which to review and approve the plans. These plans will then be in effect during Calendar Year 2005.

Listed below is a summary of the key issues in the plan. To review the complete final Agency plans, visit NYCHA's web page at www.nyc.gov/nycha or obtain a copy directly from the Authority.

Public Housing Fiscal Issues

In January 2004, the NYCHA Board approved a balanced financial plan for FY 2004 - FY 2007. This plan is currently available on NYCHA's web page, which is located at www.nyc.gov/nycha. The plan maintains NYCHA's commitment to the long-term viability of affordable public housing for current and future NYCHA residents. Although the plan reflects a loss of government funding and increased costs, it preserves core services to residents, maintains current ceiling rents and continues major capital investments in NYCHA's portfolio.

Since 2001 the Authority has lost \$240 million in government funding while non-discretionary costs have increased by more than \$97 million. NYCHA has undertaken a variety of actions to balance its budget, including streamlining operations through the consolidation of administrative functions, investments in technology, and a planned reduction to its headcount by 983 positions over two years, while preserving core services at the development level.

NYCHA has significant capital needs, given that about one third of its developments are between 40 and 70 years old. The proposed FY 2005 capital budget of \$367 million, includes funding for modernization such as brickwork, plumbing, kitchen and bath upgrades, grounds, elevators, windows and community centers. However, due to prior and potential budget reductions, NYCHA's primary capital needs, estimated to be over \$600 million in excess of the funds expected to become available to NYCHA over the next four years, need to be prioritized, and in some cases, deferred. To ensure that critical needs are addressed, NYCHA is implementing a new needs assessment process that will prioritize future capital projects.

NYCHA is also taking the necessary steps to participate in the Capital Fund Financing Program as a means to accelerate modernization efforts. The New York City Housing Development Corporation received approval from New York State in July for a \$600 million issuance on behalf of NYCHA. The Authority is currently seeking HUD approval to proceed. Should HUD approve the issuance, NYCHA would have additional funding available for its pressing modernization needs.

Section 8

NYCHA administers the nation's single largest Section 8 program, with approximately 90,500 vouchers. With over 29,000 participating landlords, this top-rated program has achieved a 100% utilization rate. In the past three years alone, NYCHA's Section 8 program has grown by over 15,000 vouchers.

Earlier this year, NYCHA appealed a HUD decision reducing the amount available for the Section 8 voucher program during 2004. At the end of August, HUD granted the appeal and notified the Authority that it would receive an additional \$37.3 million. Based on the supplemental funding award, we anticipate having sufficient funds to support our current level of authorized vouchers and our commitments to Mayor Bloomberg's housing program.

It is noted, however, that the Federal Administration's budget for FY 2005 proposes further reductions in funding to the Section 8 program. (Moreover, HUD has also proposed lowering the Fair Market Rents (FMRs) for the New York metropolitan area.) Congressional action is uncertain and may not be finally resolved until the new Congress assembles in January. NYCHA's FY 2005 Annual Plan therefore reduces the Section 8 payment standard from 110% to 100% of the FMR established by HUD for new rentals and transfers. Current rental units will remain at 110% of FMR.

Increasing New York City's Stock of Affordable Housing

NYCHA is working closely with the City's other housing agencies, the Department of Housing, Preservation and Development (HPD) and the New York City Housing Development Corporation, to carry out Mayor Bloomberg's \$3 billion New Housing

Marketplace Plan to produce and preserve 65,000 units of affordable housing over the next four years. The program is intended to preserve existing housing stock, produce new housing units and identify development opportunities. NYCHA has identified three developments, University Macombs Apartments, Brook Willis Apartments and Fabria, for redevelopment as affordable housing under the Mayor's initiative because the properties were vacant, unused or underdeveloped. A fourth development, Markham Gardens, was selected based on the level of deterioration.

These development activities, described in greater detail below, permit the Authority to increase the number of affordable apartments available in the City. The redeveloped apartments will offer a range of affordable housing options, and a significant number of units will be reserved for families earning less than 30% of Area Median Income (\$16,950 for a family of three). Affordable units will also be available for households earning less than 60% of Area Median Income (\$33,900 for a family of three), former residents of the development, homeless families and seniors. This will ensure that NYCHA's limited Capital funds are used effectively to maximize the number of public housing units that can be upgraded and maintained. NYCHA is committed to working with residents of affected developments, and interested parties to elicit feedback on these proposals.

University Macombs Apartments (UMA) – University Macombs, part of University Avenue Consolidated in the Morris Heights area of the Bronx, is the first project to be carried out under the collaboration between NYCHA and HPD. UMA consists of four vacant, multi-family buildings containing 180 apartments and one vacant lot on which 30 units will be developed. A developer will rehabilitate the existing buildings and construct a new residential building on the vacant lot, resulting in 210 affordable apartments. The total development cost is estimated at approximately \$24.5 million, including 7,500 square feet of commercial space.

Brook Willis Apartments – A second collaboration between HPD and NYCHA solicited proposals for the rehabilitation of eight vacant NYCHA buildings, containing 121 apartments located within Betances Houses complex in the Mott Haven section of the Bronx.

Similar to University Macombs Apartments, this undertaking will involve bond financing, tax credits and property tax abatement that will ensure the restoration of eight buildings as affordable housing. The use of alternative funding sources in the RFP will help to conserve the Authority's limited capital funds for public housing modernization.

Markham Gardens – NYCHA proposes to redevelop the 61-year-old Markham Gardens Houses, located in the West Brighton section of Staten Island. These wood frame structures were originally constructed as temporary housing for workers at nearby Staten Island shipyards and were never intended to be permanent housing. Over the years, extensive deterioration as a result of termite infestation destroyed many of the existing first floor structural systems. The existing units are undersized and require substantial rehabilitation. NYCHA expended over \$15 million in the last ten years to maintain this development. Even following this investment, the development continues to deteriorate. NYCHA has begun the process of determining the best use of the site in consultation with

residents, elected officials and other interested parties. Initial concepts include senior housing, homeownership for NYCHA residents and affordable rentals.

Fabria – Fabria is a 39 unit project-based Section 8 development in Manhattan, with serious structural problems. In March 2003, NYCHA selected a developer to design, finance and reconstruct Fabria Houses, including substantial rehabilitation of three existing buildings and construction of two new buildings. The developer has secured financing for this project, and construction is anticipated in the fall of 2004.

Capital Program

In March 2004, the Capital Projects and Development Division was reorganized to support a single point of responsibility, accountability and authority for NYCHA construction projects from beginning to end. The new divisional structure provides for tighter control on all capital work being administered. To support this reorganization, NYCHA plans to implement a state-of-the-art project management system that will enhance and streamline reporting capabilities, including on-line reporting from the field.

The reorganization also strengthens the oversight of NYCHA's new Construction Management (CM)/Build Program. This program will make use of construction management companies for approximately one half of NYCHA's capital portfolio. NYCHA has entered into four CM contracts totaling \$445 million to complete approximately one half of NYCHA's construction projects over the next three years. The overall goal is to improve the quality and timeliness of work at NYCHA's developments. Under the program, each CM will be responsible for the creation of pre-qualified bidders' lists, which will require bidders to participate in a state-approved apprenticeship program. We anticipate that this component will build upon the Authority's commitment to foster long-term employment opportunities for NYCHA residents.

NYCHA has started utilizing its CM/Build program to address the physical improvement needs at NYCHA developments. NYCHA and the CMs are currently in the process of pre-qualifying sub-contractors. Physical work is anticipated to start in late fall 2004.

Management Operations

To better serve residents, NYCHA decentralized certain management functions. The goal is to provide staff at Authority developments with the resources necessary to respond in a timelier manner. The most recent decentralization involves the Elevator Maintenance and Contract Paint Inspection units, which deploy staff to eight Borough Management and Emergency Services offices. Included in the reorganization is the transfer of the Heavy Equipment, Electrical and Plumbing sections of Central Shops to the Emergency Services Department.

NYCHA has revamped its budget process to include, for the first time, development-based budgeting and better cost controls. This new process gives management greater control

over budgets and spending. To support this process, NYCHA has designed and implemented a new computerized financial management system.

In an effort to better schedule appointments for apartment repairs, the Authority is piloting the use of a computerized scheduling program. We anticipate that this will reduce the number of repeat visits to resident apartments, thereby increasing resident satisfaction and employee productivity.

Public Safety

Crime continues to decrease in public housing. From 1998 to 2003, serious crime fell by 34%; from 2001 to 2003, it fell by 7.46%. The New York City Police Department (NYPD) has instituted a number of initiatives to continue the downward trend in crime incidents and to further increase public safety, including: 1) Operation Impact which seeks to reduce crime in targeted areas of the Bronx and Brooklyn, and 2) the Bronx Pilot Program which provides a more focused and coordinated deployment of police resources for the residents of public housing in the Bronx.

NYCHA is piloting the installation of new small-scale video camera systems, which are expected to further deter crime and enhance the quality of life for residents. This new initiative uses state-of-the-art, high-resolution-video surveillance cameras. The cameras are connected to Digital Video Recorders which record and store camera images for a set period of time. The NYPD can retrieve the images for follow-up investigations to reported incidents. NYCHA and the NYPD will work together to adopt and implement policies and procedures that ensure appropriate use of these images for law enforcement activities only. These cameras are strategically placed to provide surveillance of the public spaces in and around NYCHA buildings.

NYCHA has a long-term commitment to upgrade intercoms in developments throughout the City. Approximately 20 developments citywide will soon have the benefit of new intercoms. The intercoms will enhance security and convenience, and, in addition, the new cabling infrastructure has the capacity for many other uses, such as video images, telephone and the internet. NYCHA is also addressing maintenance and service needs of existing intercom systems in the developments. The existing intercom contracts provide for repairs to the component systems as well as individual apartment repairs as requested by residents.

In June 2004, the Mayor announced Operation Safe Housing, a new initiative aimed at reducing drug dealing, sexual assault, and gun violence on New York City public housing property. Operation Safe Housing is a four-pronged program. It will strengthen monitoring of convicted sex offenders who live in public housing with regular visits to their homes; create a dedicated NYCHA administrative hearing part to give priority to eviction cases involving felony gun, drug, and sex offenses committed on public housing grounds; disrupt drug dealers who sell drugs on NYCHA property by banning them from public housing grounds and arresting violators for trespass; and enhance supervision of parolees who live in public housing by establishing parole offices directly in their communities.

Community Service

The federal requirement that each adult public housing resident, not determined to be eligible for an exemption, provide eight hours of monthly service or participate for a similar period in a self-sufficiency training program as a condition of his or her continued tenancy, is now the law. By Notice PIH 2003-17, HUD directed the nation's housing authorities to immediately implement the community service mandate.

Although the Resident Advisory Board acknowledges the need to comply with the Community Service requirement, they continue to seek additional exemptions, and lobby Congress for the provision's repeal. An attachment to the plans outlines the format the Authority is utilizing to implement Community Service and includes a summary listing of NYCHA exemption categories.

Individuals determined by NYCHA to qualify for an exemption are excused from the obligation to provide community service or to participate in self-sufficiency-training. The law provides just five exemption classifications. NYCHA, however, has interpreted the law and has expanded the number of exempt categories to 21 distinct categories. In crafting these exemptions, the Authority met on several occasions with various advocacy groups and with the Resident Advisory Board. NYCHA also had the benefit of the views expressed during the past year's Agency Plan meetings and the public hearing.

In testimony before the New York City Council, NYCHA promised to consider additional suggestions regarding current exemption categories and other reasonable criteria that might form the basis for additional classifications that would comply with the federal statute. Based on comments from both the RAB and the public at the town hall meetings and public hearing, community service exemptions will be expanded to include the categories which follow. It is anticipated that these exemptions will be implemented on January 1st, once HUD has completed its review of the Plans.

- Education – NYCHA will exempt individuals enrolled in trade schools, whether or not the award of a general equivalency (GED) or high school diploma is associated with the course of study.
- Child Care – Single adults with a child below the age of six can be exempted from community service where they show unavailability of affordable child care by producing a letter from *one* child care center stating that space is not currently available. The current standard requires two evidentiary letters.
- Victims of Domestic Violence – Consistent with the current standards, the Authority will exclude from community service individuals who have been approved for a transfer due to a domestic violence situation, but prior to actually moving to the new apartment. The exemption will cease when the resident vacates the development, rejects two apartment offers, or with the next scheduled annual recertification for the resident.

Resident Employment Opportunities

The Department of Community Operations recently retooled its resident employment efforts, through the restructuring of its Resident Employment Services Department (RES). RES is placing greater emphasis on job development, employer and industry specific training. The Department is focusing on the creation of employment opportunities by canvassing the business community to enlarge the pool of available jobs for NYCHA residents.

One of the highlights of RES over the past few months includes a collaboration with the Department of Small Business Services (DSBS) in recruiting NYCHA residents who live on the West Side of Manhattan for jobs at the recently opened Time Warner Center at Columbus Circle. RES is also working with DSBS to identify employment opportunities for NYCHA residents through the Downtown Brooklyn redevelopment project, the Atlantic Center project and the proposed development of an IKEA store in Red Hook.

RES' Employment Resource Center provides job-ready residents with world-of-work workshops, job leads, internet access and job placement assistance.

NYCHA's commitment to resident employment is firmly reflected in the fact that nearly one-third of its workforce, over 4,000 NYCHA employees, are residents. Over the last several years, public housing residents averaged 55% of all new NYCHA hires.

Each year NYCHA offers employment opportunities through its various seasonal programs, including summer youth employment initiatives. NYCHA has been seeking alternative sources to continue to support summer jobs for youth. The Authority hired more than 1,200 youth for the summer under a contract with New York City's Department of Youth and Community Development. Through this and other programs, the Authority offered approximately 2,320 summer and seasonal positions in 2004.

During 2003, 256 residents were hired through NYCHA's Section 3 program, and the Authority provided job training and job preparation to approximately 600 residents, including training in computer technology and job readiness. In addition, Resident Employment Services assisted more than 165 residents to secure employment.

To create additional opportunities for NYCHA residents, the Authority's newly implemented CM/Build Program will include an apprenticeship program. Contractor participation in State-approved apprenticeship programs is a mandatory component of NYCHA's CM/Build program. The goal of this program is to provide interested and qualified NYCHA residents with apprenticeship positions, leading to long-term careers in construction. The pre-qualified contractors will be required to hire and place residents into appropriate assignments.

The Authority plans to improve reporting on the activities of RES, including the Section 3 program. This will allow NYCHA to provide more data in future Annual Plans.

Community Programs

In 1994, NYCHA developed a multi-year plan to build, expand and renovate NYCHA-operated community centers. Since the inception of the program, renovation work has been completed at 53 centers with construction work totaling \$81 million. In 2003, construction was completed at nine centers totaling \$31 million. Construction is currently in progress at 23 locations over the five boroughs, totaling over \$101 million, with 12 new facilities projected to come online in the next year.

The Authority provides numerous programs for youth and seniors through its community and senior centers. NYCHA residents participate in after-school, fitness and sports, arts and crafts, senior wellness, and nutrition education programs year round.

In addition to community centers, NYCHA offers a wide range of social services to residents. One example of such programs is Housing Assistance for Relocation and Transitional Services, (HARTS), which is operated throughout the five boroughs and is offered to all city-referred homeless families who move into NYCHA apartments. HARTS works to ease the relocated family's transition into permanent housing and to assist them with adapting to NYCHA's rules and regulations.

Long-term (6-9 months) intensive case management services are provided to participating HARTS clients. HARTS staff also present workshops on maintaining a household, budgeting, nutrition, child rearing, and other independent living topics. These workshops are targeted to HARTS clients but are open to all NYCHA residents.

Third Party Income Verification

As of July 1, 2004, HUD requires all Public Housing Authorities to implement third party income verification and to establish quality control programs to reduce rent calculation errors.

NYCHA is mandated by HUD to complete third party income verification for all sources of resident income and deductions. Third party income verification is the verification of income directly from a third party by computer, mail, fax, phone, interview or other reliable means. HUD is providing NYCHA with access to a computer database for use to verify resident income, before or during a family reexamination, through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals. NYCHA will make use of several income verification databases including income information reported to the New York State Department of Labor, public assistance benefits from the New York City Human Resources Administration, and social security income from the Social Security Administration. Public Housing Authorities are required by HUD to put forth a conscious effort to ensure that they use all available resources to obtain verification of resident reported income.

NYCHA must also establish a quality control program to reduce rent calculation errors and prevent resident fraud. This quality control program must include an income review checklist to be completed for each resident income review. The Authority will review the income review checklists for consistency and completeness, and it will check all documents and calculations for accuracy and compliance with NYCHA procedures. Residents that do not report or underreport income will be charged retroactive rent and may be subject to termination of tenancy proceedings.

NYCHA must comply with these new HUD requirements effective for annual reviews and interim rent changes initiated on or after July 1, 2004.

Plan Availability

Following submission to HUD, the Annual and Five-Year Agency Plans will be available for public review at the Authority's main office. Copies of the final plans will also be available at more than 150 developments' Management Offices and will be provided to each public housing Resident Association president. A copy of the annual and five-year plans is available, at all times, on NYCHA's web page, which is located at www.nyc.gov/nycha.

RESUMEN EJECUTIVO

Plan Agencial de NYCHA para el Año Fiscal del 2005

La Ley Federal requiere que las autoridades de vivienda desarrollen con la ayuda de los residentes de la vivienda pública y Sección 8, oficiales electos y el público, un plan que determine las iniciativas mayores para el próximo año. Se requiere también que NYCHA en este año prepare un plan por cinco años donde se especifiquen una serie de objetivos que se propone lograr en ese periodo.

NYCHA ha desarrollado estos borradores del plan, después de haber consultado con la Junta Directiva de Asesoría de Residentes (“RAB”) durante las nueve reuniones realizadas en el 2004. RAB consiste de 45 residentes electos de la vivienda pública junto con otros 9 participantes del Programa de Sección 8. Para la publicación de dicho borrador, la Autoridad de la Vivienda apeló al público, los oficiales electos y residentes interesados para que provean sus comentarios y recomendaciones.

Para facilitar estos comentarios la Autoridad llevó a cabo cinco reuniones de nivel ayuntamiento durante junio y julio finalizando con la audiencia pública que se realizó el 15 de julio en *New York Technical College*, en el bajo Brooklyn. Además, comentarios por escrito sobre el borrador del plan fueron provistos a través de una casilla de correos que NYCHA mantuvo durante el período exigido legalmente y la cual se proveyó hasta el 15 de julio del 2004.

Después de realizarse la audiencia pública, la Autoridad se reunirá de nuevo con RAB para obtener los resultados finales. La Autoridad revisará el borrador del plan basándose sobre los comentarios recibidos de RAP y del público. Los planes finales se presentarán a HUD a más tardar el 17 de octubre del 2004. A partir de esta fecha HUD tiene 75 días para revisar y aprobar los planes. Estos planes tomarán entonces efecto en el año del 2005.

Abajo se encuentra un resumen de los asuntos más importantes del plan. Para revisar el plan ya finalizado visite la página de la Red del Internet de NYCHA, www.nyc.gov/nycha u obtenga una copia directamente de la Autoridad.

Asuntos Fiscales de la Vivienda Pública

En enero del 2004 la Junta Directiva de NYCHA aprobó el plan de finanzas balanceado desde el 2004 hasta el 2007. Este plan está a la disposición en la página de la Red del Internet de NYCHA: www.nyc.gov/nycha. El plan continúa sosteniendo el compromiso viable de largo plazo de NYCHA para procurar viviendas públicas de bajo costo para sus actuales y futuros residentes. Aunque el plan refleja una pérdida de los fondos gubernamentales e incremento de costos, preserva aun los servicios más substanciales para los residentes y mantiene el nivel máximo del costo de alquiler, continuando con sus inversiones mayores de capital en el portafolio de NYCHA.

Desde el 2001 la Autoridad ha perdido 240 millones de dólares en subsidios gubernamentales mientras que el costo de gastos no-discrecionales ha aumentado a más de 97 millones de dólares. NYCHA ha optado una variedad de acciones con el propósito de

balancear el presupuesto, incluyendo la racionalización de operaciones a través de una consolidación de funciones administrativas, inversiones recientes en tecnología y un conteo de reducción planificada de 983 posiciones administrativas en los últimos dos años, mientras que trata de preservar los servicios más importantes al nivel del residencial.

NYCHA tiene una significativa necesidad de subsidios por lo que una tercera parte de sus residenciales tienen entre 40 y 70 años. El presupuesto de capital propuesto para el 2005 de 367 millones de dólares incluye fondos para los trabajos de modernización como son los de albañilería, plomería, mejoras en las cocinas y los baños, terrenos circuncidantes, ascensores, ventanas y los centros comunales Sin embargo, debido a las reducciones previamente realizadas, la necesidad de capital primordial de NYCHA se estima que supera los 600 millones de dólares que excede a los fondos que se harán disponibles a NYCHA en los próximos cuatro años ya prioritarios y en muchos casos deferidos. Para asegurar que las necesidades más críticas sean atendidas, NYCHA está implementando un proceso nuevo de evaluación de necesidades para dar prioridad a futuros proyectos con respecto a capital.

NYCHA también ha tomado las medidas necesarias para participar en el Programa de Fondos de Capital para Financiamientos (sus siglas en inglés CFFP) con la intención de acelerar los esfuerzos de modernización. El Estado de Nueva York aprobó en el mes de julio que la Corporación de Urbanización y Desarrollo de Viviendas de la Ciudad de Nueva York le dispensara a NYCHA 600 millones de dólares; la Autoridad busca ahora la aprobación de HUD y después de dicha aprobación NYCHA recibirá los fondos ya disponibles para proceder con los trabajos más urgentes de modernización.

Sección 8

NYCHA administra el Programa de Sección 8 más grande del país, con aproximadamente 90,500 comprobantes. Con más de 29,000 caseros participantes, el programa ha tenido éxito utilizando el 100% de su índice. En los últimos tres años, el Programa de Sección 8 de NYCHA ha crecido por encima de 15,000 comprobantes como autorizado por HUD.

A principios de año, NYCHA apeló la decisión de HUD de querer reducir la cantidad disponibles de comprobantes del programa de Sección 8 para el 2004. A fines de agosto, HUD reconoció y aceptó la apelación de NYCHA, por lo que notificó a la Autoridad que recibiría 37.3 millones de comprobantes adicionales. Basado en la adjudicación de fondos suplementarios, anticipamos que con tales fondos podemos apoyar el programa de vivienda del alcalde Bloomberg dado al nivel autorizado de comprobantes de vivienda.

Notamos sin embargo que el presupuesto de la Administración Federal para el año 2005 propone reducciones adicionales en el subsidio del programa de Sección 8. HUD ha propuesto también reducciones en el Mercado Justo de Alquileres (sus siglas en inglés FMRs) para el área metropolitana de Nueva York. Es incierto que el Congreso tome acción en el asunto por lo que no podría resolverse finalmente hasta el próximo mes enero cuando el nuevo congreso se reúna en asamblea. El Plan de NYCHA para el año del 2005 reduce por lo tanto el pago estándar de Sección 8 de un 110% a un 100% del Mercado Justo de

Alquiler (FMR) establecido por HUD para los nuevos alquileres y transferencias. Las rentas de las unidades actuales se mantendrán en un 110% del FMR.

Incremento en las Acciones de Vivienda de Bajo Costo en la Ciudad de Nueva York

NYCHA está trabajando junto con otras agencias de vivienda de la ciudad, el Departamento de Vivienda, Preservación y Desarrollo (HPD) y la Corporación del Desarrollo de Vivienda (HDC) para realizar el *Plan del Mercado Nuevo de Vivienda (New Housing Market-Place Plan)* de 3 billones de dólares del Alcalde Bloomberg para producir y preservar 65,000 unidades de viviendas de bajo costo en los próximos cuatro años. El Programa intenta preservar las viviendas existentes, construir nuevas unidades de vivienda e identificar nuevas oportunidades de desarrollo y urbanización. NYCHA ha identificado a tres residenciales, los Apartamentos de University Macombs, los Apartamentos de Brook Willis y Fabria, para reconstruir como viviendas de bajo costo bajo la iniciativa del alcalde porque las propiedades han estado vacantes, sin uso y sin mejoras. Un cuarto residencial, Markham Garden, fue seleccionado basado en su nivel de deterioro.

Las actividades de estos desarrollos que se encuentran en su mayor parte descritas abajo, permite que la Autoridad aumente el número de apartamentos de alquileres de bajo costo y disponibles en la ciudad. La reconstrucción de los apartamentos permitirá ofrecer una serie de opciones de pagos de bajo costo por lo tanto, un número significativo de unidades serán reservadas para aquellas familias que devengan menos de un 30% del Área Mediana de Ingresos (\$16,950 por una familia de tres). Estas unidades de fácil pago también estarán disponibles para familias que ganen menos de un 60% del Área Mediana de Ingresos (\$33,900 por una familia de tres), para los inquilinos previos del desarrollo, familias sin hogares y personas de edad avanzada. Esto asegurará que los fondos del capital limitado de NYCHA sean usados efectivamente para maximizar el número de unidades de viviendas públicas que puedan mejorarse y mantenerse. NYCHA se compromete a trabajar con los residentes de estos desarrollos afectados y aquellos interesados que deseen participar ofreciendo sus opiniones a las propuestas.

Apartamentos de la Universidad de Macombs (UMA). Estos apartamentos forman parte del área consolidada de Morris Heights en University Avenue del Bronx y forman parte del primer proyecto que se debe realizar bajo la colaboración de NYCHA y HUD como parte del Plan del Programa del alcalde de Mercado de Viviendas Nuevas UMA consiste de cuatro edificios para familias múltiples que están vacantes y contienen un total de 180 unidades de viviendas y un terreno vacante en el que se pueden construir 30 unidades. Esta propiedad se entregará a un contratista y quien fue designado a principios del 2004 como resultado de una Petición de Requisición o Propuesta (RFP). El urbanizador rehabilitará los existentes edificios y construirá un residencial de edificios nuevos en el terreno vacante produciendo 210 unidades con un costo de alquiler razonable. El costo total de la urbanización se ha estimado ser de aproximadamente 24.5 millones de dólares, incluyendo 7,500 pies cuadrados de espacio comercial.

Apartamentos Brook Willis - Una segunda colaboración entre HPD y NYCHA solicitó propuestas para la rehabilitación de ocho edificios vacantes que contienen un total de 121

unidades localizadas dentro de los desarrollos de Betances Houses y la sección de Mott Haven en el Bronx.

Similar a los Apartamentos de Universidad Macombs este proyecto necesitará la financiación de bonos, crédito de impuestos y de impuestos por propiedad que asegura la restauración de ocho edificios que ofrecerán viviendas de bajo costo. El uso de las fuentes de fondos alternativos en el RFP servirá para conservar los fondos de capital limitado de la Autoridad para el trabajo de modernización de la vivienda pública.

Markham Gardens – NYCHA propone restaurar los residenciales de Markham Gardens de 61 años de edificados, localizados en la sección de West Brighton en el Condado de Staten Island. Los edificios que consisten de marcos y estructuras de madera fueron temporalmente construidos como viviendas temporales para los trabajadores de un astillero cercano a la bahía de Staten Island pero nunca se intentó que sirvieran como viviendas permanentes. A través de los años los edificios se deterioraron extensivamente como resultado de la invasión de comejenes que destruyeron la mayoría de los pisos existentes y el sistema estructural. Las unidades existentes son muy pequeñas y requieren una restauración substancial. NYCHA gastó más de 15 millones de dólares en los últimos diez años para mantener este residencial. Aún invirtiendo, el desarrollo continúa deteriorándose. NYCHA ha comenzado el proceso de determinar el mejor uso del lugar consultando a los residentes, los oficiales electos, y otras personas interesadas. Los conceptos iniciales consisten en incluir un edificio para personas mayores, ofrecer oportunidades a los residentes de NYCHA para adquirir propiedad y alquileres de bajo costo.

Fabria – Fabria es un residencial que consiste de 39 unidades y que está bajo el Programa de Sección 8 en Manhattan con serios problemas estructurales. En marzo del 2003, NYCHA escogió a un urbanizador para que diseñe, financie, y reconstruya a Fabria Houses, incluyendo una rehabilitación substancial de tres edificios existentes y la construcción de dos edificios nuevos. El urbanizador tiene el subsidio asegurado para este proyecto y se anticipa que la construcción empiece en el otoño del 2004.

Programa de Capital

En marzo del 2004, el Programa de Capital y División de Desarrollo, fueron reorganizados con el propósito de apoyar desde su comienzo hasta su final, la responsabilidad, la dependencia y la autoridad sobre la construcción de los proyectos de NYCHA. La nueva división de estructura controla firmemente los trabajos de capital administrados por tal División. Para apoyar esta reorganización, NYCHA planea implementar un sistema administrativo de proyectos tecnológicos para mejorar la dinámica creativa de los reportes incluyendo aquellos emitidos desde fuera por la Red del Internet

La reorganización además fortalece el nuevo programa de observación de la Administración de Construcción de NYCHA (*CM*). Este programa utilizará compañías administrativas de construcción para aproximadamente la mitad del portafolio de capital de NYCHA. NYCHA ha acordado con cuatro contratos “*CM*” por un valor de 445 millones de dólares para completar aproximadamente la mitad de los proyectos de construcción de NYCHA dentro de los próximos tres años. La meta es mejorar la calidad y puntualidad del

trabajo en los residenciales de NYCHA. Bajo el programa, cada *CM* será responsable de la creación de una lista de postores que hayan cualificado previamente y de quienes se requerirá que asistan a un taller de aprendizaje aprobado por el estado. Nosotros anticipamos que este componente reforzará el compromiso de NYCHA de fomentar oportunidades de empleo a largo plazo para sus residentes.

NYCHA ha comenzado a utilizar su programa *CM / Build* para afrontar las mejoras físicas que se necesitan en los desarrollos de NYCHA. NYCHA y *CM* están en la actualidad en el proceso de cualificar previamente a los sub-contratistas. Se anticipa que los trabajos físicos de mejoras comiencen al final de otoño del 2004.

Operaciones Administrativas

Para mejor servir a los residentes, NYCHA descentralizó ciertas funciones administrativas. La meta es proveer a los empleados de los residenciales de la Autoridad con los recursos necesarios para responder a los problemas de manera inmediata. La descentralización más reciente fue realizada en las Unidades de Mantenimiento de Ascensores e Inspección de Contratos de Pintura, las cuales desplegarán empleados hacia ocho oficinas de administración en los condados y oficinas de servicios de emergencia. Incluido en la reorganización está el traslado de Equipo Pesado, las Secciones de Plomería y de Electricidad de los Talleres Centrales al Departamento de Servicios de Emergencia.

NYCHA ha renovado su proceso de presupuesto para incluir por primera vez el presupuesto basado en el desarrollado y un mejor control de costo. Este nuevo proceso brinda a la administración un mayor control del presupuesto y de gastos. Para apoyar este proceso, NYCHA ha diseñado e implementado un nuevo sistema computarizado de administración de finanzas.

En un esfuerzo para mejorar los horarios de las citas para las reparaciones en los apartamentos la Autoridad esta piloteando un programa computarizado para concertar los horarios de las citas. Anticipamos que este programa reducirá el número de visitas repetidas a los apartamentos de los residentes, por lo tanto satisfaciendo la necesidad del residente y mejorando la productividad del empleado.

Seguridad Pública

El crimen continúa disminuyendo en la vivienda pública. Desde 1998 al 2003 el crimen serio disminuyó un 34%, y desde el 2001 al 2003 decayó un 7.46%. El Departamento de Policía de la Ciudad de Nueva York (NYPD) ha instituido un número de iniciativas para continuar la disminución de incidentes de tendencia al crimen y asegurar aún más la seguridad del público incluyendo: 1) Operación Impacto, que trata de reducir el crimen en las áreas más afectadas como las del Bronx y Brooklyn, y 2) El Programa Piloto del Bronx, que provee la concentración y expansión de recursos policíacos para los residentes de la vivienda pública del Bronx.

NYCHA está dirigiendo la instalación de un sistema nuevo de cámaras de video de pequeña escala, sistema del que se espera impida y reduzca aún más el crimen y mejore la

calidad de vida entre los residentes. Esta nueva iniciativa utiliza la más alta resolución de la tecnología en cámaras de video de vigilancia, pudiendo producir fotografías a color. Estas cámaras están conectadas a una grabadora de video digital (DVR) que grabará y conservará las imágenes por un periodo de tiempo determinado. NYPD puede recuperar las imágenes para continuar con sus investigaciones sobre los incidentes reportados. NYCHA y NYPD trabajarán de cerca para adoptar e implementar medidas y procedimientos que aseguren el uso apropiado de estas imágenes, las que deben ser usadas exclusivamente para situaciones legales. Estas cámaras están estratégicamente ubicadas para proveer la debida vigilancia en los espacios públicos y los alrededores de los edificios de NYCHA.

NYCHA tiene un compromiso a largo plazo para mejorar los intercomunicadores en los residenciales a través toda la ciudad. Aproximadamente 20 residenciales a través de toda la ciudad tendrán pronto el beneficio de los nuevos intercomunicadores. Los intercomunicadores asegurarán una mayor seguridad por ser convenientes proveyendo además que la nueva infraestructura de la conexión del cable tenga la capacidad para otros usos como por ejemplo; poder observar las imágenes de video, teléfonos y Red del Internet. NYCHA está además tomando en cuenta el mantenimiento y la necesidad de los servicios de los sistemas de intercomunicación existentes en los residenciales. Los contratos con el sistema de intercomunicación que existen proveen las reparaciones en los componentes del sistema lo mismo que reparaciones en los apartamentos individuales según como sean solicitadas por los residentes.

En junio el 2004 el alcalde anunció una nueva iniciativa llamada *Operaciones Para la Seguridad de la Vivienda Pública*, que se dedicará a reducir las negociaciones de estupefacientes, drogas ilícitas, asaltos sexuales y la violencia producida por armas en las propiedades de la vivienda publica de la ciudad de Nueva York. *Operaciones Para la Seguridad de la Vivienda Pública* es un programa de cuatro ramas. Reforzar la vigilancia sobre los convictos apresados por crímenes sexuales que residen en la vivienda pública, visitándolos con regularidad en sus casas; crear una seria administración dedicada a participar en las audiencias de NYCHA, para darle prioridad a los casos de desalojo causados por casos envueltos en crímenes serios, como la posesión de armas ilegales, traficantes de narcóticos y estupefacientes, violadores sexuales en los terrenos circundantes de NYCHA; interrumpir a los traficantes de drogas en la venta de estupefacientes en las propiedades de NYCHA prohibiendo sus presencias en sus propiedades y terrenos arrestando a los violadores por traspasos; mejorar la supervisión de las personas que están libres condicionalmente y quienes residen en la vivienda publica proveyendo oficiales especializados en el control de la libertad condicional en la misma comunidad.

Servicio Comunitario

El requerimiento federal que pide que cada adulto que reside en una vivienda publica y que no haya sido determinado como elegible para una exención, provea ocho horas al mes de servicio o que participe por un periodo de tiempo similar, en un programa de entrenamiento de autosuficiencia, como condición para que continúe siendo inquilino, es ahora una Ley. En un aviso de PIH 2003-17, el Departamento de Urbanización y Desarrollo

Urbano (HUD) envió un mensaje a las Autoridades de Vivienda de toda la nación para que implementen el programa de servicio obligatorio comunitario.

Aunque la Junta de Asesoría de Residentes acepta la necesidad de cumplir con el requerimiento de Servicio Comunitario, la junta continúa buscando exenciones adicionales abrogando por medio de grupos de presión al Congreso de Provisiones. El documento incluido de estos borradores de los planes, muestra el formato que la Autoridad de Vivienda utiliza para implementar el mandato del Servicio Comunitario e incluye un resumen con la lista de categorías de exenciones de NYCHA.

Los individuos determinados por NYCHA que cualifican para una exención son disculpados de la obligación de proveer servicios comunitarios o de participar en un programa de entrenamiento de autosuficiencia económica. La Ley provee sólo cinco clasificaciones de exenciones. Sin embargo, NYCHA ha interpretado la Ley y ha expandido el número de exenciones a 21 categorías distintas. Al delinear estas exenciones, la Autoridad se reunió en muchas ocasiones con grupos de apoyo y con la Junta de Asesoría de Residentes. NYCHA además tuvo la oportunidad de beneficiarse con los puntos de vistas expresados durante las reuniones del Plan de la Agencia del año pasado y en la audiencia pública.

NYCHA prometió durante su testimonio delante del Consejo de la Ciudad de Nueva York que continuará considerando sugerencias adicionales con respecto a las categorías sobre las exenciones actuales y otros criterios razonables que podrían formar la base a clasificaciones adicionales que cumplan con la ley federal. Basado en los comentarios y recomendaciones de ambos, RAB y el público que atendió a las audiencias públicas, las exenciones para cumplir el servicio obligatorio comunitario se expandirían para incluir a las siguientes categorías. Se anticipa que estas exenciones se implementen el 1ro. de enero tan pronto HUD haya completado la revisión de los planes.

- **Educación** - NYCHA exentará a los individuos que estén matriculados en escuelas de habilidad, talento o especialidad ya tengan o no el grado equivalente general (GED) o el diploma de bachillerato o de escuela superior y asociadas al curso de estudios.
- **Cuidados de Niños** - Los adultos solteros con niños menores de seis años pueden ser exentos de prestar el servicio comunitario si prueban la imposibilidad de encontrar un servicio para el cuidado del niño que sea de bajo costo por medio de **una** carta de una agencia o centro al cargo del niño que declare que no tiene al momento espacio disponible. El estándar actual requiere que se enseñen dos cartas de evidencia.
- **Víctimas de la Violencia Doméstica** - Consistente con los estándares actuales de la Autoridad, se excluirá de prestar los servicios comunitarios a los individuos que hayan sido aprobados para un traslado dado a una situación de violencia doméstica y antes de haberse mudado al nuevo apartamento. La exención cesará cuando el residente desocupe el residencial, rechace dos ofrecimientos de apartamentos o cuando esté por recibir la re-certificación que se le había programado.

Oportunidades de Empleo para los Residentes

El Departamento de Operaciones Comunes recientemente re-implementó sus esfuerzos con respecto a ofrecer oportunidades de empleo a sus residentes, a través de la reestructuración del Departamento de Servicios de Empleo para Residentes (RES). RES está interesada en el desarrollo de empleos, el empleador y entrenamiento específico de la industria. El Departamento se está concentrando en la creación de oportunidades de empleo solicitando a la comunidad del mundo de los negocios que expanda la disponibilidad de empleos para los residentes de NYCHA.

Uno de los puntos más importantes de los recientes meses pasados, RES menciona la colaboración del Departamento de Servicios de Negocios Pequeños (DSBS) para contratar a los residentes de NYCHA que residan en la parte oeste de Manhattan para ofrecerles empleos en el recientemente inaugurado Centro Time Warner en Columbus Circle. RES está además trabajando junto con DSBS para identificar las oportunidades de empleo para residentes de NYCHA en el área baja de Brooklyn de nuevo restaurada, el proyecto Center Atlantic y el desarrollo propuesto de una tienda IKEA en Red Hook.

El Centro de Recursos de Empleo de RES provee oportunidades de trabajo a los residentes ya preparados y que hubieran atendido a un taller de trabajo para encaminarlos a empleo, lo mismo que darles acceso a la Red del Internet y asistirlos en la ubicación de empleo.

El compromiso de NYCHA de contratar al residente para un empleo está reflejado firmemente en el hecho de que cerca de una tercera parte de sus empleados, más de 4,000 empleados de NYCHA, son residentes. En los últimos años, los residentes de vivienda pública alcanzaron un promedio de un 55% de todos los nuevos empleados contratados por NYCHA.

Cada año, NYCHA ofrece oportunidades de empleo a través de sus varios programas de temporada, que incluyen iniciativa de empleos para los jóvenes durante el verano. El año pasado, aproximadamente unos 2,340 jóvenes participaron en el programa de verano de NYCHA. NYCHA ha estado buscando recursos y alternativas para continuar con el soporte de empleos para los jóvenes durante el verano. La Autoridad empleó a 1,200 jóvenes para el verano bajo el contrato que tiene con el Departamento de Jóvenes y Desarrollo de la Comunidad de la Ciudad de Nueva York (DYCD). A través de éstos y otros programas, la Autoridad ofreció 2,300 posiciones durante el verano y temporadas de las estaciones del 2004.

Durante el 2003, 256 residentes fueron contratados a través del Programa de Sección 3 de NYCHA y la Autoridad proveyó entrenamiento de trabajo y la preparación de empleo para aproximadamente 600 residentes, incluyendo entrenamiento en tecnología de computadoras y preparación para la disponibilidad de empleo. Además, los Servicios de Empleo de Residentes asistieron a más de 165 residentes en conseguir empleos permanentes.

Para crear oportunidades adicionales para los residentes, el nuevo Programa Implementado de Desarrollo (CM) de NYCHA incluirá un programa de aprendizaje. Participación de Contratistas en el programa de aprendizaje aprobado por el estado de Nueva York es obligatoria en nuestro programa de CM. La meta de este programa es proveer a los residentes interesados que cualifiquen con posiciones de aprendizaje que conduzcan a empleos de construcción permanentes. Se requiere de los contratistas que hayan cualificado previamente que participen en el programa de aprendizaje aprobado por el estado de Nueva York. Los contratistas que hayan cualificado previamente serán requeridos a que contraten y ubiquen a los residentes en asignaciones apropiadas.

La Autoridad planea mejorar la comunicación sobre las actividades del RES, incluyendo lo referente al Programa Sección 3. Esto le permitirá a NYCHA proveer más información para los planes anuales futuros.

Programas Comunitarios

En 1994, NYCHA desarrolló un plan múltiple en el año para construir, expandir y renovar los centros comunales operados por NYCHA. Desde el principio de este programa, los trabajos de renovación se han completado en 53 centros con trabajos de construcción que equivalen a un monto total de 81 millones de dólares. En el 2003, la construcción terminó en nueve centros lo que equivale un monto total de 31 millones de dólares. Las construcciones están actualmente en progreso en 23 localidades en los cinco condados, equivalente a un monto total de 101 millones de dólares, con otras 12 nuevas facilidades proyectadas para estar disponibles el próximo año.

La Autoridad ofrece numerosos programas para los jóvenes y personas de edad avanzada a través de sus comunidades y centros para personas mayores. Los residentes de NYCHA participan durante todo el año en programas para después de horas de escuela con respecto a la mantención del estado físico, deportes, artes, trabajos manuales, y programas educativos con respecto a la nutrición y la salud para las personas de edad avanzada.

Además de los centros comunales NYCHA ofrece una variedad de servicios sociales para residentes. Un ejemplo, es la asistencia durante la reubicación a una vivienda y los servicios transitorios (HARTS) el cual es administrado a través de los cinco condados y ofrecido a familias desamparadas referidas por la ciudad quienes se mudan a apartamentos de NYCHA. HARTS trabaja para aliviar la transición producida por la reubicación de las familias a viviendas permanentes y a ayudarlos a adaptarse a las reglas y medidas de NYCHA.

Se ofrecen servicios administrativos para casos intensivos en un periodo de largo plazo (6-9 meses) para todos los participantes de HARTS. Los empleados de HARTS además brindan talleres de estudios con respecto a los temas del hogar, presupuesto, nutrición, cuidados de niños y otros temas de cómo subsistir independientemente. Estos talleres son ofrecidos a los clientes de HARTS, pero están disponibles para todos los residentes de NYCHA.

Verificación de Ingresos Por Terceros

A partir del 1ro. de julio del 2004, HUD requiere que todas las Autoridades de Viviendas Publicas implementen una verificación de ingresos por terceros y establecer de este modo programas de control de calidad para reducir los cálculos errados sobre el valor del alquiler.

NYCHA está obligada por HUD de verificar los ingresos por medio de terceros y por medio de todas las fuentes de ingresos lo mismo que las deducciones de los residentes. La verificación por terceros es una verificación de ingresos que proviene directamente de una tercera persona o fuente, ya sea por computadora, correo, facsímile, teléfono, entrevista u otro medio de fiar. HUD le está proveyendo acceso a NYCHA a una computadora de datos para el uso de verificación de ingresos del residente antes o durante el re-examen de una familia a través de una fuente independiente que sistemáticamente y uniformemente mantendrá la información de ingresos de manera computarizada capaz de cubrir a un gran número de individuos. NYCHA hará uso de las varias fuentes de datos colectados para verificar los ingresos reportados al Departamento de Labor del Estado de Nueva York incluyendo los beneficios recibidos de asistencia pública de la Administración de Recursos Humanos de la Ciudad de Nueva York y Seguro Social de la Administración del Seguro Social. HUD requiere también que todas las Autoridades de Vivienda Pública se esfuercen en asegurar que se utilizarán todas las fuentes disponibles para obtener verificación de los ingresos que el residente reporta.

NYCHA debe también establecer un programa de control de cantidad para reducir los cálculos erróneos sobre el valor del alquiler y prevenir de esta manera fraudes concernientes a residentes. Este programa de control de calidad debe incluir una revisión completa de la lista que especifica los ingresos para cada uno de los residentes durante la revisión de sus ingresos. La Autoridad revisará las listas de revisión de ingresos para verificar su consistencia y complemento y asegurarse que todos los documentos y cálculos no estén errados y cumplan con los procedimientos de NYCHA. A los residentes que no reporten o no reporten por completo sus ingresos se les cobrara retroactivamente el alquiler que ha debido pagar y estarán sujetos a una posible acción del término del inquilinato.

NYCHA debe cumplir con todos estos nuevos requisitos de HUD a partir del 1ro. de julio del 2004 incluyendo la revisión anual de ingresos y los cargos que fueron iniciados en esa fecha o después de ella.

Disponibilidad del Plan

Seguido a la presentación a HUD del Plan Anual y de Cinco Años de la Agencia está ahora disponible para ser revisado por el público en la oficina principal de la Autoridad de la Vivienda. Copias del plan final estarán también disponibles en más de 150 Oficinas de Administración de la Autoridad y serán provistos a cada uno de los residentes de la vivienda por medio de sus presidentes de la Asociación de inquilinos. Una copia del Plan de Anual y de Cinco Años de la Agencia también está disponible todo el tiempo en la página de la Red del Internet de NYCHA: **www.nyc.gov/nycha**.

NOTICE

New York City Housing Authority Agency Plan 2005

In accordance with Section 5A of the Housing Act of 1937 as amended, the New York City Housing Authority (“NYCHA”) has developed a draft annual plan for FY2005 and a draft five year plan covering FY2005-FY2009. The draft plans were developed following weeks of meetings and discussions with the 54 members of the citywide Resident Advisory Board.

Availability of Plan for Public Inspection

The public is advised that the proposed plan will be available for public inspection at NYCHA's principal office, located at 250 Broadway, 12th Floor, Reception Area, New York, N. Y. starting on May 24, 2004 through July 15, 2004 between the hours of 9:30 AM and 4:30 PM. The Plan will *also* be available at the following locations:

- On NYCHA’s webpage, which can be located at **<http://www.nyc.gov/nycha>**
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers listed below during the hours of 9:00 AM to 7:30 PM:

Polo Grounds Community Center 2965 8 th Avenue New York, New York	Bronx River Community Center 1558 East 174 th Street Bronx, New York	Lafayette Gardens Community Center 442 DeKalb Avenue Brooklyn, New York
Rutgers Community Center 200 Madison Street New York, New York	Bland Community Center 133-36 Roosevelt Avenue Flushing, New York	Breukelen Community Center 715 East 105 th Street Brooklyn, New York
Classic Center at Melrose 286 East 156 th Street Bronx, New York	Ocean Bay/Bay Side Community Ctr. 57-10 Beach Channel Drive Far Rockaway, New York	Staten Island Community Operations Borough Office 140 Richmond Terrace Staten Island, New York

Public Comment

NYCHA will hold five Town Hall meetings at which the public is invited to raise questions regarding the draft plan to senior NYCHA officials. These meetings will be held between 6:30 PM-and 8:00 PM at the dates and locations shown below:

Thursday, June 10, 2004		Thursday, June 17, 2004	
Manhattan Fashion Institute of Technology Haft Auditorium 7 th Avenue & 27 th Street New York, New York		Queens Elechester Industrial Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York	
Wednesday, June 23, 2004	Tuesday, June 29, 2004	Thursday, July 1, 2004	
Bronx Classic Center at Melrose 286 E. 156 th at Morris Avenue Bronx, New York	Staten Island IS 49 Dreyfus Intermediate School 101 Warren Street at Gordon Street Staten Island, New York	Brooklyn New York Technical College Klitgord Auditorium 285 Jay Street at Tillary Street Brooklyn, New York	

Public Comment:

NYCHA also invites public comment on the proposed plan at a public hearing to be held on Thursday, July 15, 2004, from 5:30 PM to 8:00 PM at:

New York City College of Technology
Klitgord Auditorium
285 Jay Street at Tillary Street
Brooklyn, New York

Each location listed above is both handicapped accessible and can be reached using public transportation.

Written comments regarding the draft plan are encouraged. To be considered **submissions must be received not later than July 15, 2004**. Comments may be sent either through the internet address set out above or via *ordinary* mail (fax submissions will not be accepted) to the address set forth below:

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

Michael R. Bloomberg, Mayor

Tino Hernandez, Chairman

AVISO
PLAN AGENCIAL DE LA AUTORIDAD DE VIVIENDA DE NYC PARA EL AÑO DEL 2005

De acuerdo con la sección 5A de la Ley de Vivienda de 1937 según enmendada, La Autoridad de la Vivienda de la Ciudad de Nueva York (sus siglas en inglés "NYCHA") ha desarrollado un borrador del Plan Anual de la Agencia para el 2005 y otro borrador del Plan para cinco años desde el 2005 hasta el 2009. Los borradores de estos planes fueron desarrollados después de varias semanas de reuniones y discusiones con los 54 miembros de la Junta Directiva del Consejo de Residentes a través de la ciudad.

Disponibilidad de los Planes para la Inspección Pública

Le informamos al Público que el Plan propuesto estará disponible para su inspección en la Oficina Principal de NYCHA, localizada en el 250 de Broadway, Piso 12, en el área de la recepción en Nueva York a partir del 24 de mayo del 2004 hasta el 15 de julio del 2004 entre 9:30 AM a 4:30 PM. El Plan estará también disponible en los siguientes lugares:

- En la página de la Red de Información de NYCHA : www.nyc.gov/nycha
- En la oficina administrativa de cada uno de los residenciales de NYCHA durante horas laborales
- En los centros comunales enumerados a continuación durante las horas de 9:00 AM a 7:30 PM.
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<p>Centro Comunal Polo Grounds 2965 – 8va. Avenida Nueva York, N.Y.</p> <p>Centro Comunal Rutgers 200 – Calle Madison New York, N.Y.</p> <p>Centro Clásico de Melrose 286 Este - Calle156 Bronx, N.Y.</p>	<p>Centro Comunal Bronx River 1558 Este - Calle 174 Bronx, N.Y.</p> <p>Centro Comunal Bland 133-36 – Avenida Roosevelt Flushing, N.Y.</p> <p>Centro Comunal Ocean Bay/Bay Side 57-10 Beach Channel Drive Far Rockaway, N.Y.</p>	<p>Centro Comunal Lafayette Gardens 442 Avenida DeKalb Brooklyn, N.Y.</p> <p>Centro Comunal Breukelen 715 Este – Calle 105 Brooklyn, New York</p> <p>Operaciones Comunales de S.I. Oficina del Condado 140 Richmond Terrace Staten Island, N.Y.</p>
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Aviso al Público

NYCHA realizará cinco reuniones públicas a las cuales se invitará al público para que hagan preguntas a altos funcionarios de NYCHA con respecto al borrador del plan. Estas reuniones comenzarán a las 6:30 PM hasta las 8:00 PM en las fechas y lugares especificados abajo:

Jueves, 10 de junio del 2004		Jueves, 17 de junio del 2004	
<p align="center">Manhattan Instituto de Tecnología y Diseño Auditorio Haft Avenida 7ª y Calle 27 Nueva York, N.Y.</p>		<p align="center">Queens Centro Industrial Elechester 67-35 Parsons Boulevard - Avenida Jewel Flushing, N.Y.</p>	
Miércoles, 23 de junio del 2004		Martes, 29 de junio del 2004	Jueves 1 de julio del 2004
<p align="center">Bronx Centro Clásico en Melrose 286 Este, 156 Avenida Morris Bronx, N.Y.</p>		<p align="center">Staten Island Escuela Intermediaria Dreyfus 49 101 Warren - Calle Gordon Staten Island, N.Y.</p>	<p align="center">Brooklyn Colegio Técnico de Nueva York Auditorio Klitgord 285 Jay - CalleTillary Brooklyn, N.Y.</p>

Aviso al Público:

NYCHA también invita al público a expresar sus comentarios con respecto el plan propuesto durante la audiencia que se llevará a cabo el jueves, 15 de julio del 2004 de 5:30 PM a 8:00 PM en:

**El Colegio de Tecnología de Nueva York
Auditorio Klitgord
285 Jay en la Calle Tillary
Brooklyn, N.Y.**

Todos los sitios indicados arriba son accesibles por transporte público para personas incapacitadas.

Se invita al público a expresar por escrito sus comentarios acerca del plan propuesto. **Para ser considerado, las preguntas deben ser recibidas antes del 15 de julio del 2004.** Los comentarios pueden ser enviados a través de la dirección electrónica mencionada arriba o por correo ordinario a la dirección especificada abajo. (**No** se aceptarán facsímiles).

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

Michael R. Bloomberg, Alcalde

Tino Hernandez, Presidente

PHA Plan Agency Identification

PHA Name: New York City Housing Authority ("NYCHA")

PHA Number: NY005

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website (Plan only)
- Other (list below)

The FY20005 Draft Plan is available for public inspection at NYCHA's principal office, at more than 150 Project Management Offices scattered throughout New York City and from each Resident Association President. The Agency Plan is also available on the Housing Authority's webpage www.nyc.gov/nycha

A copy of the Notice announcing the availability of the Plan for inspection, five Town Hall meetings and a public hearing, is found immediately preceding the Attachments found at the end of the Annual Plan.

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

The Agency Plan, with attachments and supporting documents, is available for public inspection at NYCHA's office at 250 Broadway – 12th Floor, in lower Manhattan. Those wishing to examine the supporting documents should phone 212/306-4273 to schedule an appointment.

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

In addition to NYCHA's five-year and annual modernization plans, Attachments C and D to this Plan, the Authority has provided several quantifiable measures for other elements of the five-year plan. We have elected to do so where, in our opinion, a quantifiable goal is appropriate. However, we have not done so in every instance, since many of the goals set out in HUD's Form 50075 are either inappropriate for quantifiable measure or unrealistic in light of recent events or legislation.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
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). NYCHA has recommended federal preemption of local Wicks Law as a means to improve the obligation and expenditure of Capital Fund allocations.

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Goal: To more efficiently manage NYCHA's small and scatter-site developments

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
This program is currently operational
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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:

Section 16(a)(3)(iii) of the Housing Act, as amended, 42 USC 1437n(a)(3)(iii) requires that deconcentration offers be made "only in a manner that allows the eligible family to have the sole discretion in determining whether to accept the incentive and an agency may not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of a [deconcentration] development". In view of

the statutory standard, NYCHA is unable to establish a quantifiable goal for this element.

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

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

The Housing Authority has installed 15 large scale Closed Circuit Television (CCTV) systems citywide that have reduced crime by 17% in 2002, and another 5% in 2003 at those locations. Although this program has been successful, it has been extremely costly in terms of both equipment and onsite monitoring by the Police Department. As a more cost-effective alternative, NYCHA is now proposing to install small-scale systems to further deter and reduce crime and enhance the quality of life for residents. This new initiative uses state-of-the-art high-resolution-video surveillance cameras with the ability to take color pictures. These cameras are connected to a Digital Video Recorder (DVR) and a Video Monitor. The system has the ability to record and store camera images for a set period of time. The NYPD may retrieve these images for follow-up investigations to reported incidents. NYCHA and the NYPD will work together to adopt and implement policies and procedures to ensure the appropriate use of these images for law enforcement activities only. These cameras are strategically placed to provide surveillance of public spaces in and around buildings.

Objective: NYCHA will seek funding in order to install an additional 10 systems per year and subsequently reduce crime and quality of life complaints by 10% in the targeted buildings.

Goal: Extend operational hours of NYCHA-run community centers (which serve as safe havens, crime deterrents, and emergency facilities) to maximize overall community access and broaden populations served.

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

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

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

Goal: Develop and implement a pre-apprenticeship program to introduce and prepare residents to the world of work in the construction trade.

Goal: Community Center Modernization - Construction is currently in progress at 23 locations over the five boroughs, totaling over \$101 million.

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.

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

Objective: Reduce TNH (tenant not-at-home) instances by 75%; increase customer satisfaction with work ticket completion and handling by 75%.

- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Goal: Publish Comprehensive Annual Financial Report

Objective: Annually

Goal: Implement project based accounting in 345 developments by January 2006

Goal: Reduce the reliance on paper in the property management process through field service automation.

Objective: Within five years, NYCHA field inspections will be performed in a standard enterprise technology solution.

Substantial Deviation

24 CFR 903.7®(2) (effective November 22, 1999) requires each housing authority to identify the basic criteria that will be used to determine a substantial deviation from the five-year plan, which would necessitate an explanation to HUD in the Annual Plan.

NYCHA has determined that it will use the following criteria defining "substantial deviation":

Any goal that cannot be completed within the timeframe set forth in the five-year Plan, or any modification to such plan. Notwithstanding the preceding sentence, a substantial deviation will not occur where implementation or achievement of a goal is delayed due to factors beyond NYCHA's control. Such factors include, but are not limited to, lower than anticipated appropriation or allocation levels, a change in the City's Consolidated Plan, legislative or judicial mandates or HUD directives or policy modifications.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

A concise presentation of NYCHA's Annual Plan for FY2005 appears at the first page. It is entitled "Executive Summary - NYCHA's Agency Plan for 2005."

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A** Assessment of Site-Based Waiting List Development Demographics **ny005a01**
- B** PHA Management Organizational Chart **ny005b01**
- C** FY 2005 Capital Fund Program Annual Plan **ny005c01**
- D** Five Year Action Plan for Capital Fund **ny005d01**
- E** Section 8 Homeownership Capacity Statement **ny005e01**
- F** Community Service Statement **ny005f01**
- G** Pet Ownership Statement **ny005g01**
- H** Recommendations of the Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **ny005h01**
- I** Resident Membership of the PHA Governing Board Statement **ny005i01**
- J** Section 8 Project Based Voucher Program Statement **ny005j01**
- K** Voluntary Conversion Under Section 22 **ny005k01**
- L** Meeting Five-Year Plan Mission and Goals Statement **ny005l01**
- M** Deconcentration Plan **ny005m01**
- N** Comments from the Public to the FY 2005 Plan **ny005n01**
- O** Section 3 Program Summary Report **ny005o01**
- P** Performance and Evaluation Report **ny005p01**
- Q** Performance and Evaluation Report - Schedule **ny005q01**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Notice: 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) 306-4273 and making 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	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the 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	Allocation Plan - Stanton Street	Annual Plan - Eligibility, Selection and Admissions
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 referenced below</i>	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Schedule of flat rents offered at each public housing development <i>NYCHA's schedule of ceiling rents is set out at Section 4 (A) (3) (C) (2) 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 <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance 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 Comp 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 <i>See statement at 11(B) of the Annual Plan</i>	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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)
X	NYC Police Department Safety and Crime Prevention Proposal	
X	Follow-up Plan; Resident Service and Satisfaction Survey	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access - ability	Size	Location
Income <= 30% of AMI	586,095	5	5	4	1	3	4
Income >30% but <=50% of AMI	305,794	5	5	4	1	3	4
Income >50% but <80% of AMI	380,367	5	5	3	1	3	3
Elderly Persons (Age >= 62 Years)	537,490	5	5	4	4	2	3
Families with Disabilities	NA	5	5	3	4	3	3
Hispanic Households	563,991	5	5	4	1	3	4
Black	508,052	5	5	4	1	3	4
White	765,975	5	5	4	1	3	4
Asian	170,877	5	5	4	1	3	4
Other	14,609	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/s
Indicate year: 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study

Indicate year: 2002 *Housing and Vacancy Survey, conducted by the US Bureau of the Census, as tabulated by the New York Department of Housing Preservation and Development*

Other sources: (list and indicate year of information)

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.

Section 8

Section 8 Housing Needs of Families on the Waiting List (As of 1/1/2004)			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total ¹	132,519 ² <i>Of the total shown, approximately 26,400 applicants appear on both the public housing and the Section 8 waiting lists.</i>	100%	4.5% - 5.0%
Income Level			
Extremely low income <=30% AMI ³	NA		
Very low income (>30% but <=50% AMI)	NA		
Low income (>50% but <80% AMI) ⁴			
Families with	68,966	52.0%	

¹ Total includes both *extremely low-income* (below 30% of area median income) and *very low-income* (30% to 50% of area median income) families.

² Includes 9,413 Section 8 waiting list applicants who have been interviewed but not yet certified.

³ This information is not available for the Section 8 Waiting List.

⁴ Applicants with incomes above 50% of area median income are ineligible.

Section 8 Housing Needs of Families on the Waiting List
(As of 1/1/2004)

children			
Elderly families	24,320	18.4%	
Families with Disabilities	25,719	19.4%	
Ethnicity			
White	22,380	16.9%	
Black	46,527	35.1%	
Hispanic	52,464	39.6%	
Asian	2,322	1.8%	
Other	8,776	6.6%	
Characteristics by Bedroom Size			
1BR	73,458	55.4%	
2 BR	41,949	31.7%	
3 BR	15,382	11.6%	
4 BR	1,410	1.1%	
5 BR	320	0.2%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 113 months as of May 2004. The Section 8 Waiting List closed in December 1994.</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			

Public Housing

Public Housing -Housing Needs of Families on the Waiting List (As of 1/1/2004)			
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 ⁵
Waiting list total	137,665 ⁶ <i>Of the total shown, approximately 27,650 applicants appear on both the public housing and the Section 8 waiting lists.</i>	100%	3.4%
Income Level⁷			
Extremely low income <=30% AMI	97,332	70.7%	
Very low income (>30% but <=50% AMI)	28,933	21.0%	
Low income (>50% but <80% AMI)	9,282	6.7%	
Families with children	64,178	46.6%	
Elderly families	19,145	13.9%	
Families with Disabilities ⁸	38,821	28.2%	
Ethnicity			
White	13,509	9.8%	
Black	44,891	32.6%	
Hispanic	59,953	43.5%	
Asian	9,441	6.9%	
Other	9,771	7.1%	

⁵ Figure shown represents turnover (move-outs from Public Housing) during NYCHA FY2003.

⁶ Includes 20,076 Public Housing waiting list applicants who have been interviewed but not yet certified.

⁷ Does not include 2,118 applicants who do not fall into any of these income categories.

⁸ "Disabled" indicates a person, regardless of age, who falls within the definition of "disability" contained in §233 of the Social Security Act.

Public Housing -Housing Needs of Families on the Waiting List (As of 1/1/2004)			
Characteristics by Bedroom Size			
1BR	77,993	56.7%	
2 BR	43,266	31.4%	
3 BR	15,352	11.2%	
4 BR	988	0.7%	
5 BR	66	0.0%	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. 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
On average, more than 66% of the families admitted to public housing from January 1999 through December 2003 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 (*NYCHA's Designation Plan was approved by HUD in June 1999*)
- 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)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses (As of 10/13/04)		
Sources	Planned \$	Planned Uses
Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	727,346,000 ⁹	<i>Public housing operations</i>
b) Public Housing Capital Fund	365,851,042	<i>Public housing modernization & repairs and community center construction.</i>
c) Annual Contributions for Section 8 Tenant-Based Assistance	760,520,000	<i>Leased Housing</i>
d) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	N/A
e) Community Development Block Grant	695,000	<i>Modernization of State and City assisted public housing.</i>
f) Section 8 New Construction Housing Assistance Payments	9,531,000	<i>Tenant-based section 8 operations</i>
g) HOME	N/A	N/A
Other Federal Grants (list below)		
Child Care Feeding Program	2,520,000	<i>Provides lunch and snacks at approximately 115 developments.</i>
Summer Lunch Program	406,000	<i>Provides meals & snacks to youngsters under the age of 19.</i>

⁹ This amount assumes a 94.7% funding level.

Financial Resources: Planned Sources and Uses (As of 10/13/04)		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Year 03	377,077,187	<i>Modernization</i>
Capital Fund Year 04	365,851,042	<i>Modernization</i>
Congregate Housing	207,000	<i>Provides supportive services for elderly residents of Saratoga Square.</i>
HOPE VI Revitalization	17,734,713	<i>Public housing revitalization, homeownership, tenant services.</i>
Resident Opportunity and Self- Sufficiency Grants (FY 2002 and 2003 grants)	864,000	<i>Economic Development & Supportive Services, Youth Build, Resident Uplift & Economic Development.</i>
3. Public Housing Dwelling Rental Income	596,002,000	<i>Public housing operation, anti-crime security, tenant services.</i>
Non Dwelling Rent		<i>Public housing operations.</i>
4. Other income (list below)		
Misc. Income	17,871,000	<i>Public housing operations</i>
Interest Income	6,265,000	<i>Public housing operation, anti-crime security, tenant services.</i>
4. Non-federal sources (list below)		
Total resources	3,248,764,984	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

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)
Within six to nine months
- 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)

(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 A (Attachment Filename: ny005a01*
- 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 five Housing Applications Offices, with one located in each of the City's five boroughs.

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? *Two*

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? *Two waiting lists. Public housing, Section 8.*

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 five housing applications offices, with one located in each of the City's five boroughs

(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:

(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?

On average, more than 66% of the families admitted to public housing from January 1999 through December 2003 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 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)

Accessible Apartments.

One out of three rentals will go to a current household seeking a transfer.

c. 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
Health Emergencies
Legally doubled up and overcrowded in public housing
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 homeless persons. (Stanton Street)

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

Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 3 Substandard housing
- 1 Homelessness (City referred)
- 3 High rent burden
- 2 Homelessness (other than city referred)

Other preferences (select all that apply)

Working family priorities are assigned by income tier with the first number representing Tier III, followed by Tier II, and then Tier I.

- 1,2,3** 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
- 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 Intimidated Witnesses*
- 2 Health Emergencies*
- 3 Doubled up and Overcrowded public housing residents*
- 1 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)*
- 2 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)*

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

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(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)
- 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; i.e., whether damage claims were paid during prior Section 8 occupancies

(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)

Five housing applications offices, one located in each of the City's five boroughs.

(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:

Offered automatically

(4) Admissions Preferences

a. 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)
Intimidated witnesses, doubled up, overcrowded, or NYCHA tenants who are required to move for modernization or related programs.

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

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

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

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

- 4 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 4 Substandard housing
- 1 Homelessness (City referred)
- 4 High rent burden
- 3 Homelessness (non-city referred)

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)
 - 2 Intimidated Witnesses*
 - 4 Overcrowded*
 - 4 Doubled Up*
 - 4 Residents Required to Move*
 - 2 Family Unification Program (Referred by Administration for Children's Services)*

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

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

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.

Project-Based Conversions

At HUD's request, NYCHA will administer a program to assist families residing in developments assisted under the Section 8 project-based program, where the owner has

elected to leave the program. Under the program, NYCHA will administer the conversion of existing project-based assistance to a tenant-based format, which will be provided to eligible residents of the affected properties. NYCHA lacks current knowledge of the number of units it will be asked to administer during FY2005. NYCHA anticipates that all residents certified by the owner as eligible for assistance will be accorded a streamlined application process that will include a NYCHA criminal background check.

Family Unification

In 2005, if funding is available, NYCHA will apply for 100 units, valued at approximately \$750,000, in assistance under the Section 8 Family Unification program. Family Unification addresses the needs of families with children in foster care where shelter is required before children and parents can be united, or where children are in imminent danger of being removed from the home due to housing need. NYCHA will contribute 100 vouchers to the program from its current inventory. NYCHA's waiting list will be opened to accept applicants who meet the above criteria and are referred by the New York City Administration for Children's Services. This is separate and in addition to any referrals received from ACS under priority codes 1 or 2.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(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 financial 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 then current income.

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

NYCHA's flat rents are equal to ceiling rents as follows:

<i>0 Bedroom -- \$347</i>	<i>3 Bedrooms-- \$619</i>	<i>6 Bedrooms-- \$901</i>
<i>1 Bedroom -- \$421</i>	<i>4 Bedrooms-- \$693</i>	
<i>2 Bedrooms-- \$495</i>	<i>5 Bedrooms-- \$797</i>	

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

- For the earned income of a previously unemployed household member
NYCHA has implemented the 24-month earned income disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

Decreases in family income must be reported

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

(2) Flat Rents

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

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

NYCHA's flat rents equal the current ceiling rents

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

Under the federal FY 2004 appropriation the cost of the Section 8 program has been limited to levels incurred as of August 2003, subject to HUD inflationary adjustments. The Administration's proposed budget for FY2005 reduces funding by an additional \$107 million. As of this date, Congress has not enacted any legislation for FY 2005. NYCHA remains uncertain as to what actions the Congress, or HUD, may take in the future. The Authority therefore reserves its right, subject to appropriation levels and such directives as HUD may issue hereafter, to take appropriate action with respect to the payment standard, assisted family rental contributions or other program elements, to the extent permitted under the law.

(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 (new applicants and transfers)
- Above 100% but at or below 110% of FMR (current units)
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below) as needed

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)

See NYCHA's Administrative Plan

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

During FY2005, 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. **See attachment ny005o01**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	180,892	8,000
Section 8 Vouchers	88,338	6,300
Section 8 Certificates	0	
Section 8 Mod Rehab	0	
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included in voucher numbers	
Neighborhood Networks 03	200	
ROSS/RSDM 02	60	Program ends December 2005
Service Coordinator	12,000 elderly/disabled residents	Expect to be funded by Operating at a comparable level
Other Federal Programs(list individually)		
Child Care Feeding	3,800 children	
Summer Lunch	7,200 children	

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 General Memoranda*
- *Emergency Procedure Manual*
- *Contract Procedure Resolution*
- *Housing Applications Manual*
- *Personnel Manual*
- *NYCHA Standard Procedures*

(2) Section 8 Management: (list below)

- *Leased Housing Department Policy memos*
- *NYCHA Section 8 Administrative Plan*
- *Leased Housing Department*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

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)

Borough offices for Housing Applications and Leased Housing.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

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. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ny005c01**

-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) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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) **ny005d01**

-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)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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- Oceanside (formerly known as Arverne Houses)**
2. 2. Development (project) number: **NY005244F**
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- Bayside (formerly known as Edgemere Houses)**
2. Development (project) number: **NY005244D**
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 Houses**
2. Development (project) number: **NY005177**
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 Houses

Site A consists of thirty-two 2-family homes where construction is anticipated to be completed by the end of July 2004.

Site B pre development and development agreements have been signed

Site C Bergen Street site was submitted to the Department of Housing and Community Renewal (DHCR)

There is serious need for additional affordable housing. Yet for the past several years, neither the federal nor the state government has acted to provide funding for additional public housing.

The Authority's goal is to increase the supply of affordable housing that we can offer to low-income families. There will be no decrease in the number of units that are currently available. Nor do we intend to permanently displace any of our current residents.

Nevertheless, in accordance with its past practice, the Authority will not undertake any action until after it consults with the residents of the affected developments.

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:

Working jointly with the New York City Department of Housing Preservation and Development (HPD) through the New Housing Marketplace Initiative, the following project is underway:

Markham Gardens Redevelopment - NYCHA proposes to redevelop the 61-year-old Markham Gardens Houses, which is located in the West Brighton section of the borough of Staten Island. The buildings are wood frame structures and were originally constructed as temporary housing for workers at nearby Staten Island shipyards. These buildings were never intended to be permanent housing. Over the years, a great deal of deterioration has occurred there. The existing units are undersized and many of the units require extensive rehabilitation work due to the past presence of termites, which destroyed many of the existing first floor structural systems. NYCHA has expended over \$15 million in the last ten years to maintain these buildings. Even after this investment, the development continues to deteriorate. NYCHA has begun a process to determine the best use of the site in consultation with the residents, elected officials and other interested parties. Initial

concepts include senior housing, homeownership opportunities for NYCHA residents and affordable rentals.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name: Prospect Plaza	
1b. Development (project) number: NY005177	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA is considering granting a 99-year lease to a developer for mixed financed development and rehabilitation on all three Prospect Plaza properties to provide a total of approximately 473 housing units with a HOPE VI grant for neighborhood revitalization. In addition, it is anticipated that a 20,000 square foot community center, a 10,000 square foot business incubator, a 10,000 square foot daycare center, and 18,300 square feet of retail space may be constructed on site. All residents have been relocated and have been given the right to return to units of appropriate size.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : June 2004	
5. Number of units affected: 355	
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 projected start date of activity: June 2004	
b. Projected end date of activity: May 2005	

Demolition/Disposition Activity Description	
1a. Development name: Vacant FHA Repossessed Houses – Groups I, II, III, IV, V, VI, VII, VIII, IX, X	
1b. Development (project) number: NY005140, NY005155, NY005158, NY005159, NY005182, NY005199, NY005197, NY005198, and NY005206	

<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to dispose of three (3) vacant lots and thirty (30) vacant single family FHA Repossessed Houses. Twenty-nine of the houses and the vacant lots are located in Queens and the remaining house is located in Staten Island. Due to their scattered locations the FHA houses cannot be efficiently managed as scattered public housing units and represent an inefficient allocation of housing resources within the Authority.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: June 2004</p>
<p>5. Number of units affected: 30</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: June 2004</p> <p>b. Projected end date of activity: December 2005</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Occupied FHA Repossessed Houses – Groups I, II, III, IV, V, VI, VII, VIII, IX, X</p> <p>1b. Development (project) number: NY005140, NY005155, NY005158, NY005159, NY005182, NY005199, NY005197, NY005198, NY005206, NY005212</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>NYCHA is considering the disposition of 249 FHA Repossessed Houses with a total of 279 public housing units. These houses, including 26 multi-family structures with two (2) to four (4) units, are scattered throughout the boroughs of the Bronx, Brooklyn, Queens, with the largest concentration in Queens. Due to their scattered locations, in total, the FHA houses cost more to operate as public housing and produce an operating deficit after Annual Contributions Contract allowance. These houses also require varying degrees of repair and renovation at a total cost of up to \$20 million. It has been determined that the FHA houses cannot be efficiently managed as scattered public housing units and they represent an inefficient allocation of housing resources within the Authority. NYCHA will consider the disposition of these units to eligible occupants for homeownership opportunities.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: June 2004</p>
<p>5. Number of units affected: 279</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: September 2004</p> <p>b. Projected end date of activity: December 2005</p>

Demolition/Disposition Activity Description	
1a. Development name:	Markham Gardens
1b. Development (project) number:	NY005009
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to redevelop the 61-year-old Markham Gardens Houses, which is located in the West Brighton section of the borough of Staten Island. The buildings are wood frame structures and were originally constructed as temporary housing for workers at nearby Staten Island shipyards. These buildings were never intended to be permanent housing. Over the years, a great deal of deterioration has occurred there. The existing units are undersized and many of the units require extensive rehabilitation work due to the past presence of termites, which destroyed many of the existing first floor structural systems. NYCHA has expended over \$15 million in the last ten years to maintain these buildings. Even after this investment, the development continues to deteriorate. NYCHA has begun a process to determine the best use of the site in consultation with the residents, elected officials and other interested parties. Initial concepts include senior housing, homeownership opportunities for NYCHA residents and affordable rentals.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	July 2004
5. Number of units affected:	360
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 projected start date of activity: July 2004 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description	
1a. Development name:	West Tremont Rehab (Group 3), Morris Heights Rehab and Macombs Road (collectively managed as University Avenue Consolidation (UAC))
1b. Development (project) number:	NY005239, NY005272, NY005279
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>The University Macombs Apartments, part of University Avenue Consolidated in the Morris Heights area of the Bronx, is the first project to be carried out under the collaboration between NYCHA and HPD as part of the Mayor's New Housing Marketplace Plan. UMA consists of four vacant multi-family buildings containing a total of 180 dwelling units and one vacant lot on which 30 units will be developed. This property will be conveyed to a developer, who was conditionally designated in early 2004 as the result of a Request for Proposals (RFP). The developer will rehabilitate the existing buildings and construct a new residential building on the vacant lot, resulting in 210 units of affordable housing. The total development cost is estimated at approximately \$24.5 million, including 7,500 square feet of commercial space.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission:	January 2004

<p>5. Number of units affected: 180</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: October 2004</p> <p>b. Projected end date of activity: November 2005</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Boston Secor</p> <p>1b. Development (project) number: NY005060</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>A vacant area of approximately 77,500 square feet at Boston Secor Houses (Bronx Block 5263; Lot 70 partial) is proposed to be ground leased to New York City for a 900 seat school, PS/MS 189X. The school is intended to relieve overcrowding in School District 11, and will serve the residents of Boston Secor Houses (currently 400 elementary school age children live there), as well as the surrounding community. The proposed ground lease would provide NYCHA and Boston Secor residents access and use of available school facilities after school hours.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: June 2004</p>
<p>5. Number of units affected: 0</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: September 2005</p> <p>b. Projected end date of activity: September 2007</p>

Demolition/Disposition Activity Description	
1a. Development name:	Boston Secor
1b. Development (project) number:	NY005060
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/> <i>NYCHA is planning to request that the Department of Education (DOE) enter into a ground lease agreement for an existing special education annex at Boston Secor. The 51,300 square foot annex site is located adjacent to the grounds of the proposed PS/MS 189X.</i>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	June 2004
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:	September 2004
b. Projected end date of activity:	September 2004

Demolition/Disposition Activity Description	
1a. Development name:	Senator Robert F. Wagner Sr. Houses
1b. Development (project) number:	NY005024
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/> <i>The City's Department of Parks and Recreation (DPR) has a one year license agreement with NYCHA to operate and maintain a playground and a City swimming pool on a 70,000 square foot recreational parcel on East 124th Street between First Avenue and Second Avenue in Manhattan. This parcel is a part of Wagner Houses and is intended to be ground leased to DPR for a longer term to eliminate administrative costs associated with annual license renewals.</i>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	August 2004
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:	October 2004
b. Projected end date of activity:	December 2004

Demolition/Disposition Activity Description	
1a. Development name: Betances III-9a, Betances III-18 and Betances V	
1b. Development (project) number: NY005134A, NY005134, NY005136	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	<i>A second RFP was issued on March 29, 2004 under the collaboration between HPD and NYCHA to solicit proposals for the rehabilitation of eight vacant NYCHA buildings which contain a total of 121 dwelling units. These buildings are located within Betances Houses III-9a, Betances Houses III-18 and Betances Houses V in the Mott Haven neighborhood in the Bronx.</i>
	<i>Similar to the RFP issued for the University Macombs Apartments, this RFP will offer bond financing, tax credits and property tax abatement that will ensure restoration of the eight buildings as affordable housing. The use of alternative funding sources in the RFP will conserve the Authority's limited capital funds for other modernization projects.</i>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: June 2004	
5. Number of units affected: 121	
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: June 2004	
b. Projected end date of activity: December 2006	

Note: Fabria is not listed in this section, as it is not Public Housing - See Section 18, page 84.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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.)

On June 10, 1999, HUD approved NYCHA’s plan designating 9,849 apartments, located in 41 developments, for elderly occupancy only. That initial designation is for a five-year period. Out of a stock of approximately 181,000 units of public housing, the designation affects just 5.44% of the Authority’s public housing inventory.

Section 7(f)(2) of the Housing Act of 1937, as amended, 42 USC §1437e(f), authorizes the extension of such designations for additional 2-year periods.

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

NYCHA remains prepared to provide HUD with such additional data as it may require relative to the action taken herein. However, NYCHA’s believes that the data contained in the original plan continues to be appropriate and supportive of an extended designation.

Pursuant to the statutory authority above cited, the New York City Housing Authority hereby extends for an additional two-year period, the previously approved designation of 9,849 apartments as housing for elderly occupancy only.

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.

Designation of Public Housing Activity Description
1a. Development name: Louis Armstrong I 1b. Development (project) number: NY005120
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 95 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Baruch Houses Addition 1b. Development (project) number: NY005111
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 197 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Dr. Ramon E. Betances I 1b. Development (project) number: NY005121

<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></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: 89 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Mary McLeod Bethune Gardens 1b. Development (project) number: NY005070</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></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: 210 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Borinquen Plaza I 1b. Development (project) number: NY005175</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)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 144</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: 2240 Boston Road Plaza</p> <p>1b. Development (project) number: NY005095</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 235</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Reverend Brown</p> <p>1b. Development (project) number: NY005277</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 200</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Bronx River Addition</p> <p>1b. Development (project) number: NY005220D</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 226</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Cassidy-Lafayette</p> <p>1b. Development (project) number: NY005122</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 380</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description	
1a. Development name: Chelsea Addition	
1b. Development (project) number: NY005361	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 96	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Claremont-Franklin	
1b. Development (project) number: NY005253	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 116	
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: College Ave/East 165 th Street	
1b. Development (project) number: NY005148	
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)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><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> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: College Point Rehab</p>
<p>1b. Development (project) number: NY005076E</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 13</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: John Conlon LIFHE Towers</p>
<p>1b. Development (project) number: NY005137</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 213</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Edward Corsi</p> <p>1b. Development (project) number: NY005149</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 171</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Davidson</p> <p>1b. Development (project) number: NY005096A</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 56</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description	
1a. Development name: East 152 nd Street-Courtlandt Avenue	
1b. Development (project) number: NY005154	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
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: 117	
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Forest Hills	
1b. Development (project) number: NY005108	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
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: 178	
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Fort Washington	
1b. Development (project) number: NY005266	
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)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 226</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Marcus Garvey</p>
<p>1b. Development (project) number: NY005166</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 80</p>
<p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Bernard Haber</p>
<p>1b. Development (project) number: NY005271D</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 380</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Harborview Terrace</p> <p>1b. Development (project) number: NY005168</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 195</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Hope Gardens</p> <p>1b. Development (project) number: NY005218</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 130</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description	
1a. Development name: International Tower	
1b. Development (project) number: NY005241	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Kingsborough Extension	
1b. Development (project) number: NY005071	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 184	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: LaGuardia Addition	
1b. Development (project) number: NY005061	
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)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 150</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Leavitt/34th Avenue</p>
<p>1b. Development (project) number: NY005191</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 83</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Lower East Side Infill</p>
<p>1b. Development (project) number: NY005259</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 72</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Thurgood Marshall Plaza</p> <p>1b. Development (project) number: NY005265</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 180</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Meltzer</p> <p>1b. Development (project) number: NY005085</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 231</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
1a. Development name: Middletown Plaza 1b. Development (project) number: NY005096B
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 179
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: John P. Mitchel 1b. Development (project) number: NY005050
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 165
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Morris Park Senior Center 1b. Development (project) number: NY005200
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)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 97</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Morrisania Air Rights</p> <p>1b. Development (project) number: NY005190</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 300</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Palmetto-Evergreen</p> <p>1b. Development (project) number: NY005196</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 115</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
Designation of Public Housing Activity Description
<p>1a. Development name: P.S. 139</p> <p>1b. Development (project) number: NY005260</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 125</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
Designation of Public Housing Activity Description
<p>1a. Development name: Randall Avenue – Balcolm Avenue</p> <p>1b. Development (project) number: NY005179</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 252</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
1a. Development name: William Reid 1b. Development (project) number: NY005089
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 230
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Ira S. Robbins Plaza 1b. Development (project) number: NY005151
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Eleanor Roosevelt I 1b. Development (project) number: NY005054
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)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 159</p>
<p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Shelton Houses</p>
<p>1b. Development (project) number: NY005203</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 155</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Stuyvesant Gardens II</p>
<p>1b. Development (project) number: NY005269</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 150</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Sondra Thomas</p> <p>1b. Development (project) number: NY005192</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 87</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Twin Parks East</p> <p>1b. Development (project) number: NY005227</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 219</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description	
1a. Development name: Union Avenue/East 163 rd Street	
1b. Development (project) number: NY005214	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: UPACA Site 5	
1b. Development (project) number: NY005254	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: UPACA Site 6	
1b. Development (project) number: NY005281	
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)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 150</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Van Dyke II</p>
<p>1b. Development (project) number: NY005055</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 112</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Vandalia Avenue</p>
<p>1b. Development (project) number: NY005243</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 293</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: West Brighton II</p> <p>1b. Development (project) number: NY005040</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 144</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Surfside Gardens</p> <p>1b. Development (project) number: NY005087</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 256</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description	
1a. Development name: West Tremont/Sedgewick Avenue	
1b. Development (project) number: NY005180	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 148	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Gaylord White	
1b. Development (project) number: NY005244E	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (06/10/99)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 247	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description	
1a. Development name: Carter G. Woodson	
1b. Development (project) number: NY005084	
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)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 407</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: 2125 Glebe Avenue</p>
<p>1b. Development (project) number: NY005147</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 132</p>
<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: New Lane</p>
<p>1b. Development (project) number: NY005242</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <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>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/10/99)</u></p>

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 277

7. Coverage of action (select one)

Part of the development

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. 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: 1b. Development (project) number:
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 type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input 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 202 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)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input 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 type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

See Attachment E (Filename: ny005e01)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home- ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Franklin Avenue I, MHOP NY005314, Bronx	40 units Multifamily						Resident Ownership HOPE I	
Franklin Avenue II, MHOP NY 005346, Bronx	0 units development grounds						Open Space Resident Ownership HOPE I	
Franklin Avenue III, MHOP NY 005348, Bronx	45 units Multifamily						Resident Ownership HOPE I	
Samuel I, MHOP NY005335, Manhattan	53 units Multifamily						Resident Ownership HOPE I	
Samuel II, MHOP NY005345, Manhattan	10 units Multifamily						Resident Ownership HOPE I	
Samuel III, MHOP NY005359, Manhattan	10 units Multifamily						Resident Ownership HOPE I	
West Farms SQ NY005318, Bronx	73 units Multifamily						Resident Ownership HOPE I	
Southern Boulevard NY005322, Bronx	137 Units Multifamily						Resident Ownership HOPE I	
Jennings Street, MHOP NY005347, Bronx	42 units Multifamily						Resident Ownership HOPE I	
Prospect Avenue, MHOP NY005317, Bronx	45 unit Multifamily						Resident Ownership HOPE I	

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component.
Section 8-Only PHAs are not required to complete sub-component C.

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? DD/MM/YY

Hope VI – February 1, 2001 & November 1, 1999

Data Sharing – March 28, 2001

Section 8 – April 27, 1999

Work Experience Program – July 16, 1999

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 preference priorities are assigned by income tier with the first number representing Tier III, followed by Tier II, and then Tier I.

- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Intake and Supportive Services Section. Provides recruitment, orientations, assessments and referrals to NYCHA training programs, outside training programs, supportive services, and employment	1,100 residents per year		Located at central office location in Downtown Brooklyn and Satellite office located at Carver Houses in Upper Manhattan	Public Housing
Resident Employment Services Satellite office. Located at Carver Houses provides orientations and job preparation workshops.	1,100 residents per year		Carver Houses	Public Housing
Business Development services in the form of referrals to Technical Assistance providers and direct assistance in contract procurement and financing.	In calendar year 2003: 16 Resident-Owned Businesses were started.	Public Housing residents who respond to recruitment efforts.	Service Providers located in the 5 boroughs and Staff located at central office location.	Public Housing
Job Development Division. The goal is to place job-ready residents in gainful employment.	300 residents per year.		Located at central office location in Downtown Brooklyn.	Public Housing

FY'00 Resident Opportunities and Self-Sufficiency/Resident Service Delivery Model (ROSS/RSDM). HUD grant funded program provides job training and placement assistance to 400 of the Authority's working poor, especially those individuals impacted by welfare reform. The goal of the program is to assist underemployed residents to achieve self-sufficiency through the development of marketable skills and the provision of necessary services that will enable them to qualify for higher wages.	In calendar year 2003: 393 new residents were enrolled and 148 completed training.	Unemployed, Underemployed and impacted by welfare reform.	Wild cat Service Corporation located in lower Manhattan.	Public Housing
FY'02 Resident Opportunities and Self-Sufficiency/Resident Service Delivery Model (ROSS/RSDM). HUD grant funded program provides job training and placement assistance to 180 Authority residents, especially individuals impacted by welfare reform, in the Mental Retardation and Developmental Disability field. The grant was awarded in November 2002 and the grant agreement was executed in December 2002. Training began in July 2003.	In calendar year 2003: 52 residents were enrolled in the program and 14 completed training.	Unemployed, Underemployed and Impacted by welfare reform.	Borough of Manhattan Community College (BMCC) training facilities located in upper Manhattan.	Public Housing
Computer Technology Training and Job Placement Program. The Housing Authority entered into a three year agreement with Career and Educational Consultants, Inc. for the provision of a Computer Technology Training and Job Placement Program for 200 Authority residents. This program began on July 30, 2003.	In calendar year 2003: 62 residents were enrolled in the program and 24 completed training.	Underemployed, unemployed, and impacted by welfare reform.	Computer and Educational Consultants, Inc. three training centers in Downtown Brooklyn, Williamsburg, and Lower Manhattan.	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0 (as of 3/31/04)
Section 8	600	1522 (as of 3/31/04)

- 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:

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)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

See Attachment F

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8
Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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 located with the Supporting Documents.

2. What information or data did the PHA use 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 located with the Supporting Documents.

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 located with the Supporting Documents.

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 located with the Supporting Documents.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

The FY2002 VA-HUD Appropriations Act, PL 107-73(November 26, 2001, no longer funds the Drug Elimination program through a separate appropriation. HUD has announced that "PHAs will no longer be required to complete Subcomponent 13D of the annual Plan or the PHDEP template." See, HUD Web site, at www.hud.gov/offices/pih/pha/policy/merger_info.cfm.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

NYCHA's Pet Ownership statement is annexed as Attachment G (Attachment Filename: ny005g01)

15. Civil Rights Certifications

[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.

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

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

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)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

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?

18. 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) **ny005h01**
 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)

Community Service

Based on comments from both the RAB and the public at the town hall meetings and public hearing, community service exemptions will be expanded to include the categories which follow. It is anticipated that these exemptions will be implemented on January 1st, once HUD has completed its review of the Plans.

- Education – NYCHA will exempt individuals enrolled in trade schools, whether or not the award of a general equivalency (GED) or high school diploma is associated with the course of study.
- Child Care – Single adults with a child below the age of six can be exempted from community service where they show unavailability of affordable child care by producing a letter from *one* child care center stating that space is not currently available. The current standard requires two evidentiary letters.
- Victims of Domestic Violence – Consistent with the current standards, the Authority will exclude from community service individuals who have been approved for a transfer due to a domestic violence situation, but prior to actually moving to the new apartment. The exemption will cease when the resident vacates the development, rejects two apartment offers, or with the next scheduled annual recertification for the resident.

Resident Employment Opportunities

The Authority plans to improve reporting on the activities of RES, including the Section 3 program. This will allow NYCHA to provide more data in future Annual Plans.

Please see Executive Summary for further elaboration on other issues

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.)

See Attachment I (ny005i01)

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. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Fabria Houses

Fabria Houses is a project-based Section 8 development owned and managed by NYCHA located at 410, 426 and 428 East 11th Street in Manhattan with a total of 39 units. The buildings at Fabria have structural problems. NYCHA cannot use public housing capital funds to finance the required rehabilitation, because Fabria Houses is not a conventional public housing development. The Section 8 program does not provide funding for major capital improvements and the rental income derived from the 39 units cannot support the financing required to undertake the required rehabilitation.

Fabria Houses was vacated by September 2003. Construction will not commence until the acquisition of the two vacant lots is finalized, which is anticipated for Fall 2004. Upon the completion of construction, Fabria Houses will contain a total of 63 units: 39 tenant-based Section 8 units, 3 units reserved for no-NYCHA low-income families (at 50% AMI) and 21 market-rate units. All units will be integrated among the five buildings. First preference for the Section 8 units will be given to Fabria residents temporarily relocated by NYCHA to facilitate the rehabilitation, who wish to return. Any remaining Section 8 units must be rented to eligible applicants from NYCHA's Section 8 waiting list.

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.”*

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- Resident Advisory Board committee members
- Agenda of meetings held with NYCHA's Resident Advisory Board

Resident Advisory Board Committees

- 1. AGENCY FINANCIAL BUDGET AND STATUS - Felix Lam and NYCHA staff
Committee Chairpersons - Barbara Barber and Elizabeth Stanton
Committee Members - Lutrell Simmons, Mercedes Ruiz, Linda Ballou, Loretta Masterson, Gary Coleman, Elizabeth Ramseur. Pat O'Donnel*
 - *MEETING IN CONFERENCE ROOM 1-11TH FLOOR*
- 2. RESIDENT SOCIAL SERVICES/PROGRAMS/RESIDENT PARTICIPATION - Hugh Spence, Sonia Torruella and Michelle Pinnock, NYCHA
Committee Chairpersons: Nicki Azure and Rosia Wyche*

Committee Members: Shirley Blunt, Charlotte Miles, Paulette Fisher, Cynthia W. Artist, Dorothy Shields, Josephine Hunter, Monica Berry

- *MEETING IN CONFERENCE ROOM 9021 - 9TH FLOOR*

3. *SECTION 8 - Greg Kern and staff, NYCHA*

Committee Chairpersons: Wanda Grant and Gerri Lamb

Committee Members: Cynthia Sanchez, Frances Boskey, Belinda Edmonds, Carlton Monroe

- *MEETING IN 12TH FLOOR BOARD ROOM*

4. *OPERATIONS AND MANAGEMENT - Rowland Laedlein, Robert Podmore and Peter Cantillo, NYCHA*

Committee Chairpersons: Raymond Ballard and Joanne Smitherman

Committee Members: John Prince, Ruby Kitchen, Pat Herman, Rosemary Lakins, Pat Herman, Naomi Colon, Shirley Thompson

- *MEETING IN CONFERENCE ROOM 9058 - 9TH FLOOR*

5. *STRATEGIES TO IMPROVE QUALITY OF LIFE*

Committee Chairperson: Gerri Lamb

Committee Member: Brenda Charles, Gloria Tull, Ronald Ward, Geraldine Hopper, Carolyn Walton, Elizabeth Morris, Deborah Carter, Carol Wilkins

- *MEETING IN 12TH FLOOR BOARD ROOM*

6. *CAPITAL/MODERNIZATION - Joe Farro and Miriam Allen, NYCHA*

Committee Chairperson: Reginald Bowman and Cornelia Taylor

Committee Members: Sylvia Jackson, Sylvia Cunningham, Idalia Morales, Lutrell Simmons, Milton Bolton, Hyacinth Forrester, Harry Polite, Marguarite Scott

- *MEETING IN ROOM 9025 - 9TH FLOOR*

New York City Housing Authority

Resident Advisory Board

FY 2005 Agency Plan

Agenda

January 13, 2004

- | | |
|-------------------------------------|------------------|
| 1. Welcome | 6pm |
| 2. Legislative Update | 6:15-6:30 |
| 3. Community Service Process | 6:30-7:15 |
| 4. CM Build Update | 7:15-7:30 |
| 5. Adjourn | 8:00 |

New York City Housing Authority

Resident Advisory Board

FY 2005 Agency Plan

Agenda

January 22, 2004

- | | |
|--------------------------------------|------------------|
| 1. Delegate Roll Call | 6pm |
| 2. Remarks | 6:15-6:30 |
| 3. Individual Committees Meet | 6:30-7:15 |
| 4. Committee Members Return | 7:15-7:30 |
| 5. Committee Reports | 7:30-7:45 |
| 6. Adjourn | 8:00 |

New York City Housing Authority

Resident Advisory Board

FY 2005 Agency Plan

Agenda

February 4, 2004

- | | |
|------------------------------------|------------------|
| 1. Delegate Roll Call | 6pm |
| 2. Remarks | 6:15-6:30 |
| 3. Capital Projects Update | 6:30-7:00 |
| 4. Committee Members Meet | 7:00-7:30 |
| 5. Committee Members return | 7:30-7:45 |
| 6. Committees Report | 7:45-8:00 |
| 7. Adjourn | 8:00 |

New York City Housing Authority

Resident Advisory Board

FY 2005 Agency Plan

**Agenda
February 25, 2004**

- | | |
|----------------------------------|------------------|
| 1. Delegate Roll Call | 6pm |
| 2. Remarks | 6:00-6:15 |
| 3. Legislative Update | 6:15-6:30 |
| 4. Questions and Answers | 6:30-6:45 |
| 5. Committee Members Meet | 6:45-7:30 |
| 6. Committees Return | 7:30-7:45 |
| 7. Committees Report | 7:45-8:00 |
| 8. Adjourn | 8:00 |

New York City Housing Authority

Resident Advisory Board

FY 2005 Agency Plan

**Agenda
March 3, 2004**

- | | |
|--|------------------|
| 1. Delegate Roll Call | 6pm |
| 2. Remarks | 6:15-6:30 |
| 3. RAB Discussion | 6:30-7:00 |
| 4. Social Services Presentation | 7:00-7:30 |
| 5. Committee Members Meet | 7:30-8:00 |
| 6. Committees Return | 8:00-8:15 |
| 7. Committees Report | 8:15-8:45 |
| 8. Adjourn | 9:00 |

New York City Housing Authority

Resident Advisory Board

FY 2005 Agency Plan

Agenda

March 24, 2004

- | | |
|----------------------------------|------------------|
| 1. Delegate Roll Call | 6pm |
| 2. Remarks | 6:05-6:15 |
| 3. Eviction Process | 6:30-7:00 |
| 4. Questions and Answers | 7:00-7:15 |
| 5. Committee Members Meet | 7:15-7:45 |
| 6. Committees Return | 7:45-8:00 |
| 7. Committees Report | 8:00-8:15 |
| 8. Adjourn | 8:30 |

New York City Housing Authority

Resident Advisory Board

FY 2005 Agency Plan

**Agenda
April 8, 2004**

- | | |
|----------------------------------|------------------|
| 1. Delegate Roll Call | 6pm |
| 2. Remarks | 6:15-6:30 |
| 3. Dog Enforcement Policy | 6:30-7:00 |
| 4. Housing Bureau Chief | 7:00-7:30 |
| 5. Committee Members Meet | 7:30-8:00 |
| 6. Committees Return | 8:00 |
| 7. Committees Report | 8:00-8:15 |
| 8. Adjourn | 8:30 |

Attachment A

**Assessment of Site-Based Waiting Lists
Development Demographic Changes
(ny005a01)**

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 (NY36P005326)*

Stanton Street will be 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.

Construction of this new conventional housing development is completed and the resident selection process is underway.

Based on the data available on January 1, 2004, Stanton Street housed 12 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	6	6	0

All twelve families include at least one individual who is physically or mentally disabled.

2. *Ocean Bay Apartments (NY005244F) and (NY005244D)*

The Ocean Bay Apartments are located on the Far Rockaway peninsula in Queens County. These developments are being revitalized with federal financial assistance under the HOPE VI program.

The approved HOPE VI plan for Ocean Bay-Oceanside (formerly Arverne) will modify the development's density to offer 418 public housing units upon completion. At the Ocean Bay - Bayside (formerly Edgemere) site, a modified density will provide 1,385 public housing units.

Based on data available on January 1, 2004 Ocean Bay Apartments housed 1,149 households having the following racial / ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
16	957	170	6

Additionally, as of the aforementioned date, there were 577 families at Ocean Bay that include at least one individual who is physically or mentally disabled.

3. Prospect Plaza Townhouse Apartments- (Site B)

The Prospect Plaza Apartments are located in the Ocean Hill/Brownsville section of Brooklyn and will be a mixed finance, mixed income project owned and managed by a private entity. It is the second phase of a three phase redevelopment of Prospect Plaza Houses, a 368 unit public housing development built in 1974 being revitalized with federal financial assistance under the HOPE VI program. This project is being developed adjacent to the existing Prospect Plaza Houses site on City-owned property. Prospect Plaza Apartments will have 138 units, of which 83 will be designated to receive public housing operating subsidy. For the remaining 55 apartments, first preference will be given to relocated Prospect Plaza residents in good standing, desiring to return to the redeveloped community. A site based waiting list created from the Authority's existing public housing waiting list will be established should all 83 public housing units not be initially tenanted with returning Prospect Plaza residents.

At this time, there is *no* racial/ethnic or disability related resident data available for this site. NYCHA is therefore unable to report any *change* in the racial, ethnic or disability related resident composition of this development.

4. Prospect Plaza Hi-Rise and Townhouse Apartments- (Site C)

Prospect Plaza Houses are located in the Ocean Hill/Brownsville section of Brooklyn and will be a mixed finance, mixed income project. It is the third phase of a three-phase redevelopment of Prospect Plaza Houses. This phase will be further broken down into two or three projects; each with separate site based waiting lists. The scope of work calls for the development of 240 public housing units, which will be inter-dispersed among approximately 458 total rental units; the balance of the units will be non-public housing units and will be rented to households at market rate. First preference will be given to relocated Prospect Plaza residents in good standing, desiring to return to the redeveloped community. A site based waiting list created from the Authority's existing public housing waiting list will be established should all 240 public housing units not be initially tenanted with returning Prospect Plaza residents.

At this time, there is *no* racial/ethnic or disability related resident data available for this site. NYCHA is therefore unable to report any *change* in the racial, ethnic or disability related resident composition of this development.

5. PSS GrandParent Family Apartments/Intergenerational Development

NYCHA has been working with two (2) not-for-profit organizations, Presbyterian Senior Services ("PSS") and the West Side Federation for Senior and Supportive Housing, Inc. ("WSF"), in the construction of a fifty 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.

Construction began in September 2003 and is scheduled to be completed before the end of 2004. The six story building will contain 50-units, plus a unit reserved for a superintendent. There will be 5,760 square feet of space for community and supportive services programs and

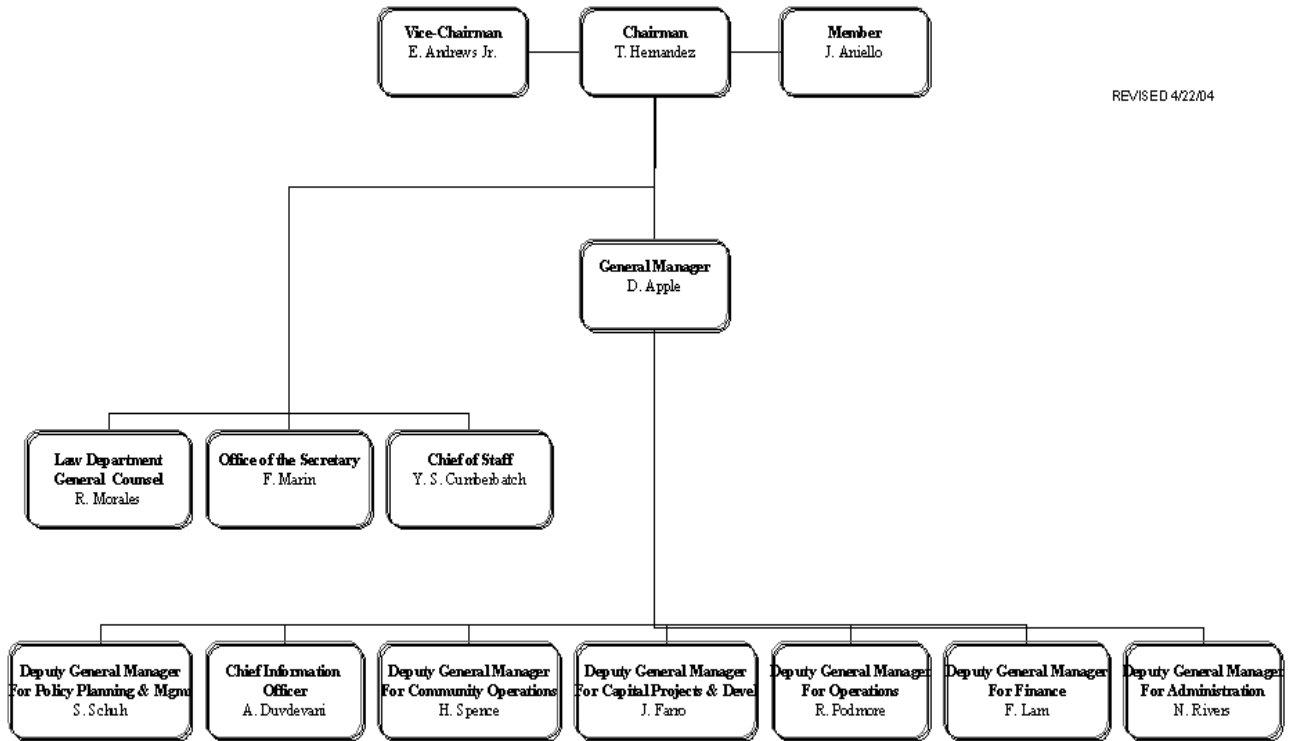
6,051 square feet of ancillary retail and office space. On site supportive services include respite care, summer camp, tutoring, computer lab and instruction, case management, and classes on parenting, and stress reduction. A full-time social worker will provide individual counseling, assistance with entitlements and referral services. A part-time youth coordinator will work with the children.

The Project is being financed with funds from the State of New York and various private resources. Total project costs estimated are estimated at \$11,189,939. NYCHA will not contribute towards the capital costs of construction. NYCHA will be providing a \$1,540,114 permanent loan of non-federal funds to pay off a portion of the construction financing. Each of the 50 units will receive public housing operating subsidy from NYCHA for at least 40 years. WSF will manage the building. PSS will be responsible for providing the supportive services. The units will be 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.

At this time, there is no racial/ethnic or disability related resident data available for this site. NYCHA is therefore unable to report any change in the racial, ethnic or disability related resident composition of this development.

Attachment B
NYCHA Organization Chart
 (ny005b01)

NEW YORK CITY HOUSING AUTHORITY
CHART OF ORGANIZATION



REVISED 4/22/04

Attachment C

Capital Fund Program Annual Statement
(ny005c01)

Attachment D

Capital Fund Program 5-Year Action Plan
(ny005d01)

Attachments C and D reflect the Authority's Capital Program for FY 2005 and for years FY 2006-2009.

The documents described above are available for public inspection at the Authority's principal office. Persons interested in examining the materials are requested to telephone (212) 306-4273 to make an appointment for such inspection.

Attachment E

Section 8 Homeownership Capacity Statement (ny005e01)

The Authority is currently drafting a Section 8 Home Ownership Administrative Plan that will be submitted to HUD for approval in Calendar Year 2004. Due to the limitations of the Section 8(y) regulations only the purchase of a cooperative, a condominium, or a single-family house is permitted. The draft Plan permits a Section 8-voucher holder to use his/her monthly voucher payment, over a fifteen-year period, as additional household income towards the payment for a first or second mortgage.

The Authority's proposed Section 8 Homeownership Program, will include at least the following requirements:

1. Establish a minimum homeowner down payment requirement of at least three percent (3%) and require that at least one percent (1%) of the down payment come from the household's own resources;
2. That the financing for the purchase of a home must comply with state or Federal government, or secondary mortgage market underwriting requirements;
3. That the section 8 voucher holder complete home ownership training, counseling, post-purchase and home repair programs taught by certified home ownership trainers prior to the purchase;
4. That the section 8 voucher holder or other household member is employed for the two years prior to applying for a mortgage loan;
5. That the section 8 voucher holder participate in the Authority's Family Self Sufficiency (FSS) program; and
6. That the section 8-voucher holder's annual income is at least 50% of the area median income.

Attachment F
(ny005f001)

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. This Community Service Policy Overview explains the exemptions and describes the Community Service requirement. If the attached notice states that you or a household member is required to perform Community Service, please contact and arrange a meeting with your Housing Assistant for a detailed explanation of the program. **If you have any questions about the Community Service Program, you should contact your Housing Assistant. No other office has the necessary information to answer your questions.**

I. EXEMPTIONS

There are many exemptions for which residents may qualify. 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. NYCHA can identify certain exemptions based on existing data, but most other exemptions may be granted only after submission of a signed exemption verification form. These forms are available from your Housing Assistant. The resident is responsible to obtain and submit the signed exemption document and bring it to the development management office.

The following is a list of exemptions.

A. EXEMPTIONS THAT NYCHA CAN IDENTIFY BASED ON EXISTING DATA:

Age - Below Age 18

Age - Age 62 and older (permanent exemption)

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

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

Employed - A two adult family with at least one child below age 13 in the household: both adults must work and together must earn at least \$9,373 per year, or both must together work a minimum of 35 hours per week, on the average

Disability Income - Receiving Supplemental Security Income (SSI)

Public Assistance - An individual receiving welfare or included in a family welfare budget

B. OTHER EXEMPTIONS - GRANTED ONLY WITH SIGNED DOCUMENTATION:

1. **Blind / Disabled** (A permanent exemption will be granted only if the blindness or disability is certified as permanent by a doctor)
2. **Receiving Social Security Disability (SSD) Income**
3. **Primary caretaker** for the blind or disabled
4. **Vocational educational training** (available only **one** time per any resident)
5. **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.)

6. **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 (The resident might not be currently employed, but employment may be dependent on successful completion of job training.)
7. **Satisfactory attendance at secondary school** or higher
8. **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
9. **Work experience** (including work associated with the refurbishment of publicly assisted housing) if sufficient private sector employment is not available, e.g., Youthbuild
10. **On-the-job** training
11. **Job search** and job readiness assistance – **not to exceed 6 weeks during any lease year.**

Job readiness assistance includes the following criteria:

- a) Training in job-seeking skills
- b) Training in the preparation of resumes or job applications
- c) Training in interviewing skills
- d) Participating in a job club, or
- e) Other related activities that may assist an individual to secure competitive employment

12. **Childcare provider** to a NYCHA child resident age 5 or younger, if the child's parent - also a NYCHA resident:

- Is performing Community Service, OR
- Is exempt by NYCHA from performing Community Service because the parent is employed

A 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

13. **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, and
- You must submit a letter from one local Child Care Center, on the Center's letterhead, stating that appropriate childcare is not available. The Child Care Center must be licensed by the NYC Department of Health and be subsidized by NYC

II. 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 required at the annual review period, as reported to you by the Status Notice.

A. Service Status Notice

If the Service Status on the attached Notice for any household member is "Community Service Required," you must arrange a meeting with your Housing Assistant for an explanation of Community Service. If the Service Status listed on the attached Notice for all household members is "exempt," no meeting is required.

B. Performance of Community Service

Residents may perform Community Service either at a facility located within the NYCHA development or at a non-NYCHA facility. Your Housing Assistant will assist you in identifying various

Community Service providers within the neighborhood. There are a wide range of providers so that a resident may choose from among many different types of Community Service. A resident may, but does not have to perform all Community Service activity for one provider. The resident may perform Community Service at different Community Service providers.

NOTICE:	NYCHA does not endorse any particular organization or assume any liability in connection with a resident's Community Service. Each resident is solely responsible for seeking an appropriate organization to fulfill this federal law requirement.
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In order to perform Community Service the resident must first give the *Community Service Performance Verification* form (available from a Housing Assistant) to the intended provider. This form allows the provider to agree to supervise the performance of the Community Service and certify the number of hours performed. Once the form is completed you should keep a copy and return the original to your development management office.

Definitions of Community Service and Economic Self-Sufficiency and examples of qualifying activities are:

Community Service is defined by the law as: the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service is not employment and may not include political activities.

Examples of Qualifying Community Service Activities

Residents may volunteer to perform Community Service with NYCHA or for federal, state or municipal agencies, or for community or faith-based organizations. Community Service providers may be identified after discussion with your Housing Assistant or through the following:

- The **Mayor's Office - Voluntary Action Center** - located on the internet at www.nyc.gov/volunteer
- By calling **3-1-1** - the NYC Citizen Service Center
- The **Volunteer Match** database, located on the internet at www.volunteermatch.org

A resident may also pick a Community Service provider that is not on a database listed above, provided that permission is obtained from the development Manager prior to performance of Community Service.

Special Cases - NYCHA will grant special credit for Community Service hours served to residents who can verify inclusion in any the following special categories:

- **Tenant Association (TA) Officer:** A TA President or TA executive board member will receive a credit of 8 hours of community service during any month in which they serve in office.
- **Foster Parent:** A foster parent whose foster child (ren) lives in the same NYCHA apartment will receive a credit of 8 hours of community service for every 30 days that the foster care relationship continues.
- **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) will receive a credit of 96 hours of Community Service (one years worth).
- **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, will receive 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.

Examples of NYCHA Community Service Activities

- | | |
|--|--|
| <ul style="list-style-type: none"> • Tenant patrol. • Attend Resident Association meetings. • RAB Delegate/Alternate – meeting attendance. • Attendance at meetings called by NYCHA. | <ul style="list-style-type: none"> • Community Center / Senior Center volunteer. • Applicant Review and Orientation Committee (AROC) member. • NYCHA gardening program. • Resident sponsored community clean-up day. |
|--|--|

Examples of Non-NYCHA Community Service Activities

- **Volunteer** for local government or community organizations which serve a public benefit, such as:
- food bank, • hospital, • nursing home / hospice • ambulance service, • programs providing support to families with hospitalized members, • Parks Department, • library, • reading program, • school, • Parent Teacher Association (PTA) meetings, • after school programs, • Day Care facility, • *Habitat for Humanity*, • Boys or Girls Club, • AmeriCorps, • Police Department, • Auxiliary Police, • youth mentoring, • Vista.
- Court ordered Community Service.

Economic Self-Sufficiency is defined by the law as: any program that is designed to encourage, assist, train or facilitate the economic independence of its participants and their families. An *Economic Self-Sufficiency* program can also provide work for its participants.

Examples of Qualifying Economic Self-Sufficiency Activities

<ul style="list-style-type: none">• Work placement.• Household budgeting or management.• Apprenticeship.• Any program necessary to prepare a participant for work (including a substance abuse or mental health treatment programs).	<ul style="list-style-type: none">• Employment counseling.• Basic skills training.• English proficiency.• Workfare.• Financial management.
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Attachment G
NYCHA PET POLICY OVERVIEW
(ny005g01)

- ◆ **Dog/Cat:** A household may own either **one** dog or **one** cat.
- ◆ **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 New York City Health Code, are permitted. NYCHA has always permitted these small caged pets and does not require these pets to be registered. A registration fee for these pets is not required.
- ◆ **Size limit:** There is a size limit for dogs. Dogs that are expected to weigh over **40** pounds when full grown, based on a Veterinarian's estimate, are not permitted.
- ◆ **Pet Conduct:** Pets must be kept in a manner that will not create a nuisance, not create excessive noise, not create an unsafe or unsanitary condition, not cause harm or threaten other people and not damage any property.
- ◆ **Dangerous Pet:** Animals that act in a vicious or threatening manner are forbidden.
- ◆ **Pet waste:** Pet owners must clean up after their pets and dispose of pet waste with the trash.
Do not put pet waste 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 must not be allowed to enter a "pet-free" zone.
- ◆ **Spay/Neuter:** Dogs and cats must be spayed or neutered.
- ◆ **Vaccination:** Dogs and cats must have a current rabies vaccination.
- ◆ **Dog License:** A dog must be licensed and must wear its license tag when in public.
- ◆ **Registration:** Dogs and cats must be registered with NYCHA every year at the time of the household's annual review. The registration includes a form signed by a Veterinarian showing that NYCHA pet requirements are being followed.
- ◆ **\$25.00 Fee:** Dog and cat owners must pay a one-time, non-refundable pet registration fee of 25.00.

- ◆ **Senior Citizens:** Dog and cat owners who live in a building designated exclusively for senior citizens do not have to pay the \$25.00 pet registration fee.
- ◆ **Service Animal:** Residents who submit doctor's verification showing that they need a service animal do not have to pay the \$25.00 pet registration fee and these animals are exempt from the size limit. *A service animal is defined as one that assists, supports or provides service to a person with disabilities.* One example is a guide dog for a blind person.

What if you suspect dangerous or illegal animals in an apartment?

· **If there is an immediate threat of danger, call 9-1-1.**

Provide information about the animal's · location (street address, apartment number), name of owner and/or description, and any other information requested.

· Remember: you can make an anonymous report.

· If there is not an immediate threat, you can make a complaint by calling **3-1-1**, the City's Citizen Service Center.

· Advise your Housing Manager of your complaint as well.

Attachment H

Recommendations of the Resident Advisory Board (ny005h01)

CAPITAL/MODERNIZATION

Comment: Recommend no contracts be awarded to contractors without prior experience.

Response: This is the current practice.

Comment: Recommend that contractors are pre-qualified to insure that work is going to meet quality control standards..

Response: Pre-qualifying bidders are included in the new CM-Build program.

Comment: Recommend that NYCHA and residents create a 5 Year Capital modernization plan that identifies all needs.

Response: Resident participation in creating a 5-Year capital plan is the current practice. With the reduction in Capital funds that NYCHA receives annually, it is very critical that needs are prioritized in order to maintain and extend the life span of NYCHA's building stock.

Comment: Recommend standardization of all costs for maintenance, repairs and renovations so that they reflect industry standard.

Response: A committee is being formed regarding standardization of capital work. As far as maintenance costs, NYCHA will be able to better track costs for actual work with the new financial system and the Authority is looking into the feasibility of purchasing an upgraded work order system. Hopefully, the new system will be able to tie

together and track both labor and material costs by task, by development and actual location i.e. apartment, public space, mechanical room, etc. This will enable us to better establish baseline costs for most maintenance costs as well as equipment costs.

NYCHA is reviewing the list of sales and services - the items and amounts that we charge residents if damage is beyond normal wear and tear. That list is standard for the Authority, with the exception that if a particular item is peculiar to one development, and the cost is greater than the list shows, we will charge the actual cost. Regarding renovations, NYCHA tries to have standard specifications for most items to have consistent equipment throughout the Authority. To the degree possible NYCHA will continue to do this. Locations, however, may have different needs and site conditions that can impact on standardization

Comment: Recommend that if demolishing a community center or housing development is necessary, that replacement structures be the same type of structure that was there before. Markham Gardens is an example of what is referred to here.

Response: NYCHA undertakes renovations to improve upon existing conditions of its building portfolio with the intent to improve the quality of life for its residents. In doing so, design and construction of facilities take into consideration factors such as newer, more efficient and cost- effective means, and abide by all applicable codes.

Comment: Recommend that the development and creation of community center space for residents and complexes be prioritized.

Response: NYCHA will continue to maintain a standing allocation in its Capital budget for construction and renovation of Community Centers.

Comment: Recommend that NYCHA justify the cost of modernization/capital improvement projects.

Response: An independent estimate is developed for all work prior to bidding and bids are procured through a competitive bidding process.

Comment: Recommend that contractor work be evaluated to insure contractor compliance.

Response: This is the current practice. Contractor's performance evaluations are conducted at the pre-construction, 50% and 100% completion phases at a minimum. These scores are maintained in a database and utilized when making new awards to an existing vendor.

FINANCE

Comment: Recommend NYCHA give residents updated listings of lockbox payment locations.

Response: Notice was provided to all Managers and all Borough Management Supervisors on March 2 to post a notice in each building lobby indicating that CashPoint was no longer an authorized payment center and advise residents that they could obtain a list of authorized payment centers from their management office.

Comment: Recommend coordination with State, City and Federal agencies in order to adjust rent due dates for those who receive social security or welfare benefits so as to avoid late penalties.

Response: Rent on apartments is due and payable on the first day of each month as stated in the lease. The rent bill each month includes a rent demand and notice of a right to a grievance, but legal action is not taken until later in the month. Current practice is to hold sending of the dispossess initiating legal action until the last day of the month, for unpaid accounts, except where a resident has a record of chronic late rent payments. Residents waiting for their social security check in order to make rent payment, or paying rent directly themselves from monies received from public assistance will not have legal action initiated if they speak with their Housing

Assistant and keep their commitment to pay rent when promised. It would be impractical to adjust leases for specific rent due dates dependent on income source. The obligation here is for the resident to notify staff of any problem

Comment: Recommend providing homeless families with housekeeping training before they are considered for admittance into housing. This will be a deterrent to vandalism.

Response: All city-referred homeless families who move into NYCHA are referred to the Housing Assistance for Relocation and Transitional Services Program (HARTS), which is operated out of the five boroughs. HARTS staff assess each family's level of functioning and link families to appropriate services. The purpose of the HARTS program is to ease the relocated family's transition into permanent housing, to assist them with adapting to the rules and regulations of NYCHA, and to assist with setting up a household and becoming a productive viable member of their new NYCHA community. Long-term (6-9 months) intensive case management services are provided to participating HARTS client.

HARTS staff also present workshops on maintaining a household, NYCHA rules and regulations, budgeting, nutrition, child rearing, and other independent living topics. These workshops are targeted to HARTS clients, but they are open to all NYCHA residents.

Often times, Social Services will receive a referral from Management regarding a poor housekeeping issue. Once the case is assigned to a social service worker, he or she gathers information from the referral sources and outreaches to the resident. Usually this outreach is followed by a home visit where the social service worker makes observations and gathers information so that a service plan is developed and appropriate referrals are given. When necessary, immediate steps are taken to assist the resident.

Comment: Recommend reinstatement of fines for loitering, graffiti, etc. that we had in the past.

Response: While NYCHA cannot impose fines for behavior, Management continues to have the ability to charge residents for damages or additional staff time required to eliminate or correct a condition caused by a resident. These service charges must be able to be attributed to a family or individual and relate to the actual costs of correction. Management fully supports this and will direct Managers to impose such charges where possible and initiate tenancy action if residents refuse to pay.

Comment: Recommend that community center and social service staff be utilized for the positions for which they were hired.

Response: Community center and social services staff are utilized in accordance with the positions for which they were hired.

Comment: Recommend stricter control of NYCHA purchased products and that NYCHA staff be held accountable for missing products.

Response: Stricter controls on purchases and on storeroom operations have been instituted. Disciplinary action has been taken and will continue to be initiated for employees responsible for missing items. The ordering of supplies and materials by Development supervisors is monitored and usage inconsistent with development size is questioned. Residents aware of any improper action regarding NYCHA property should report it to the Inspector General for investigation.

Comment: Recommend elimination of legal fees such as late charges and marshal fees for residents who have paid their rents before a dispossession is issued.

Response: There are no late charges. Residents are charged for the service of dispossession and any subsequent action, but charges are removed if court ordered, or if resident provides documentation of prior rent payment. Except for chronically late rent payers, dispossession will no longer be sent before the last day of the month, thereby eliminating any charges for rents paid in a timely fashion. Residents can assist

by using Lockbox and making payment when due thus ensuring it reaches the lock box before the last day; or by using only pay-o-matic for in person rent payment and doing so before the last day of the month.

OPERATIONS MANAGEMENT

Comment: Recommend full RAB support in the reestablishment of the standards committee.

Response: Management will participate in a standards committee with RAB and other NYCHA departments if established.

Comment: Recommend stipends for tenant patrol volunteers in order to increase participation.

Response: Management does not support the payment of stipends for volunteer activity. In particular, since the Tenant Patrol Program is anticipated to be the choice of many residents required to perform community service, providing a stipend may eliminate this alternative.

Comment: Recommend stricter enforcement of city pooper scooper law which requires dog owners to clean up after their pets.

Response: Enforcement of the “pooper scooper” law is the responsibility of law enforcement. Staff, however, who identify dog owners who violate this law can initiate tenancy action based on residents not following NYCHA regulations regarding pet ownership that are part of the registration requirements.

Comment: Recommend that contracts not be given to contractors with no experience.

Response: This is the current practice.

Comment: Recommend standardized costing for maintenance repairs and renovations.

Response: Costs for items repaired in apartments that were not damaged by normal wear and tear are prescribed in NYCHA's management manual and are consistent across the Authority. This list is being reviewed and adjustments in prices will likely occur.

Comment: Recommend that communication between resident associations and the housing police bureau be enhanced.

Response: The Authority supports regular communication between resident associations and the Housing Bureau. Police representatives attend COP meetings on a regular basis as well as local resident association meetings when invited. Association participation in the precinct community councils as well as the PSA councils is also encouraged as a mechanism for bringing resident concerns to the local police.

Comment: Recommend that Asset Management Department create direct resident management program with resident leadership.

Response: NYCHA would welcome the opportunity to discuss the potential for Resident management of developments for those developments where a substantial number of residents are willing to participate in homeownership conversion (e.g., cooperative homeownership). Section 32 of the U.S. Housing Act of 1937 provides a framework for the sale of public housing to public housing residents. We would encourage resident leaders to participate in the development of a homeownership program under the auspices of this section. NYCHA's Asset Management staff would be happy to work with interested Resident Boards to implement these homeownership objectives where:

There is substantial resident support for the benefits and responsibilities of homeownership

Resident Boards demonstrate that they have the capacity to manage and maintain their developments

Funding mechanisms are available or can be identified for the successful conversion of the property from rental housing to cooperative homeownership (e.g., to pay for resident counseling, developing the offering plan, setting up reserves, developing effective cooperative management practices, etc.)

QUALITY OF LIFE

Comment: Dogs - recommend that specific guidelines be established by NYCHA as it relates to vicious and barking dogs.

Response: The policy on pet ownership provides very specific guidelines for the behavior of pets and what owners responsibilities are. Staff currently has the ability to address problems of animals exhibiting vicious behavior or causing nuisances to other residents. The guidelines are as follows:

*Residents who own pets must exercise a degree of care and control of their animals to prevent them from becoming nuisances or creating unsafe or unsanitary conditions. A pet owner is **solely** liable for any injuries caused by a dog or cat. Pet owners must:*

A. Maintain a safe and sanitary environment within the apartment. Residents who own dogs or cats must ensure that they cannot harm any visitors to the apartment, including NYCHA personnel. They must keep the premises free of odor caused by the dog or cat, and clean up animal waste if the dog or cat has an “accident” within the apartment.

B. Restrain dogs and cats while in public areas. All dogs and cats must be restrained by a non-retractable leash that is not longer than six (6) feet or in a proper enclosed pet carrier while in public access areas, including hallways, stairways, elevators, building entrance lobbies and on development grounds. While in public areas, dog and cat owners must prevent their dogs and cats from annoying or harming other persons or animals.

C. Clean up if their pet has an accident in hallways, stairways, elevators, lobbies, walkways, etc.

D. Refrain from lingering with a dog or cat. Residents must pass quickly through building common areas when accompanied by a dog or a cat, and may not linger in hallways, stairways, elevators, building entrance lobbies or walkways.

E. Dispose of animal waste properly. Dogs must be “walked” along the curb to allow them to eliminate waste. Dog owners must pick up their dogs’ solid waste and dispose of it in a proper outdoor trash receptacle. Cat owners must provide a suitable litter box for their pets’ needs. The litter box filler (kitty litter) must be bagged and disposed of with the regular garbage. Residents must not dispose of animal waste, including litter box filler, in the toilet.

F. Prevent their dogs and cats from creating excessive noise. Residents may not allow noises from their dogs or cats to disturb their neighbors.

G. Keep their dogs and cats out of designated Pet-Free Zones.

Comment: Recommend that NYCHA advise residents of other agencies that work with NYCHA as it relates to the mentally ill.

Response: On an ongoing basis, NYCHA develops linkages with several agencies and organizations in an effort to enrich services to residents. The Department of Social Services works closely, but not exclusively, with the Human Resources Administration, Adult Protective Services, Health and Hospitals Corporation, and the Department of Health and Mental Hygiene to address residents’ mental health needs. Concerned residents can refer themselves and/or their neighbors for assistance either directly by calling their NYCHA borough Social Services offices or through their Management offices.

Comment: Recommend that the social services department monitor residents relocating from homeless shelters on a frequent basis and that the homeless be oriented on housing and regulations and how to use appliances before they actually move into an apartment.

Response: All city referred homeless families who move into NYCHA are referred to the Housing Assistance for Relocation and Transitional Services Program (HARTS), which is operated out of the five boroughs. HARTS staff assess each family's level of functioning and link families to appropriate services. The purpose of the HARTS program is to ease the relocated family's transition into permanent housing, to assist them with adapting to the rules and regulations of NYCHA, and to assist with setting up a household and becoming a productive viable member of their new NYCHA community. Long-term (6-9 months) intensive case management services are provided to participating HARTS client.

The HARTS Program (which was initiated in October 2002) has already shown positive results as evidenced by an over 80% service acceptance rate and positive feedback from clients. Referrals to job training, job placement, GED, ESL, childcare, and other services providing opportunities for self-sufficiency also support the program's overall success.

Comment: Recommend that borough managers and management be compelled to visit or follow up on vandalism complaints within a 14-day period.

Response: NYCHA takes the matter of vandalism very seriously because of the significant drain on our resources that results as well as the impact on the quality of life for our residents. Where the perpetrators of vandalism are identified, staff is required to promptly follow-up for appropriate tenancy action and the imposition of charges for damages.

Comment: Recommend reinstatement of fines for vandalism and improper garbage disposal.

Response: While fines cannot be imposed by the agency, staff can apply service charges for additional work performed to address garbage improperly disposed of, as well as the full cost of addressing vandalism. This has been the subject of discussion at Borough Management Meetings and will continue to be a focus.

SECTION 8

Comment: Recommend financial incentives for landlords to accept eligible Section 8 families that need 3 and 4 bedroom apartments.

Response: As of March 31, 2004 the Section 8 Housing Program contained 90,204 leased units. Included in those numbers were 15,627 3-bedroom apartments, and 2,026 4-bedroom apartments, which include 757 5+br apartments, represent more than 20% of all units leased by voucher holders, a percentage that closely approximates the number of holders requiring those sized apartments.

The Department has no evidence, therefore, to support the need to provide cash incentives to landlords to make such apartments available. Difficulties encountered by voucher holders seeking large apartments are more attributable to the scarcity of these units in the rental market than to a landlord's unwillingness or reluctance to rent to a Section 8 tenant.

Comment: Recommend funding for tenant programs such as career skills development, job training, and job placement counseling.

Response: Present budgetary constraints, staffing levels and program design prevent the development and implementation of such programs. Section 8 tenants are not eligible to participate in job training programs sponsored by NYCHA for its public housing residents. They can apply to the Family Self-Sufficiency (FSS) Program. The FSS program provides referrals to job readiness services, job training, education and career counseling for tenants meeting very low-income limits.

Moreover, through the use of such medium as the Department's newsletter to tenants, The Communicator, and postings on the Department's page on the Authority's website, tenants will be apprised of external providers of such programs, including NYC

Human Resource Administration, and the City's Workforce 1 Career Centers. A Workforce1 Career Center career counselor works with job seekers to assess their eligibility for job training programs and assist them in selecting a program suited to their career needs and interests.

Comment: Recommend social service programs to assist families with special needs.

Response: The primary mission of the Leased Housing Department is to provide eligible low income households the opportunity to lease acceptable apartments at affordable rents from private owners throughout New York City and in other locations.

To that end, the Department does provide assistance such as broker fees for disabled persons requesting reasonable accommodations for rentals or transfers, in appropriate circumstances and on a case-by-case basis.

In addition, the New York City Housing Authority through its Department of Community Operations coordinates the delivery of essential social, cultural, educational, and recreational services in its Community Centers to the residents of NYCHA and neighboring communities, which includes our Section 8 tenants.

Finally, New York City's website provides linkages to various city agencies that provide services to its citizens with special needs, including the elderly, and people with disabilities. As an example, the City Commission on Human Rights' Equal Access Program provides disability access, assistance and education to people with disabilities and senior citizens. The program assists individuals by identifying available resources, advocating for the disabled in their dealings with landlords and/or service providers, and, if early intervention fails, assisting with legal actions.

Comment: Recommend landlord background checks.

Response: The Leased Housing Department strongly favors the recommendation of the Committee to conduct landlord background checks. We will work with the Office of the Inspector General and/or other Authority Departments to develop the criteria to identify those landlords that NYCHA should not enter into HAP contracts with. These would include landlords:

- i. Debarred by HUD from receiving funds*
- ii. With tax liens or*
- iii. Code violations*

The Department of Homeless Services presently checks properties being leased to EARP tenants for code violations and tax delinquencies. Landlords are required to correct conditions and/or pay arrears before the unit is approved for rental.

We will also explore barring landlords whose subsidy has been suspended at least 3 months for housing quality standards violations at the time rental or transfer documents are submitted for another unit owned by that landlord.

Comment: Recommend homeownership programs for Section 8 residents.

Response: The Authority has drafted a Section 8 Home Ownership Administrative Plan that will be submitted to HUD for approval in 2004. The Section 8(y) regulations only allow the purchase of a cooperative, a condominium, or a single-family house. The draft Plan permits a Section 8-voucher holder to use his/her monthly voucher payment, over a fifteen-year period, as additional household income towards the payment for a first or second mortgage.

The Authority's proposed Section 8 Homeownership Program will include at least the following requirements:

- 1. Establish a minimum homeowner down payment requirement of at least three percent (3%) and require that at least one percent*

- (1%) of the down payment come from the household's own resources;*
- 2. That the financing for the purchase of a home must comply with state or Federal government, or secondary mortgage market underwriting requirements;*
 - 3. That the section 8 voucher holder complete home ownership training, counseling, post-purchase and home repair programs taught by certified home ownership trainers prior to the purchase;*
 - 4. That the section 8 voucher holder or other household member is employed for the two years prior to applying for a mortgage loan;*
 - 5. That the section 8 voucher holder participate in the Authority's Family Self Sufficiency (FSS) program; and*
 - 6. That the section 8-voucher holder's annual income is at least 50% of the area median income.*

SOCIAL SERVICES

Comment: *Recommend citywide resident newsletter as we did for last year's plan.*

Response: *As indicated, this activity would be eligible to be funded through Tenant Participation Funds. Prior to implementation, residents should consult with NYCHA's Department of Public and Community Relations and the Law Department to establish guidelines on use of information, and limitations on the use of the NYCHA name and logo.*

Comment: *Recommend better communication with the job training unit.*

Response: *Resident Employment Services (RES) will be requesting monthly ads in the NYCHA Journal to advertise program services. Each month will focus on a specific unit and the promotions for the month. Beginning in April a quarterly mailing will be sent to all Resident Association Presidents to inform them of the programs available through RES. In addition, there will also be promotional mailings to market various training programs that continuously recruit residents. RES also contacts the Borough Directors to inform them*

of any immediate programs that develop and/or employment opportunities so that they can network them in the community.

Comment: Recommend follow-up on dog policy enforcement.

Response: NYCHA is pursuing the registration of pets at developments and the enforcement of rules of behavior. Problem situations that are not resolved, and where there are witnesses to the behavior, are submitted to termination of tenancy. Residents are encouraged to bring particular problems to the attention of their Housing Manager.

Comment: Recommend verification of legal residents living in public housing.

Response: NYCHA has informed all residents of the intent to independently verify income from all sources for every resident, and to request IRS transcripts for all family members of working age. These items will come to NYCHA directly and not through the residents' hands. We anticipate that the IRS transcripts will help identify persons who have legal addresses elsewhere and who may have permitted others to take over their apartments. NYCHA will pursue action to recover any such apartments.

Attachment I

(ny005i01)

Resident Membership of the PHA Governing Board

1. The New York City Housing Authority (“NYCHA”) is exempt from the requirements of §2(b)(1) of the Housing Act of 1937, as amended. Pursuant to the provisions of §402(4) of the New York State Public Housing Law, the members of NYCHA’s governing body are required to serve on a full time basis and are paid a salary.
2. The appointing official is Michael R. Bloomberg, Mayor, City of New York.

Attachment J
Section 8 Project-Based Voucher Program
(ny005j01)

Consistent with Section 232 of the *FY2001 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:

1. The Authority advertised in the New York Times and several other publications during 2001 seeking proposals from New York City building owners to participate in NYCHA’s Project-Based Initiative. These proposals were restricted to existing buildings containing occupied apartments which meet Section 8 Housing Quality Standards without rehabilitation. Approvable proposals were received for a total of 47 buildings containing a total of 649 potential rental units. To date, NYCHA has executed HAP contracts for 33 buildings and completed rentals for 422 families. An additional 75 cases are pending referral.
2. The Authority also advertised in the New York Times and other publications during 2002 seeking such proposals for new construction or substantial rehabilitation of buildings meeting Section 8 Housing Quality Standards. A second solicitation seeking applications for existing vacant units, in addition to new construction and rehabilitation, was advertised in 2003. Proposals may be submitted to the Authority until September 1, 2003. Twelve applications have been received containing 617 units for which project-based assistance was requested.
3. Of the Authority’s approved HUD funding for 90,531 Section 8 tenant based vouchers as of December 31, 2003, the Authority expects to utilize no more than approximately 1,500 vouchers for this initiative, representing 1.7 % of the total available funding.
4. 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.
5. NYCHA will carry out this program in accordance with 42 USC §1437f(o)(13), as amended by §232 of the *FY2001 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.
6. The Section 8 Project-Based Initiative will be consistent with both NYCHA’s FY2003 Agency Plan and the subject FY2004 Agency Plan because:
 - a. the supply of units for tenant-based assistance is very limited, especially when considered relative to the current need as reflected by the existing waiting list.
 - b. project-basing in certain locations is needed to assure the availability of units for a period of years.
 - c. 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.
 - d. 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.

Attachment K
(ny005k01)

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
287
- b. 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)? 59
- c. 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 287 general occupancy developments to tenant-based assistance. Each development was individually considered during the review process.*
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: *None*

Development Name	Number of Units

- e. 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 L
(ny005101)

Statement of Progress in Meeting Five-Year Plan Mission and Goals

Crime and Safety

- *The New York City Housing Authority working closely with the NYC Police Department has installed Closed Circuit Television in 15 developments citywide. (Grant, Albany, South Jamaica, Bronx River, Stapleton, Wald, Van Dyke, Astoria, Castle Hill, West Brighton, Richmond Terrace, Wagner, Carey Gardens, Morris and Ravenswood Houses). This has significantly reduced crime in NYCHA developments in the past few years. In 2002, index crime was reduced by 17% in developments equipped with CCTV. This trend continued in 2003, with crime down 5%. Although this program has been very successful, it is costly in terms of equipment, the installation and the ongoing monitoring by the Police Department.*
- In light of the financial constraints affecting both the City and NYCHA, NYCHA will consider the installation of small-scale video camera systems in accordance with the funds provided by local elected officials. Under this initiative, NYCHA will install state-of-the-art high resolution video surveillance cameras with the ability to take color pictures. The cameras will be connected to a Digital Video Recorder (DVR) and a Video Monitor, and although unmonitored, the system has the ability to view, record and store camera images. These video images will be routinely stored for a set period of time.
- The video camera system will be strategically placed to provide surveillance in various locations in select areas with specific crime related problems. Some of the coverage areas include:
 - lobby area including mailboxes and elevators
 - building entrances, exits and the outside area around the building
 - elevator cab interior
- The selection of sites, (Two Bridges, Rutgers, Isaacs/Holmes and LES#1) for the small-scale camera system implementation is based on funds provided by

local elected officials.

- Installation of the video camera system is currently in progress at 286 South Street, Two Bridges with 18 of 22 proposed cameras installed and fully operational. At 419 East 93rd Street, Isaacs Houses, 7 of 12 proposed cameras were installed and fully operational. At 1780 1st Avenue, Holmes Towers, NYCHA electricians are currently installing conduit and wiring for a 12 camera system.
- Plans for the year 2004 include the exploration of new methods of enhancing current and future CCTV installations through new technological advances, and the assessment of alternative monitoring strategies. Planned CCTV sites are to be networked to reduce monitoring costs.

Police Residency

- NYCHA's Resident Police Program currently has a total of 111 participating officers throughout the five Boroughs. The previous year, the total number of participating officers was 136. The reduction is a result of officers relocating to residence outside of NYCHA. This program is held in abeyance pending further review.

Increased Accuracy of Resident Income Reviews

- The Income Verification Unit reviewed and responded to the original (7/03) HUD Rental Integrity Monitoring (RIM) Audit and monitored development follow-up and compliance for the upcoming 2004 HUD re-review of the folders.
- The Unit monitors the completion and submission of Amnesty restitution agreements under the Rental Assistance Amnesty Program.
- The Unit tracks the payments received under the Amnesty program.
- Staff participates in the Amnesty Committee to resolve issues with non-compliant applicants.
- Staff identifies, distributes and tracks the resolution of Social Security and SSI discrepancies received from HUD on an ongoing basis.
- Staff actively participates in the efforts to pursue electronic data sharing with outside agencies in conjunction with the ACCESS II Committee. This facilitates the third party verification mandated by HUD RHIIP. Third party verification benefits both our residents and the Authority by expediting the re-

certification process and insures more accurate income and rent projections. It also reduces under reported and unreported income.

Attachment M
(ny005m01)

Deconcentration Analysis

It was determined from the following Deconcentration Analysis that NYCHA does not need to develop any additional Deconcentration Plan for its Fiscal Year 2005 Annual Plan to comply with HUD's requirement.

Although 31 of NYCHA's qualifying 156 developments fall outside of an Established Income Range (EIR), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 31 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 NYCHA Fiscal Year 2005 Annual Plan requires a discussion of HUD's Deconcentration Requirement. The following is a summary of the analysis of the NYCHA developments potentially affected by this requirement. The guidelines for this analysis were published in the Federal Register on December 22, 2000 in 24 CFR Part 903 and in an amendment published on August 15, 2001.

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 home ownership 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 is from the Tenant Data System database as of January 1, 2004. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 175,335 occupied units¹⁰, there are 163,602 units within 156 developments¹¹ that do not meet the exemption criteria and therefore, were used in this analysis. All development information is analyzed by management consolidation except for the developments within one privately managed development, Rental Management Associates. This development consists of three Manhattan developments, 154 West 84th Street (Dome Site), Lower East Side III, and Stanton Street, and one Brooklyn development, Marcy Avenue - Greene Avenue. Because these developments are very far apart geographically and draw residents from different waiting lists, it was deemed unreasonable to treat them as one development for the purpose of 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 11,733 occupied units were excluded from the analysis. Table I presents the number of these units that fall into each exclusion category. See the Appendix for a list of the individual excluded developments.

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income¹² 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 2004 NYCHA mean gross household income is \$18,047, resulting in a lower EIR limit of \$15,340 and an upper EIR limit of \$20,754. 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 2004 HUD median gross income for a New York State Metropolitan area is \$16,320. However, this is less than 115% of the NYCHA mean gross household income, and therefore, NYCHA’s 2004 upper EIR limit remains at \$20,754.

Table I shows that out of the 156 NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 15 developments with 11,795 occupied units with gross mean household incomes below the EIR and 16 developments with 14,485 occupied units with gross mean household incomes above the EIR.

¹⁰ There are 181,117 total units in NYCHA’s housing stock, with 175,335 occupied with rent paying tenants as of January 1, 2004. The unoccupied units include routine vacancies for resident turnover, and units taken offline for Section 504 conversions and major reconstruction.

¹¹ For the purposes of this analysis, there are 156 developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 156 developments that have been excluded.

¹² Mean gross household income is defined as total income before deductions.

TABLE I
Summary Table

Development Category	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$15,340		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$20,754		TOTAL	
	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	15	11,795	16	14,485	156	163,602
FHA Homes	N/A	N/A	N/A	N/A	N/A	279
Hope VI	N/A	N/A	N/A	N/A	N/A	1,284
MHOP Program	N/A	N/A	N/A	N/A	N/A	314
Elderly Only Developments	N/A	N/A	N/A	N/A	N/A	7,546
Developments with Fewer than 100 Units	N/A	N/A	N/A	N/A	N/A	181
Elderly Only Buildings	N/A	N/A	N/A	N/A	N/A	2,129
TOTAL						175,335

TABLE II

Table II lists the 15 consolidated developments with a mean gross household income of less than 85% (\$15,340) of the NYCHA mean of \$18,047.

**TABLE II
LOWER INCOME DEVELOPMENTS**

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units*
Beach 41st Street	165	Queens	\$14,653	704
Bronx River	032	Bronx	\$14,939	1,236
Brownsville	016	Brooklyn	\$14,953	1,316
Hammel	075	Queens	\$14,888	695
Langston Hughes Apartments	168	Brooklyn	\$15,236	506
Marcus Garvey	252	Brooklyn	\$14,923	234
McKinley	103	Bronx	\$15,204	613
Mill Brook	084	Bronx	\$14,912	1,233
Mott Haven	121	Bronx	\$15,063	969
Murphy Consolidated	133	Bronx	\$15,165	281
Patterson	024	Bronx	\$15,268	1,768
Randolph**	278	Manhattan	\$15,010	189
Tilden	096	Brooklyn	\$15,290	996
Unity Plaza	261	Brooklyn	\$14,193	456
Webster	141	Bronx	\$14,756	599
Average			\$14,975	11,795
<ul style="list-style-type: none"> *Includes only the units within the consolidated development that qualify for inclusion in the Deconcentration Analysis, i.e., it excludes units within consolidated developments that are elderly-only, mixed-finance, FHA, Hope IV or MHOP. **Units within these developments that become vacant during the 2005 Plan Year will not be available for rent due to rehabilitation. Therefore, they will not be included in any outreach programs. 				

Table III lists the 16 consolidated developments with a mean gross household income greater than 115% (\$20,754) of the NYCHA mean of \$18,047.

**TABLE III
HIGHER INCOME DEVELOPMENTS**

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units*
Bay View	092	Brooklyn	\$21,066	1,601
Bland	054	Queens	\$21,035	392
Chelsea	134	Manhattan	\$21,627	994
Coney Island	094	Brooklyn	\$21,802	534
Eastchester Gardens	034	Bronx	\$21,230	873
Forest Hills Co-op**	200	Queens	\$39,466	249
Frederick Samuel Apartments**	377	Manhattan	\$28,971	664
Fulton	136	Manhattan	\$22,987	943
Latimer Gardens	186	Queens	\$21,106	400
Linden	095	Brooklyn	\$22,253	1,578
Parkside	047	Bronx	\$21,336	868
Rangel	037	Manhattan	\$21,163	936
Ravenswood	048	Queens	\$21,538	2,159
Seward Park Extension	192	Manhattan	\$21,686	450
Todt Hill	042	Staten Island	\$23,225	497
Woodside	033	Queens	\$22,297	1,347
Average			\$22,353	14,485

* Includes only the units within the consolidated development that qualify for inclusion in the Deconcentration Analysis, i.e., it excludes units within consolidated developments that are elderly-only, mixed-finance, FHA, Hope IV or MHOP. For Forest Hills Co-Op, this analysis does not include the studio and one-bedroom units designated for the elderly.

** The Frederick E. Samuel Apartments and Forest Hills Cooperative have separate income and rent schedules, which are designed to make them 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.

Using the first of the above justifications, NYCHA could exclude two of its 31 developments (Forest Hills Co-op and Todt Hill) that have mean gross incomes outside of the EIR from the Deconcentration Requirement because they are covered by a court injunction, which restricts the types of resident applications that can be accepted at these developments.

However, NYCHA could exclude *all* of its 31 developments that have mean gross incomes outside of the EIR from the Deconcentration Requirement using the second of the above justifications, 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.¹³ 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.

¹³ 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.

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 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 elements:

- 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.
- Immediate scheduling of new Tier III and Tier II applicants with incomes exceeding the "non-elderly average," if they are willing to accept one of the Working Family Priority Consolidations.
- At the time of project choice, offering Working Family Priority Consolidations to Tier III and Tier II applicants with incomes exceeding the "non-elderly average," even if the Consolidations are not anticipating vacancies.
- Affirmative marketing of the Working Family Priority Consolidations, including advertisements, targeted mailings, on-site signs, and making applications available at these sites.

APPENDIX

Individual NYCHA Developments Exempt from Deconcentration Rule

Hope VI Developments

- Ocean Bay (Oceanside)
- Ocean Bay (Bayside)
- Prospect Plaza

Homeownership Developments

- Southern Boulevard M.H.O.P.
- Franklin Avenue I M.H.O.P.
- Franklin Avenue III M.H.O.P.
- Frederick Samuel I M.H.O.P.
- Frederick Samuel II M.H.O.P.
- Frederick Samuel III M.H.O.P.
- Jennings Street M.H.O.P.
- Prospect Avenue M.H.O.P.
- West Farms Square M.H.O.P.
- FHA Homes

Developments with Fewer than 100 Units

- 154 West 84th Street (Dome Site)
- Lower East Side
- Marcy Avenue - Greene Avenue
- Stanton Street

Developments Designated for the Elderly Only

- | | |
|------------------------------------|------------------------------------|
| ▪ 2125 Glebe Avenue | ▪ P.S. 139 |
| ▪ Baruch Addition | ▪ Palmetto Gardens |
| ▪ Bethune Gardens | ▪ Randall Balcom |
| ▪ Boston Road Plaza | ▪ Reid |
| ▪ Bronx River Addition | ▪ Reverend Brown |
| ▪ Cassidy - Lafayette | ▪ Robbins Plaza |
| ▪ Chelsea Addition | ▪ Saratoga Square (Site 60) |
| ▪ College Avenue - East 165 Street | ▪ Shelton Houses |
| ▪ College Point Rehab Program | ▪ Sondra Thomas Apartments |
| ▪ Conlon - Lihfe Towers | ▪ Stuyvesant Gardens II |
| ▪ Corsi | ▪ Thurgood Marshall Plaza |
| ▪ Fort Washington | ▪ Twin Parks East |
| ▪ Haber | ▪ Union Avenue & East 163rd Street |
| ▪ International Tower | ▪ UPACA Site 5 |
| ▪ Kingsborough Extension | ▪ UPACA Site 6 |

- Laguardia Addition
- Leavitt Street 34th Avenue
- Meltzer
- Middletown Plaza
- Morris Park Senior Citizens Home
- New Lane Shores
- Vandalia
- West Brighton II
- West Tremont – Sedgwick
- White
- Woodson

Attachment N
(ny005n01)

Comments from the Public to the FY 2005 Annual Plan

Operations and Management

Comment: NYCHA should establish a resident suggestion program.

Response: NYCHA welcomes suggestions for consideration. As a means of encouraging greater participation by residents in Resident Association activities and meeting, perhaps this suggestion program could be developed by The Council of Presidents or the RAB and suggestions presented formally to NYCHA for consideration by the appropriate offices.

Comment: NYCHA employees should be required to attend sensitivity training addressing issues of cultural/socio-economic diversity aimed towards improving communication skills that promote mutual respect.

Response: NYCHA staff does have training of this nature when hired. It is also available to staff if supervisors identify a need for any particular employee. Supervisors have been reminded of the need to improve customer service and their obligation to refer staff for further training when necessary.

Comment: NYCHA's rules, regulations and grievance procedures should be displayed in a conspicuous location to help residents better understand their rights and the services they are entitled to.

Response: It is NYCHA policy to post these documents. Staff has been reminded to maintain these in the office lobby and Borough Managerial Staff has been asked to confirm this has been done

Comment: NYCHA should have a goal of reducing vacancies.

Response: NYCHA does have a goal of reducing vacancies, in fact from January 1, 2003 to December 31, 2003, NYCHA increased the number of available apartments by 218 and occupied apartments by 524.

Comment: **Public housing residents should be involved in the selection of private management companies.**

Response: *The private managers are contractors for the Authority and the residents are not asked to evaluate their proposals. However, we would welcome resident comments and advice regarding the performance of our private managers and can make these comments part of the annual contractor evaluations. Further, we would be happy to invite residents to scheduled meetings to discuss their concerns regarding these contractors.*

Comment: **Residents should be allowed to have satellite dishes.**

Response: *Satellite dishes are not permitted as a matter of policy because of the potential hazard and liability they present and because of damage to the structure caused by installation. This policy will remain.*

Annual Plan Process

Comment: **Speakers at the public hearing should be limited to the three minute maximum.**

Response: *The moderator exercises best faith efforts in limiting speakers to three minutes. NYCHA has instituted the use of a three light system to aid to that end.*

Comment: **RAB members should be required to attend the Town Hall Meetings and the Public Hearing.**

Response: *NYCHA will continue to encourage RAB participation in the Town Hall and Public Hearing meeting. Participation is strictly voluntary.*

Comment: **Faxed comments regarding the Annual Plan should be permitted.**

Response: *NYCHA will consider accepting faxed comments regarding the Annual Plan.*

Comment: **CCOP and the RAB do not inform TA presidents of issues and do not solicit their views.**

Response: *NYCHA will continue to work with the CCOP and RAB to assist in the dissemination of information through direct mailing, internet postings and a citywide distribution of printed media.*

Comment: RAB meetings should be open to TA presidents and residents as observers.

Response: The current RAB structure involves forty- five duly elected resident associations in addition to eight Sec8 representatives. This format was approved and adopted by the nine district chairs.

Comment: Faith based groups should be consulted when preparing the plan

Response: The Draft plan was submitted for public review and comment, which adheres to HUD's statutory requirements.

Community Service

Comment: NYCHA should implement all the federal exemptions and expand the discretionary exemptions as other large housing authorities have done. You should consider part time workers, two parent households who lack childcare, residents 60 or older, residents who are temporarily ill, residents who are pregnant or caring for very young or disabled children, residents who are victims of domestic violence and searching for jobs, those who are in drug rehab and apply for SSI and SSD.

Response: Carrying out its commitment to consider expanding the number of exemptions that are currently available, the Authority is making the following modifications to its program.

1. The Authority will no longer require residents seeking the childcare exemption to provide two denial or rejection letters from City-assisted child care organizations. One denial or rejection letter will be accepted for a 12-month period.
2. The Authority exempts two-parent families with children under 13 where one adult is required to provide community service or is performing exempt activities (work, schooling, etc.) and the other adult cares for the child. Where the child is over the age of 6, we require some evidence to that the child is authorized not to be in school. Residents who are temporarily ill can be exempted for the period of their illness where the physician certifies as to the disabling nature of their illness.
3. Persons in job search are currently excluded for 6 weeks of the calendar year.
4. The community service obligation can also be satisfied by participating in self-sufficiency programs. Residents actively participating in a drug

rehabilitation program, would be eligible for self-sufficiency credits for the hours spent in such programs, regardless of whether they also apply for SSI or SSD.

5. *Volunteering to care for disabled or very young children on behalf of a profit or non-profit organization would currently qualify as community service and the time contributed would count towards the resident's obligation. The resident could also contribute such care for another public housing resident lacking childcare irrespective of whether the child is disabled.*
6. *Under the current rule, pregnant women are excluded from community service where their physician certifies that community service could impair the physical or mental health of the unborn fetus.*
7. *The Authority supports pending legislation that would add additional exclusions not currently authorized, including lowering the age limitation from 62 to 60 years and exempting victims of domestic violence.*

Based on comments from both the RAB and the public at the town hall meetings and public hearing, community service exemptions will be expanded to include the categories which follow. It is anticipated that these exemptions will be implemented on January 1st, once HUD has completed its review of the Plans.

- *Education – NYCHA will exempt individuals enrolled in trade schools, whether or not the award of a general equivalency (GED) or high school diploma is associated with the course of study.*
- *Child Care – Single adults with a child below the age of six can be exempted from community service where they show unavailability of affordable child care by producing a letter from one child care center stating that space is not currently available. The current standard requires two evidentiary letters.*
- *Victims of Domestic Violence – Consistent with the current standards, the Authority will exclude from community service individuals who have been approved for a transfer due to a domestic violence situation, but prior to actually moving to the new apartment. The exemption will cease when the resident vacates the development, rejects two apartment offers, or with the next scheduled annual recertification for the resident.*

Comment: **Participation in faith-based organizations should be counted as community service.**

Response: Participation in non-religious services that generally benefit the local community currently qualify as community service, even if the activity is administered by a faith-based organization. For example, working at a church

sponsored clothing or food distribution center or delivering these products to their recipients on behalf of the church, would qualify as community service. However, credit for community service will not be accorded for rendering a religious service. Therefore, volunteering to teach religious studies or to lead a church service, would not qualify for community service credits.

Increasing Stock of Affordable Housing

Comment: For University Macombs, Fabria, Brook Willis and Markham Gardens: What will the income levels be? Will public housing residents be able to live there? Will residents have good cause for eviction rights? How long will the housing be kept affordable? Will relocated residents have the right to return? Why were we not informed of these plans earlier?

Response: Although each of the projects contain different types of housing components, income levels for affordable rental units will generally be up to 60% of Area Median Income. The vast majority of the units involved in these projects are vacant. Residents will be given preference to return to a development provided that they are interested and qualify for the affordable housing options that are available after re-development.

Section 3/Resident Employment

Comment: The Annual Plan should be used to communicate CM/Build job opportunities to residents.

Response: Job opportunities for residents, including those through the apprenticeship and pre-apprenticeship programs will be communicated through the Department of Resident Services.

Comment: How will NYCHA improve its procurement process to bring in responsible contractors who pay prevailing wages and provide quality work on time?

Response: NYCHA has an established method to monitor contractor performance. The evaluation starts at the beginning of the contract and continues through to the end of the contract. If a contractor receives a negative evaluation, it is added to the contractor's file and taken into consideration on the next instance where the same contractor submits a bid. Alleged violations of prevailing wage violations should be brought to the attention of the Department of Equal Opportunity, which maintains offices at 250 Broadway, 27th Floor, New York, New York 10007.

Comment: Monthly progress reports on Section 3 should become part of the Annual Plan.

Response: NYCHA will provide resident employment and Sec3 progress reports as requested by the RAB.

Comment: Residents and advocates should be able to give constructive feedback and troubleshoot problems regarding the Section 3 program.

Response: NYCHA has reorganized its Resident Employment Program and has met regularly with residents and advocates to share and gather recommendations about Section 3 and various employment initiatives.

Comment: Why has the pre-apprenticeship program been delayed?

Response: The pre-apprenticeship program was not in fact delayed. In order to ensure that a comprehensive and well-planned solicitation was developed, the Authority reviewed different pre-apprenticeship models and programs, reviewed eligibility and program criterion of several State-approved apprenticeship programs, consulted with advocates and residents for input on proposed critical program elements, ensured consistency with the newly developed CM Build contracts and apprenticeship requirements, and ensured adherence to federal procurement rules

Comment: Does the CM Build Program still plan to create 300 resident jobs?

Response: The CM Build Model is created so that for each \$2,000,000.00 spent on construction one (1) pre-apprentice slot will be assigned to a NYCHA resident. The total amount of the CM Build project is estimated at \$445 million dollars, which represents up to 225 apprentice slots.

Housing Needs

Comment: NYCHA should not apply for a waiver of federal rules and regulations under any Superwaiver provision.

Response: The House and Senate passed yet another temporary extension of the federal welfare program, known as Temporary Assistance for Needy Families (TANF), on June 22nd, extending the current welfare law through September 30, 2004. It

is likely that there will be additional extensions before Congress completes the reauthorizing TANF in the remaining legislative days of 2004.

The superwaiver provisions in the House version of HR4 would allow State Governors and local Housing Authorities to request statutory and regulatory waivers in existing programs, including public housing and homeless programs, but not Section 8, without additional input by the Congress. The Agency Plan process, with RAB review, is retained under the House bill. The Senate's version of HR 4 excludes housing programs and would limit superwaivers to just 10 states.

NYCHA and the City of New York continue to oppose the enactment of the superwaiver provision and will monitor this legislation as it moves through the Congressional process.

Eligibility, Selections and Admission

Comment: NYCHA should promote a two-way deconcentration policy.

Response: All of NYCHA's developments are part of a strategy to promote income mixing in each of its developments. The Authority's Tenant Selection and Assignment Plan has a deconcentration plan built into its rental plan. Half of all vacancies are rented to applicants with a working family priority and half to applicants with a need based priority. In addition, the Authority applies the Federal requirement to rent no less than 40% of their vacancies to Very Low-Income families to each individual development further promoting a uniform income mix.

Comment: NYCHA should increase to 50% the percent of annual vacancies for the poorest families on the waiting list.

Response: The Authority rents at least half of its vacancies to applicants with a need-based preference. This includes the homeless, victims of domestic violence, intimidated witnesses and applicants living in substandard housing. Applicants with the most need for housing are often those with the lowest income. In fact, during Fiscal Year 2004, 65% of new applicants had incomes below 30% of the area median income.

Financial Resources

Comment: NYCHA should account for the \$7.6 million HUD appropriation received in 2002 for the two-year funding of resident participation activities.

Response: NYCHA can provide accounting for TPA appropriations received in 2002.

Resident Participation

Comment: Citywide Council of Presidents (CCOP) minutes should be distributed to all residents.

Response: CCOP is not mandated to do distribution of minutes to all residents.

Comment: CCOP meetings should be open to TA presidents and residents as observers.

Response: CCOP is not mandated to open their meetings to the public.

Comment: CCOP should secure space in the NYCHA Journal each month to report on issues being addressed.

Response: CCOP can make monthly submissions to Public and Community Relations for NYCHA Journal entry consideration.

Comment: CCOP contact information should be provided to residents to address questions or concerns.

Response: All CCOP members provide contact information to their individual districts.

Comment: NYCHA Board meetings should be publicized.

Response: NYCHA Board meetings are advertised in the City Record. Dates and times of meetings are advertised, as well as the fact that meetings are open to the general public.

Victims of Domestic Violence

Comment: NYCHA's requirement that victims of domestic violence provide documented evidence of a serious felony is too rigid. It is suggested that NYCHA assign a person to review DV applications with advocates to avoid rejecting families at serious risk.

Response: Since such a high priority is given to victims of domestic violence, it is important for applicants to submit sufficient evidence documenting the domestic violence. This evidence includes a current order of protection and a recent police report documenting an incident other than the one which prompted the order of protection. Neither incident must meet the definition of a serious felony. Rather, at the request of the Mayor's Office and advocacy groups, the Authority recently amended its policies to accept documentation of only one incident as proof of domestic violence if the incident constitutes a serious felony. NYCHA has been and will continue to work with advocacy groups to improve our processing of these applications.

Comment: It is urged that NYCHA maintain all of its programs for domestic violence victims despite funding cuts.

Response: NYCHA will make every effort to maintain core services despite funding cuts.

Comment: NYCHA needs to review applications from victims of domestic violence in a timely manner.

Response: All applications received from applicants claiming to be victims of domestic violence are reviewed and entered into the Authority's waiting list in a timely manner. If appropriate documentation is not submitted, the application is placed on the waiting list assigning it the highest priority possible and a letter is sent to the applicant requesting the appropriate documentation.

Section 8

Comment: We are concerned about federal cuts to the Section 8 program. What does this mean for us? Can NYCHA lobby against this?

Response: Due to a change in the HUD formula for computing subsidy allocations, NYCHA faced a shortfall in funding for the Section 8 program. However, appealed HUD's determination and was just awarded \$37.3 million in additional funding which should be sufficient to cover funding for all the apartments we currently assist through the end of this year. We remain concerned about funding levels for 2005 and are working with the City's Congressional Delegation and national interest groups to achieve full funding in 2005 for Section 8 and for all public housing programs.

At this point, however, we have decided that it is necessary to limit issuance of new vouchers only to referrals from City homeless shelters. We also have

implemented several other measures designed to reduce subsidy expenditures. These actions should not affect current Section 8 tenants. We will make every effort to avoid measures that will adversely impact current tenants and/or landlords

Comment: Finding a landlord to accept Section 8 is difficult, and landlords have little incentive to make repairs.

Response: There has been a steady increase in owners participating in the Section 8 Program. As of June 30, 2004 we have 30,287 active landlords. In addition, the Leased Housing Department maintains an apartment referral list of units made available to Section 8 voucher holders. This list consists, on average, of over 500 apartments.

With regard to providing an incentive to owners to make repairs, it is NYCHA policy to suspend subsidy payments if HQS violations are not repaired within 30 days. In addition, we have instituted several procedures that are aimed at eliminating the need to suspend apartments and in streamlining the process of reinstating subsidy after repairs are made. For example:

- a. We no longer re-inspect apartments if both the tenant and landlord certify in writing that repairs were made.*
- b. We will make retroactive subsidy payments upon submission of proper documentation verifying when repairs were made.*
- c. We notify owners in advance of inspection appointments so they have an opportunity to make any necessary repairs prior to the inspection.*

Attachment O
Section 3 Program Summary Report
(ny005o01)

Attachment P
Performance and Evaluation Report - Summary
(ny005p01)

Attachment Q
Performance and Evaluation Report - Schedules
(ny005q01)

Attachment O is the section 3 Program Summary Report. Attachments P and Q required by HUD notice PIH 2001-4 (HA), dated January 19, 2001 directs housing authorities to submit as part of the Annual Plan, their Capital Fund Program *Performance and Evaluation Report* for each approved Annual Statement where the agency is still expending funds. Due to the size of NYCHA's program its *Performance and Evaluation Report* is contained in approximately six volumes and exceeds 5,000 pages in length.

The documents described above are available for public inspection at the Authority's main office. Persons interested in examining the materials are requested to telephone (212) 306-4273 to make an appointment for such inspection.

