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nyc.gov/builditback

Rebuild: City-Selected Contractor or Choose Your Own Contractor

Which Rebuild Program option is right for me?

The Rebuild Program offers two options to rebuild your home:

- City-Selected Developer option
- Choose Your Own Contractor option

City-Selected Developer option: You work with an experienced developer selected by the City to rebuild your home. The developer has pre-approved designs, architects and contractors to design and build your home in a streamlined and efficient way. The developer will be responsible for securing permits, approvals and sign-offs to rebuild your home.

Choose Your Own Contractor option (CYOC): You are responsible for selecting your own architect and contractor and working with them to come up with your own designs and budgets. The architect, contractor, proposed designs and proposed budget will require review and approval by the City. You will be responsible for the rebuilding process with your architect and contractor, including securing all permits, approvals and sign-offs to rebuild your home.

Note: Homeowners who do not have an architect and contractor already engaged at the time of signing the Selection Agreement will be strongly encouraged to select the City-Selected Developer Option.

Out-of-Pocket Costs

City-Selected Developer: You will have no out-of-pocket costs related to the Rebuild process. However, you will be required to place your transfer amount* into the City's escrow account when entering into the Homeowner Deposit Agreement with the developer. The developer pays for the designs, surveys, borings, approvals, permits and other pre-construction costs.

Choose Your Own Contractor: You will have to pay upfront for any plans, surveys, borings, permits, legal fees and other pre-construction costs if you select this option. If you have received disaster recovery benefits, you may pay for these pre-construction costs using those funds (reducing your transfer amount). If you don't have a transfer amount, you must pay for these costs out of pocket. NYC Build it Back funds cannot be used to reimburse costs associated with pre-construction costs in the Rebuild Program. At the time of the signing of the Homeowner Deposit Agreement, you will have to deposit your transfer amount into an escrow account, which includes any remaining insurance proceeds, FEMA assistance and other Sandy-related assistance you may have received as determined by the City.

*A transfer amount is the sum of funds that exists if benefits the applicant received were greater than the applicant's eligible expenses, the difference is known as the transfer amount. It is the first money used toward the reconstruction of your home, and for Rebuild Program purposes these funds are kept in an escrow account.

Design & Budgets

City Selected Developer: The developer will meet with you to present their home designs. You will be able to select from a variety of interior and exterior design options to customize your home. The developer will handle all site evaluations, including survey and soil borings. The developer can answer questions about your new home's elevation, resilient materials and energy efficiency. The developer's home designs will have pre-approved budgets.

Choose Your Own Contractor: You and your architect can custom design your home. The City must review your architect's plans and contractor's budget before being approved for Rebuild. In addition, your designs must comply with all aspects of Enterprise Green Communities (or Energy Star Certified Homes), flood design requirements and building codes. You and your architect will have to secure surveys and soil borings necessary to finalize designs.

Approvals, Construction and Completion

City Selected Developer: The developer will submit building plans on your behalf to secure permits and approvals, including Enterprise Green Communities. During construction, the developer will secure all inspection approvals, as well as the final Certificate of Occupancy.

Choose Your Own Contractor: You, your architect, and your contractor will have to secure permits and approvals, including Enterprise Green Communities (or Energy Star Certified Homes). During construction, you, your architect and your contractor will be responsible for securing all required inspection approvals, as well as final Certificate of Occupancy.

Additional Information

For more about your City-Selected Developer, please contact the developer for your borough:

Borough	Developer and Website	Phone Number	Email
Staten Island	The Bluestone Organization www.bluestonerrsi.com	(718) 264-1420 x243	info@bluestonerrsi.com
Queens	Arverne by the Sea LLC www.abtsrebuild.com	(718) 474-3917 x13	abtsrebuild@gmail.com
Brooklyn and the Bronx	Galaxy General Contracting Corp. www.brooklynrebuilds.com	(718) 246-8080 x271	brooklynrebuilds@galaxygc.com

If you are interested in the Choose Your Own Contractor option, please contact the City by phone at 212-863-6338 or by email at RebuildCYOC@hpd.nyc.gov. We also encourage you to speak to the City-Selected Developer for your borough before considering the Choose Your Own Contractor option.



WE ARE PLEDGED TO THE LETTER AND SPIRIT OF U.S. POLICY FOR THE ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.