

CITY OF NEW YORK CONFLICTS OF INTEREST BOARD

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June 22, 2026

Commissioner Dina Levy
New York City Department of Housing Preservation & Development
100 Gold Street
New York, New York 10038

Re: Conflicts of Interest Board Case No. 2026-381 (Patrick Love)

Dear Commissioner Levy:

This is in response to your letter to the Conflicts of Interest Board (the "Board"), dated May 28, 2026, designating, pursuant to Board Rules Section 1-13(e)(1), New York City Department of Housing Preservation and Development ("HPD") employee Patrick Love to use City time and City resources to perform work for the Neighborhood Restore Housing Development Fund Corporation ("Neighborhood Restore") and Neighborhood Renewal Housing Development Fund Corporation ("Neighborhood Renewal"). You also request a determination by the Board, pursuant to Board Rules Section 1-13(e)(2), that Mr. Love may take part in these organizations' business dealings with the City.

Relevant Facts

You advise that Mr. Love is Deputy Commissioner of HPD's Office of Development. He is responsible for leading HPD's implementation of *Block by Block: The Housing Plan for a New Era*, the Mayor's plan to create and preserve affordable housing in the City, a collaboration between HPD and other City and State agencies. Mr. Love supervises seven divisions within HPD: New Construction, Preservation Finance, Housing Incentives, Homeownership Opportunities and Preservation, Compliance and Enforcement, Special Needs Housing, and Building and Land Development Services.

You advise that Neighborhood Restore is a not-for-profit organization created in 1999 at the request of HPD. Neighborhood Restore and its affiliates, including Neighborhood Renewal, collaborate with HPD to foster neighborhood stabilization by transitioning properties from physical and financial abandonment to responsible third-party ownership. Neighborhood Restore serves as an interim owner of properties subject to *in rem* foreclosure actions brought by the City through HPD's Third Party Transfer program, which seeks to restore multifamily buildings into active use and increase the quantity and quality of rental housing in the City. Neighborhood Renewal creates and manages permanent affordable rent-regulated housing for families transitioning out of

emergency homeless shelters through HPD's and the New York City Department of Homeless Services' Cluster Housing Conversion Program.

You further advise that an HPD employee serves as a voting member on the governing boards of Neighborhood Restore and Neighborhood Renewal, and you have selected Mr. Love for these roles. In 2023, the Board approved Kimberly Darga, Mr. Love's predecessor as Deputy Commissioner of HPD's Office of Development, to serve on the governing boards of Neighborhood Restore and Neighborhood Renewal (COIB Case No. 2023-227). Mr. Love will replace Ms. Darga as the HPD representative on these boards.

By your letter to the Board, you approve of Mr. Love's work on behalf of Neighborhood Restore and Neighborhood Renewal as part of his work for HPD and his participation in the business dealings between Neighborhood Restore and Neighborhood Renewal and the City.

Relevant Law

Charter Section 2604(b)(2), as interpreted in Board Rules Section 1-13, prohibits a public servant's use of City time or City resources for non-City purposes.

Board Rules Section 1-13(e) provides that an agency head may designate a public servant to perform work on behalf of a not-for-profit corporation, association, or other such entity that operates on a not-for-profit basis, including serving as a board member or other position with fiduciary responsibilities, provided that: (i) there is a demonstrated nexus between the proposed activity, the public servant's City job, and the mission of the public servant's agency, and such work furthers the agency's mission and is not undertaken primarily for the benefit or interests of the not-for-profit; (ii) the designated public servant takes no part in the entity's business dealings with the City at the entity or at their agency; and (iii) within 30 days the written designation is disclosed to the Board and will be posted on the Board's website.

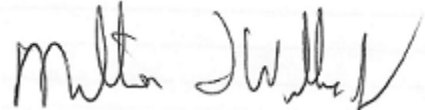
A public servant designated pursuant to Board Rules Section 1-13(e)(1) may take part in the entity's business dealings with the City at the entity and/or at their agency if, after written approval of the agency head, the Board determines that there is a demonstrated nexus between the proposed participation, the public servant's City job, and the mission of the public servant's agency; and that such participation furthers the agency's mission and is not undertaken primarily for the benefit or interests of the not-for-profit entity. See Board Rules Section 1-13(e)(2).

Advice

The Board has determined, based on the above representations and your written approval, that there is a demonstrated nexus between Mr. Love's work for HPD, his work for Neighborhood Restore and Neighborhood Renewal, and the mission of HPD. The Board has also determined that Mr. Love's participation in the business dealings between the City and Neighborhood Restore and Neighborhood Renewal furthers HPD's mission. Accordingly, he may use City time and City resources to perform work for Neighborhood Restore and Neighborhood Renewal and may be involved in business dealings between Neighborhood Restore and Neighborhood Renewal and the City. See Board Rules Section 1-13(e)(2).

The advice conveyed in this letter is conditioned on the correctness and completeness of the facts supplied to us. If such facts are in any respect incorrect or incomplete, the advice we have given to you may not apply. If at any time you would like further advice based on a change of circumstances or additional information, please contact us.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Milton L. Williams Jr.", with a stylized flourish at the end.

Milton L. Williams Jr.
Chair

cc: Wayne G. Hawley
Ifeoma Ike
Stephen Loffredo
Amy E. Millard

Donna M. Murphy
Patrick Love