

***FINAL* – PHA Agency Plan**

Annual Agency Plan for Fiscal Year 2016



Shola Olatoye
Chair & Chief Executive Officer

Original Submission Date: October 19, 2015

Revised: December 30, 2015

PHA Annual Plan		U.S. Department of Housing and Urban Development Office of Public and Indian Housing		OMB No. 2577-0226 Expires 8/30/2011									
1.0	PHA Information PHA Name: New York City Housing Authority PHA Code: NY005 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2016												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 177,666 Number of HCV units: 88,467												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	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 for the next five years: <i>The New York City Housing Authority ("NYCHA")'s mission is to increase opportunities for low and moderate income New Yorkers by providing safe, affordable housing and facilitating access to social and community services. More than 400,000 New Yorkers reside in NYCHA's 328 public housing developments around the five boroughs, and another 235,000 receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Housing Choice Voucher Program. To fulfill its vital mission and better serve residents while facing dramatic reductions in traditional government funding, NYCHA is developing new financing options and building innovative partnerships across the public, private, and non-profit sectors. These strategies are helping NYCHA to address many key challenges, from preserving aging housing stock through timely maintenance and modernization of developments, to increasing resident access to a multitude of community, educational and recreational programs, as well as job readiness and training initiatives.</i>												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PLEASE SEE ATTACHMENT F												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. PLEASE SEE ATTACHMENT B												
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.												

	PLEASE SEE ATTACHMENT C
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. PLEASE SEE ATTACHMENT D
8.1	Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. PLEASE SEE ATTACHMENT E
9.1	Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. PLEASE SEE ATTACHMENT E
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" PLEASE SEE ATTACHMENT F
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy <i>NYCHA's rent determination policy is found among the management policies that are referred below.</i>	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <i>NYCHA's Flat Rent schedule is set out Section 4 (A) (1) (C) of the Annual Plan.</i> <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	policies for the prevention or eradication of pest infestation (including cockroach infestation)	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 Comprehensive Grant Program</i>	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act <i>NYCHA developments do not meet the statutory criteria.</i>	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

NOTICE

New York City Housing Authority Proposed Amendment to the Agency Plan for FY 2015 and the Draft Agency Annual Plan for FY 2016

AVAILABILITY OF THE DRAFT AGENCY ANNUAL PLAN FOR PUBLIC INSPECTION

The public is advised that the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2016* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting June 26, 2015 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2016* and supporting documents. The *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2016* will also be available at the following locations:

- On NYCHA's webpage, which is located on <http://www.nyc.gov/nycha>
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 am to 7:30 pm:

<p>Manhattanville Community Center 530 West 133rd Street New York, New York</p> <p>Taft Senior Center 1365 5th Avenue New York, New York</p> <p>Sedgwick Community Center 1553 University Avenue Bronx, New York</p>	<p>Soundview Community Center 1674 Seward Avenue Bronx, New York</p> <p>Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York</p>	<p>Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York</p> <p>Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York</p>
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PUBLIC COMMENT

The public is invited to attend any of the five scheduled town hall discussions at which the public may raise questions regarding the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Annual Plan for FY 2016*. These discussions will be held from 6:00 pm to 8:00 pm on the dates and locations shown below **unless noted otherwise**.

Thursday, July 9, 2015		Thursday, July 16, 2015	
<p>Brooklyn St. Francis College 180 Remsen Street Brooklyn, New York 11201</p>		<p>Queens Joint Industry Board 158-11 Jewel Avenue Flushing, New York 11365</p>	
Monday, July 20, 2015	Wednesday, July 22, 2015	Monday, July 27, 2015	
<p>Staten Island Gerard Carter Community Center 230 Broad Street Staten Island, New York 10304</p>	<p>Bronx Cardinal Hayes High School 650 Grand Concourse Bronx, New York 10451</p>	<p>Manhattan Borough of Manhattan Community College, 199 Chambers Street, New York, NY 10007</p>	

The public is also invited to comment on the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Annual Agency Plan for FY 2016* at a public hearing to be held on August 11, 2015 from 5:30 p.m. to 8:00 p.m. at:

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

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

Written comments regarding the *Proposed Amendment to the FY 2015 Agency Annual Plan* and the *Draft Annual Agency Plan for FY 2016* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than August 30, 2015**. Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to annualplancomments@nycha.nyc.gov.

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

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

AVISO

Enmienda propuesta al Plan de la Agencia para el año fiscal 2015 y el Borrador del Plan de la Agencia para el año fiscal 2016 de la Autoridad de Vivienda de la Ciudad de Nueva York

DISPONIBILIDAD DEL BORRADOR DEL PLAN DE LA AGENCIA PARA SU INSPECCIÓN PÚBLICA

Se anuncia al público que la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016* estarán disponibles para su inspección pública en la oficina central de NYCHA ubicada en 250 Broadway, New York, NY, a partir del 26 de junio de 2015 entre las 9:30 a.m. y las 4:30 p.m. Si desea concertar una cita para revisar la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016* y los documentos de respaldo, llame al (212) 306-3701. La *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016* también se encontrarán disponibles en los siguientes lugares:

- En el sitio de NYCHA en Internet, que se encuentra en <http://www.nyc.gov/nycha>
- En la oficina de la administración de cada residencial de vivienda pública de NYCHA durante el horario de oficina.
- En los centros comunitarios/oficinas municipales que se enumeran a continuación en el horario de 9:00 a.m. a 7:30 p.m.:

Centro Comunitario de Manhattanville 530 West 133rd Street Nueva York, Nueva York Taft Senior Center 1365 5th Avenue Nueva York, Nueva York Centro Comunitario de Sedgwick 1553 University Avenue Bronx, New York	Centro Comunitario de Soundview 1674 Seward Avenue Bronx, New York Operaciones Comunitarias de Queens Oficina Municipal 70-30 Parsons Boulevard Flushing, New York	Operaciones Comunitarias de Staten Island Oficina Municipal 126 Lamport Avenue Staten Island, New York Centro para la Tercera Edad de Brownsville 528 Mother Gaston Boulevard Brooklyn, New York
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COMENTARIO PÚBLICO

El público está invitado a participar de cualquiera de las cinco asambleas públicas en las cuales se podrán realizar preguntas acerca de la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual para el año fiscal 2016*. Estas asambleas se llevarán a cabo entre las 6:00 p.m. y las 8:30 p.m. en las fechas y localidades que se muestran a continuación, **a menos que se indique lo contrario.**

Jueves 9 de julio de 2015		Jueves 16 de julio de 2015
Brooklyn St. Francis College 180 Remsen Street Brooklyn, New York 11201		Queens Joint Industry Board 158-11 Jewel Avenue Flushing, New York 11365
Lunes 20 de julio de 2015	Miércoles 22 de julio de 2015	Lunes 27 de julio de 2015
Staten Island Centro Comunitario Gerard Carter 230 Broad Street New York, New York 10304	Bronx Cardinal Hayes High School 650 Grand Concourse Bronx, New York 10451	Manhattan: Borough of Manhattan Community College, 199 Chambers Street, New York, NY 10007

También invitamos al público a expresar sus comentarios acerca de la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016* durante una audiencia pública que se celebrará el **11 de agosto de 2015** entre las 5:30 p.m. y las 8:00 p.m. en:

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

Todas las localidades que se mencionan anteriormente son accesibles para personas con limitaciones físicas y se puede llegar a ellas utilizando transporte público. Si desea obtener información acerca de opciones de transporte diríjase a <http://tripplanner.mta.info> o llame a la línea de información sobre transporte público de la MTA/NYC al (718) 330-1234.

Alentamos la presentación de comentarios escritos sobre la *Enmienda propuesta al Plan Anual de la Agencia para el año fiscal 2015 y el Borrador del Plan Anual de la Agencia para el año fiscal 2016*. Para que se los tome en consideración, **los comentarios deben recibirse mediante correo postal de los Estados Unidos o fax a más tardar el 30 de agosto de 2015.** Los comentarios escritos pueden enviarse por fax al (212) 306-7905. Los comentarios pueden enviarse a la dirección que aparece a continuación y también pueden enviarse por correo electrónico a annualplancomments@nycha.nyc.gov.

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

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Primera Ejecutiva



ANNUAL PLAN MEETINGS



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

Highlights of the meeting presentation can be found at on.nyc.gov/nycha-fy16

Public Hearing

Tuesday, August 11, 2015

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

Pace University

Michael Schimmel Theater

3 Spruce Street (near Gold Street)

New York, NY 10038

A translation of this document is available in your management office and online at www.nyc.gov/nycha

La traducción de este documento está disponible en su oficina de administración y en Internet en www.nyc.gov/nycha

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

Перевод этого документа находится в Вашем домоуправлении и на интернете www.nyc.gov/nycha

Covering:

NYCHA's Draft FY 2016 Annual Plan and Amendment to FY 2015 Annual Plan

All Town Hall Discussions
take place 6–8 pm.

Brooklyn

Thursday, July 9, 2015

St. Francis College

180 Remsen St.

Brooklyn, NY 11201

Queens

Thursday, July 16, 2015

Joint Industry Board

158-11 Jewel Ave.

Flushing, NY 11365

Staten Island

Monday, July 20, 2015

Gerard Carter Community Center at

Stapleton Houses

230 Broad Street

Staten Island, NY 10304

Bronx

Wednesday, July 22, 2015

Cardinal Hayes High School

650 Grand Concourse

Bronx, NY 10451

Manhattan

Monday, July 27, 2015

Borough of Manhattan

Community College

199 Chambers Street

New York, NY 10007



REUNIONES DEL PLAN ANUAL



Participe en la conversación e infórmese sobre los asuntos que afectan a su hogar y comunidad.

La información más destacada que se presentará en la reunión está en on.nyc.gov/nycha-fy16

Audiencia pública

**Martes, 11 de agosto de 2015
de 5:30 p.m. a 8:00 p.m.**

**Pace University
Michael Schimmel Theater
3 Spruce Street (cerca de Gold Street)
New York, NY 10038**

Tema:

Borrador del Plan Anual de NYCHA para el año fiscal 2016 y Enmienda al Plan Anual para el año fiscal 2015

Todas las asambleas se celebrarán de 6:00 a 8:00 p.m.

Brooklyn

**Jueves 9 de julio de 2015
St. Francis College
180 Remsen St.
Brooklyn, NY 11201**

Queens

**Jueves 16 de julio de 2015
Joint Industry Board
158-11 Jewel Ave.
Flushing, NY 11365**

Staten Island

**Lunes 20 de julio de 2015
Centro Comunitario Gerard Carter en
Stapleton Houses
230 Broad Street
Staten Island, NY 10304**

Bronx

**Miércoles 22 de julio de 2015
Cardinal Hayes High School
650 Grand Concourse
Bronx, NY 10451**

Manhattan

**Lunes 27 de julio de 2015
Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10007**

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Executive Summary

NYCHA's Final Agency Plan for FY 2016

Federal law requires the New York City Housing Authority ("NYCHA") to develop, with input from public housing residents, Section 8 participants, elected officials and the public, a plan setting forth its major initiatives for the coming year.

The Final Agency Plan for FY 2016 is available for public review at NYCHA's Central Office and each development's management office as well as on NYCHA's web page <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>. NYCHA will also provide a copy of the Final Agency Plan to each public housing Resident Association President.

NYCHA held five town hall meetings during July and a public hearing at Pace University in Manhattan on August 11, 2015. NYCHA accepted written comments on the Draft Agency Plan through its post office box and fax through August 30, 2015. Please see the Notice on page 6. Comments were also accepted through email at annualplancomments@nycha.nyc.gov. NYCHA met with the Resident Advisory Board ("RAB") members for their comments in nine meetings between February and September 2015.

NYCHA's Final Agency Plan to the U.S. Department of Housing and Urban Development ("HUD") will be submitted on October 19, 2015. Following NYCHA's submission, HUD has 75 days in which to review and approve the plan.

NYCHA's priorities for the coming year are outlined on pages 12 through 20.

NextGeneration NYCHA

On May 19, 2015, Mayor de Blasio and NYCHA Chair and CEO Shola Olatoye announced NextGeneration NYCHA ("NextGen"), a comprehensive ten-year plan to stabilize the financial crisis facing New York City's public housing authority and deliver long-needed improvements to residents' quality of life by changing the way NYCHA is funded, operated and how it serves its residents. Developed with the input of hundreds of stakeholders and residents, NextGen is the most inclusive plan in City history to tackle the critical needs in public housing head on.

In its worst financial position in more than 80 years, NYCHA faces nearly \$2.5 billion in a cumulative projected operating deficit over the next ten years, and nearly \$17 billion in unmet capital needs for major infrastructure repairs. Billions in underfunding from all levels of government, outdated and inefficient management, and rapidly deteriorating buildings have jeopardized the future of the nation's oldest and largest public housing authority.

Developed over one year from 150 collaborative meetings with NYCHA residents, stakeholders and elected officials, NextGen builds on the de Blasio administration's commitment to stabilize, preserve and revitalize public housing. By cutting costs, instituting modern and effective management practices, and targeting new sources of revenue, over ten years the plan's 15 strategies will both reduce NYCHA's capital needs by \$4.6 billion and produce a cumulative operating surplus of over \$200 million. NextGen will transform NYCHA into a more effective and efficient property management that has the funding and flexibility to be more responsive to the over half-million New

Yorkers it serves. Collectively, these advances will help physically and financially safeguard public housing for future generations.

The full report – including complete goals and strategies – can be viewed at on.nyc.gov/nextgeneration and social media activity can be followed at #NextGenNYCHA.

Goal 1: A Secure Financial Future – *achieves short-term financial stability and diversify funding for the long term*

- **Immediate Stabilization:** City relief of NYCHA’s Payment in Lieu of Taxes (“PILOT”), building on the already-waived \$70 million annual payment to the NYPD, to achieve an additional \$30 million in operating savings per year.
- **Streamlining Operations:** Integration and attrition of 1,000 central office positions into other City services and agencies to achieve approximately \$90 million in operating savings per year.
- **Modernized Rent Collection:** Improving rent and fee collection by working closely with residents and updating procedures to achieve \$30 million in revenue per year.
- **Reducing Commercial Vacancies:** Efficiently lease more of the over two million square feet of non-residential ground floor spaces to achieve up to \$1 million in operating revenue per year.
- **Increasing Parking Revenues:** Boost parking revenues – while capping resident parking rates at no more than \$150 a month – by increasing occupancy and rates to achieve up to \$5 million in operating revenues per year.

Goal 2: Property Management For Tomorrow – *operate efficiently and effectively*

- **Mobile Solutions:** Launch MyNYCHA, a mobile app for residents to create, submit, track and update maintenance service requests, view alerts and outages, and schedule inspections 24/7 to achieve enhanced customer service. There will still be a call-in number for residents.
- **Enhanced Development Operations:** Immediately begin reducing time to deliver basic maintenance to seven days at 18 developments identified for NYCHA’s new Optimal Property Management Operating Model (“OPMOM”) system. During 2016, begin to roll out best practices from this work to all NYCHA developments with the goal of achieving similar service response times portfolio wide.
- **Improved Sustainability:** Join citywide efforts to reduce waste and implement recycling across NYCHA developments by the end of 2016 to achieve greater sustainability.
- **Increased Energy Efficiency:** Execute a series of competitive Energy Performance Contracts (“EPCs”) to upgrade and retrofit thousands of buildings to achieve lower energy costs and energy consumption.
- **Resiliency:** Deploy \$3 billion of funding from FEMA to repair and protect over 200 buildings that sustained significant damage from Super storm Sandy to achieve more resilient developments.
- **Safety & Security:** Building on capital from the Mayor and City Council, NYCHA will invest an additional \$100 million to install enhanced security measures, including exterior lighting, cameras, news doors and layered access, which have already led to a 10% reduction in violent crime at 15 high-crime developments.

Goal 3: (Re)build & Reinvest – *rebuild, expand, and preserve the City’s public and affordable housing stock*

- **Roof Replacements:** Allocate \$100 million per year for the next three years and call on the State to match the funds for a comprehensive roof replacement program to reduce mold, repair leaks, and restore paint to reduce capital needs by \$600 million.
- **Expand Affordable Housing:** Transform underutilized NYCHA-owned property to create 10,000 affordable housing units – 5% of the new construction called for in Housing New York. NYCHA will also explore a limited number of mixed-income developments on underutilized land over the next ten years, with 50% of new housing dedicated to low-income families making no more than 60% AMI, or approximately \$46,600 for a family of three (the average NYCHA household size is 2.3). These efforts will bring at least \$500 million in revenue over ten years for building improvements and better community amenities at adjacent developments, and to support NYCHA's broader financial needs.
- **Leveraging HUD preservation programs:** NYCHA will renovate and upgrade thousands of units by maximizing the more prevalent and flexible federal subsidy available through Section 8. In all circumstances, NYCHA retains decision-making control, ensuring that affordability and tenant rights are maintained and protection is in place from future conversion to market-rate units.
- **Rental Assistance Demonstration (“RAD”) Program:** NYCHA will shift approximately 1,400 units at Ocean Bay Apartments – Bayside in Far Rockaway to project-based Section 8 through HUD’s Rental Assistance Demonstration (“RAD”) program, financing critical building repairs and achieving ten-year operating revenue of \$66 million and reducing capital needs by \$87 million.
- **Increase Operating Subsidy:** Subject to HUD approval, over the next ten years NYCHA will more aggressively pursue federal subsidy, including Section 8, for its 5,000 currently unsubsidized units, achieving new operating revenue of \$60 million per year.
- **Convert Scattered-Site Portfolio to Section 8:** Over ten years, subject to HUD approval, NYCHA could convert 6,380 public housing units in scattered site developments – which are more difficult and costly to manage – to project-based Section 8 to achieve ten-year operating revenue of \$18 million and reduce capital needs by \$1.35 billion.
- **Rehabilitate “Obsolete” Units:** Over ten years, subject to HUD approval, NYCHA could convert 8,313 public housing units in properties where the cost of rehabilitation exceeds the cost of new construction to project-based Section 8 to achieve ten-year operating revenue of \$26 million and reduce capital needs by \$1.6 billion.
- **Strategic Planning for Capital Repairs:** For the first time, NYCHA will institute a capital planning process by analyzing the needs of the entire portfolio, rather than the current case-by-case basis, and prioritizing repairs and upgrades that make the most effective use of limited funds and deliver capital projects more efficiently.
- **Modern Design:** Update its decades-old design guidelines for renovations and new construction, focusing on modern and efficient design, accessibility, appeal, and safety to improve the quality of life for residents.

Goal 4: Forward, Together – *connect residents to best-in-class social services*

- **Better Social Services for Residents:** NYCHA will move away from directly providing social services to connecting residents to best-in-class services from expert providers. As part of this partnership coordination effort, beginning July 1, the Department of Youth and Community

Development (“DYCD”) began to operate 24 community centers and the Department for the Aging (“DFTA”) began to operate 17 senior centers, providing residents best-in-class services from specialized providers, saving NYCHA an average of \$16 million per year.

- **Leverage Philanthropic Funding:** Launch the Fund for Public Housing, a nonprofit 501(c)(3) with the goal of raising \$200 million over three years in philanthropic dollars to support linking NYCHA residents to third-party service providers to improve social service delivery and access to economic opportunity for residents.
- **Economic Empowerment:** Double the number of residents connected to jobs in next ten years to 4,000 annually through NYCHA’s Office of Resident Economic Empowerment and Sustainability (“REES”) and community partners.
- **Pathway to Trade Jobs:** Provide over 500 residents with apprenticeships and a pathway to union membership over the next five years through a Project Labor Agreement with the Building and Construction Trades Council of Greater New York to help residents achieve skills and access to better paying jobs.

We have already begun to transform our operations through a **NextGeneration NYCHA** lens. Below are the major achievements from the first 100 days of **NextGen NYCHA**.

TRANSPARENCY & ACCOUNTABILITY

NYCHA TRANSPARENCY

Webpage intended to improve NYCHA communications, transparency and accountability with residents and the public.

Key components of NYCHA Transparency page, include:

- **NYCHA Metrics**—NYCHA’s metric s system, which tracks repairs and program data by development.
- **Physical Needs Assessment** – A summary of the existing building conditions at each development. The Physical Needs Assessment is conducted every 5 years and an updated assessment is currently underway. (<http://www1.nyc.gov/assets/nycha/downloads/pdf/transparency-pna-2011.pdf>)
- **Contract Disclosure**– Details on all open capital construction contracts from the past 5 years. (<http://www1.nyc.gov/assets/nycha/downloads/pdf/transparency-awards-2015-09.pdf>).

SUPPLY CHAIN & INVENTORY OVERHAUL

Initiative to reform NYCHA’s inventory management and procurement systems to improve efficiencies, eliminate waste and make smarter decisions on supplies based on use and demand.

- In June 2015, an internal review identified about \$114,000 worth of window guards and window balances collected from NYCHA’s six warehouses; more than 65% or \$75,000 worth of the stock was sent back to developments for use.
- An external working group, which includes participation from NYCHA, HUD, the NYC Comptroller, and independent supply chain experts formed in July to improve NYCHA’s inventory control system.

PRESERVATION & STABILITY

NEXTGEN NEIGHBORHOODS

Initiative to generate revenue to reinvest into NextGen Neighborhood development sites and across NYCHA by leveraging a 50-50 split of market-rate and affordable housing units built on underutilized NYCHA land.

- In September 2015, resident and stakeholder engagement started at NextGen Neighborhood sites—Holmes Towers (Manhattan) and Wyckoff Gardens (Brooklyn.) Stakeholder input will inform the size, scope and potential revenues generated by the construction of new housing units.

MORE AFFORDABLE HOUSING OPTIONS

AFFORDABLE HOUSING

Plans to create affordable senior and family housing on underused NYCHA property following an extensive planning process with residents and community advocates at Ingersoll (Fort Greene, Brooklyn), Van Dyke (Brownsville, Brooklyn) and Mill Brook (Mott Haven, Bronx.)

- In July 2015, NYCHA and the New York City Department of Housing Preservation and Development (“HPD”) released a request for a Request for Proposal (“RFP”) for potential developers to expand 100% affordable housing opportunities in Brooklyn and the Bronx. NYCHA will retain rights to the land developed through a long-term ground lease, provide critical oversight to the project, require developers to train and hire NYCHA residents, and proactively engage residents on a regular basis as the project moves forward. NYCHA and the City will require developers to provide stabilized rents and NYCHA residents will have a preference for 25% of the units. NYCHA and HPD will begin to review proposals in October.

REPAIR & REBUILD

FIX-IT-FORWARD

A major initiative to overhaul maintenance and repair operations with common-sense fixes to key parts of NYCHA’s repair process to decrease response times and increase customer satisfaction.

- Optimal Property Management Operating Model (OPMOM) – in the past four months, local property managers at 18 OPMOM test developments have been empowered to build their own budgets and determine staffing needs, which intends to reduce time to deliver basic maintenance to seven days. Repair times are trending downward, with an average service level time of 5.5 days.
- Real-time repairs – Since launching in June 2015, NYCHA has inspected more than 2,400 apartments across 41 developments and performed over 4,000 simple repairs, such as minor plumbing issues, smoke detectors, and window guards at the time of inspection.
- Real-Time Dispatching – In its first three months in deployment at Woodside, communication with residents on project repairs from start to finish have significantly improved. Work orders closed because scheduled appointments were missed, have been cut in half since the start of the year—down to 8% in September.
- One-Call initiative – rolled out to 5 pilot sites in August 2015, this initiative enables residents and property managers to schedule all necessary components of a repair project with ‘one call,’ instead of requiring multiple calls to schedule subsequent work every time a part of the repair project is complete. To date, 350 units have had an average of 70 multi-skilled trade jobs scheduled, reflecting over 700 skilled trades work orders. This pilot intends to improve customer service and shorten the time to complete repairs by avoiding unnecessary delays between open and closed work tickets related to a project.

ROOF REPLACEMENT PROGRAM

\$300 million City investment over the next 3 years to replace some of the worst roofs in NYCHA’s portfolio in order to reduce mold, repair leaks, and restore apartments impacted by aging roof infrastructure.

- Queensbridge Houses (North & South) construction to replace 26 roofs began in August 2015.
- Parkside Houses construction to replace 14 roofs began in September 2015.

SANDY RECOVERY

Nearly \$3 billion in FEMA funding to repair and protect over 275 buildings that sustained significant damage from Superstorm Sandy to achieve more resilient developments.

- In June 2015, NYCHA signed an agreement (Memorandum of Understanding) with the City of New York’s Department of Investigations for independent auditors to monitor contracts for Sandy-related repairs and restoration.
- In July 2015, FEMA, New York State, and NYCHA reached final agreements for 33 Letters of

Undertaking (“LOU’s”) for nearly \$3 billion of repair and restoration work at more than 275 buildings.

RAD (RENTAL ASSISTANCE DEMONSTRATION PROGRAM)

A federally-supported program to transition Ocean Bay Apartments – Bayside in the Far Rockaway, to from traditional public housing funds to a special project-based Section 8 in order to finance critical building repairs and achieve operating revenue.

- NYCHA has held monthly meetings with residents and community groups over the past four months to provide additional information on the RAD program, answer questions and collect feedback.
- In August 2015, NYCHA released a Request For Proposal” (“RFP”) for a physical building needs assessment, energy audit and utility consumption analysis of Ocean Bay Apartments-Bayside and Oceanside in order to estimate the total capital needs of the development for participating in the RAD program.

SAFETY & SECURITY

MAP (Mayor’s Action Plan for Neighborhood Safety)

A comprehensive initiative to reduce crime and strengthen neighborhoods in the 15 NYCHA developments that accounted for 20% of all violent crime in public housing.

- As of September 2015, overall crime is down 12% and shootings are down 18% across MAP sites since last year.
- Construction to install exterior lighting has started:
 - Polo Grounds broke ground on 357 new light fixtures in August.
 - Boulevard Houses broke ground on 498 new light fixtures in September.
 - Bushwick Houses broke ground on 297 new light fixtures in September.
 - Castle Hill Houses broke ground on 703 new light fixtures in September.

MODERNIZATION

myNYCHA

A mobile app for residents to create, submit, track and update maintenance service requests, view alerts and outages, and schedule inspections 24/7 to achieve enhanced customer service.

- Since being launched in September 2015, the myNYCHA app has been downloaded more than 4,500 times; residents have created nearly 3,150 work orders; and more than 3,350 have subscribed for NYCHA alerts.

RENT MADE EASY IN 8 WAYS

Pilot to test the effectiveness of new tools and approaches to improve the collection of rent and fees to help stabilize NYCHA’s finances.

- In August 2015, NYCHA launched new efforts design to improve rent collection with a test of robocalls to residents with rent and other charges in arrears.
- In addition to new tools, a second pilot will launch in the fall to test the benefits of supportive services and early intervention.

RECYCLING

Initiative to join citywide efforts to reduce waste and implement recycling across NYCHA developments by the end of 2016.

- In August 2015, more than 460 recycling bins have been placed in designated recycling areas at 34 developments. NYCHA, DSNY, and GrowNYC have hosted nearly 60 educational activities, workshops and other events to promote recycling since launching this spring.

NextGeneration NYCHA – Community Visioning

In the summer of 2014, 3 NYCHA developments were selected to participate in the NextGeneration NYCHA pilot, an initiative to convene residents to create long-term visions for their communities. The pilot developments have a combined total of 4,917 apartments with almost 11,000 residents:

- Mill Brook Houses, Mott Haven, South Bronx
- Ingersoll Houses, Fort Greene/Downtown Brooklyn
- Van Dyke Houses, Brownsville, Brooklyn

Residents led the creation of community vision plans to guide each community into the next generation. The common and clear themes of the residents' visions informed the ***NextGeneration NYCHA*** vision of "safe, clean, and connected communities." The community vision plans were published in November 2014, and NYCHA has been working directly with residents since then to facilitate implementation of the vision plans. The residents meet monthly to tackle the priorities they identified: topics like affordable housing, safety and security, maintenance and repairs, jobs, neighborhood services, issues concerning children and older adults, and needs of the physical environment.

NextGeneration NYCHA reflects the hard work and input of NYCHA's residents and staff to realize the vision of safe, clean, and connected NYCHA communities.

NextGeneration NYCHA – NextGeneration Neighborhoods

Centered on resident and community stakeholder engagement, the ***NextGen Neighborhoods*** program enables NYCHA to generate revenue to reinvest back into our development sites and across NYCHA by leveraging a 50-50 split of market-rate and affordable housing units. Stakeholder input will inform the size, scope and potential revenues generated by the construction of new housing units. Residents will have a voice in setting the priorities for capital repairs at the buildings participating in the NextGen Neighborhoods program.

NYCHA will be implementing a comprehensive stakeholder engagement campaign through the beginning of 2016 to inform and answer questions raised by residents and the community on the ***NextGen Neighborhoods*** program. The Authority will facilitate an ongoing dialogue and regularly seek resident feedback about the program's overall goals. As a community-driven process, resident ideas, priorities and expectations will be at the forefront as NYCHA shares information, listens and addresses resident concerns as engagement moves forward.

Primary communication goals of this process:

- *Transparency*: clearly identify specific outcomes proposed for each development site from the onset.
- *Priority Setting*: collect resident input on their vision and goals for their community.
- *Trade-offs*: outline direct and indirect benefits and constraints of the program in relation to priorities set by residents.

Stakeholder engagement is underway at two NYCHA sites: Holmes Towers located on the Upper East Side in Manhattan and Wyckoff Gardens in Boerum Hill, Brooklyn. There will be a series of

ongoing stakeholder discussions at Holmes and Wyckoff on resident priorities for better connecting these developments with their neighborhoods, reinvesting in their top capital repair needs, new affordability housing opportunities, job creation, and other resident identified issues.

NextGeneration NYCHA – Rental Assistance Demonstration (“RAD”)

RAD is a U.S. Department of Housing and Urban Development (“HUD”) program that enables NYCHA to generate revenue to reinvest back into our developments by leveraging the Section 8 program. Starting in 2013, NYCHA started the process of meeting with residents and community members at Ocean Bay (Bayside) in the Far Rockaway, Queens to discuss ways the Authority could renovate, repair, and improve the quality of life at the development through the RAD program. Through its participation in RAD, NYCHA will be able to safeguard long-term housing affordability at this property, improve and modernize apartments, and stabilize the development by placing it on solid financial footing.

With program approval from HUD, NYCHA can begin to address the significant capital repair needs at Ocean Bay (Bayside) Apartments by converting the development’s funding source from public housing funds to a special Project-Based Section 8 program. As a special voucher program under HUD, residents can remain in their apartments with tenancy protections in line with those provided to public housing residents, while NYCHA raises new sources of funding to repair the buildings and modernize apartments. HUD requires NYCHA to maintain the same number of affordable apartments prior to conversion, assure long-term affordability, guarantee the property is owned by a non-profit or public entity, and ensure information is shared with residents throughout the process.

NYCHA will continue to convene resident meetings and sessions to address questions and share information about the RAD conversion process. NYCHA will also ensure updates are shared in a regular newsletter to the residents at Ocean Bay (Bayside).

NYCHA will be submitting a Significant Amendment to the FY 2015 Annual PHA Plan and the Five Year Annual PHA Plan for FY 2015-2019 for the RAD program in October 2015.

Housing New York, One City: Built to Last, and OneNYC

In May 2014, Mayor de Blasio unveiled **Housing New York: A Five-Borough, Ten-Year Plan**, a comprehensive plan to build or preserve 200,000 affordable units over the coming decade to support New Yorkers with a range of incomes, from the very lowest to those in the middle class.

NYCHA has already played a key role in advancing **Housing New York’s** goals. In 2014, NYCHA contributed land for the creation of 499 units of affordable housing. To combat homelessness, NYCHA has provided homes to more than 1,000 homeless families over the last year (1,443 in public housing and more than 470 through Section 8). **NextGeneration NYCHA** lays out how the Authority will contribute further to the affordable housing goals of **Housing New York**.

NextGeneration NYCHA is also informed by the Mayor’s sweeping energy efficiency and reduction emission plan for City buildings, **One City: Built to Last**. This plan, released in September 2014, commits to an 80% reduction in the City’s greenhouse gas emissions by 2050. **NextGeneration NYCHA** provides strategies for NYCHA to become more sustainable and resilient, to prepare for a changing climate, and to mitigate greenhouse gas emissions.

Lastly, ***NextGeneration NYCHA*** is a part of **OneNYC**, the Mayor’s plan for growth, sustainability, resiliency, and equity released in April 2015. As NYC heads into its fifth century and tackles the challenges of a growing population, an evolving economy, and growing inequality, ***NextGeneration NYCHA*** plays an important role in ensuring the vision of a thriving, just, equitable, sustainable and resilient city.

ATTACHMENT B

PHA PLAN UPDATE

A) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

<ul style="list-style-type: none"> • Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures • Financial Resources • Rent Determination • Operation and Management • Community Service and Self-Sufficiency • Hope VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, and Project Based Vouchers • Housing Needs 	<ul style="list-style-type: none"> • Statement of Progress in Meeting Mission and Goals – FY 2015 to FY 2019 • Admissions Policy for Deconcentration • Resident Advisory Board Members • PHA Management Organizational Chart • Assessment of Site-Based Waiting List • Agendas of Meetings Held with NYCHA’s Resident Advisory Board • Resident Employment Data • Comments from the RAB and the Public
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B) Identify the specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan.

The *Agency Annual Plan for FY 2016* is available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY between the hours of 9:30 a.m. to 4:30 p.m. The *Agency Annual Plan for FY 2016* is also available at the following locations:

- On NYCHA’s webpage, which is located on: <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.
- At the Management Office of *each* NYCHA public housing development during regular business hours.

Manhattanville Community Center 530 West 133rd Street New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Community Center 1553 University Avenue Bronx, New York	Soundview Community Center 1674 Seward Avenue Bronx, New York Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing , New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
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C) PHA Plan Elements (24 CFR 903.7)

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

In accordance with section 3(a)(4)(A) of the Housing Act of 1937, as amended, NYCHA reserves the right to allow occupancy of up to 200 public housing units by police officers and their families who might otherwise not be eligible, in accordance with terms and conditions the Authority establishes. Officers participating in the program will be required to perform eight hours of monthly community service, similar to the requirement imposed on certain public housing residents.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐

When families are within a certain number of being offered a unit: (state number)

☒

When families are within a certain time of being offered a unit: (state time)

Preliminarily, within six to nine months before being offered a unit, and finally, when the family reaches the top of the waiting list.

☐

Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒

Criminal or Drug-related activity

☒

Rental history

☒

Housekeeping

☒

Other (describe)

NYCHA takes appropriate action before admission to verify each family's actual composition and to verify the citizenship/immigration status of each household member as required under Federal law.

c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

NYCHA performs criminal background checks by examining the public conviction records of The New York State Office of Court Administration and the Dru Sjodin National Sex Offender Website.

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☐

Community-wide list

- ☒ Sub-jurisdictional lists (*By NYC Borough*)
- ☒ Site-based waiting lists ***See Attachment K***
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below)

NYCHA maintains two Walk-in Customer Contact Centers serving the five boroughs of New York City. Applicants may also apply online at NYCHA's website.

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

1. How many site-based waiting lists will the PHA operate in the coming year? **5**

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? 5

3. ☐ Yes ☒ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☒ Other (list below)

NYCHA maintains two walk-in Customer Contact Centers serving the five boroughs of New York City.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (Select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☐ Yes ☒ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

Applicants and transferees with borough choice and applicants and transfers for accessible apartments are given two apartment offers before they are removed from the waiting list.

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40 percent of all new admissions to public housing to families at or below 30 percent of median area income?

While NYCHA does not plan to exceed the federal targeting requirements, approximately 68% of the families admitted to public housing during calendar year 2014 have been households with incomes at or below 30% of area median income.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies (*fire related or uninhabitable only*)
☐ Overhoused
☐ Underhoused
☐ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)

Tenant transfers for reasonable accommodation – NYCHA is considering assigning these tenants a higher transfer priority in TSAP. Currently persons with a disability requesting a reasonable accommodation transfer are assigned either a T1 or T3 priority depending on the circumstance. The transfer priorities range from T0 to T4 with T0 the highest priority.

Families displaced for development renovation.

Families displaced for development renovation and wishing to return to the development after renovation is completed.

Accessible Apartments.

Under occupied families required to move to smaller apartment as a result of Termination of Tenancy proceeding.

Families willing to cooperate with NYPD as witnesses on condition they are transferred to a different location.

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

Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Intimidated Witnesses.

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

Doubled up or overcrowded in apartment not subsidized by NYCHA.

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

Referrals from the New York City Department of Homeless Services.

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

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you

give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Former Federal preferences:

- 1, 3 Homelessness
- 1, 3 Involuntary Displacement (Disaster, Government Action, Inaccessibility, Property Disposition)
- 2 Victims of Domestic Violence
- 3 Action of Housing Owner
- 3 Substandard Housing
- 3 High Rent Burden

Other preferences (select all that apply)

Working family priorities are assigned by income tier with the first number representing Tier III (households with incomes between 51% and 80% AMI), followed by Tier II (households with incomes between 31% and 50% AMI), and then Tier I (households with incomes less than 30% AMI).

- ☒ 1,2,3 Working families and those unable to work because of age or disability referred by the NYC Department of Homeless Services
- ☒ 1,2,3 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☒ 1,2,3 Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ 1,2,3 Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ 3 Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

1 – Referrals from the New York City Department of Homeless Services.

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

2 - Intimidated Witnesses.

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

3 – Doubled up in apartment not subsidized by NYCHA.

3 – Overcrowded in apartment not subsidized by NYCHA.

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

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

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

Admission income limits apply at certain developments, as follows: At tax credit developments, family income must not exceed 60% of area median income. At Section 8 project based developments, family income must not exceed 50% of area median income. At Forest Hills Coop, there is an adjusted minimum income limit (after allowable deductions) based on the number of bedrooms, and families are required to pay equity based on the number of bedrooms. At all other developments, family income must not exceed 80% of area median income.

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists

If selected, list targeted developments below:

- ☒ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing Is at targeted developments

If selected, list targeted developments below:

All lower income developments.

- ☐ Employing new admission preferences at targeted developments

If selected, list targeted developments below:

- ☐ Other (list policies and developments targeted below)

- d. ☒ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☒ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:

All lower income developments.

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

- b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

NYCHA performs criminal background checks by examining the public conviction records of the New York State Office of Court Administration and the Dru Sjodin National Sex Offender Public Website.

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
☒ Other (describe below)

If requested, NYCHA will provide the property owner with the voucher holder's last address.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office
☒ Other (list below)

NYCHA's waitlist is currently closed. However, if the waitlist were to reopen, persons interested in applying may do so online; or may complete an application in person at a NYCHA Customer Contact Center. There is a Customer Contact Center in the Bronx and Brooklyn.

(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:

NYCHA's initial voucher term is 120 days, which exceeds HUD's standard 60-day period. Voucher holders may request an extension to this term as part of a reasonable accommodation.

(4) Admissions Preferences

a. Income targeting

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75 percent of all new admissions to the section 8 program to families at or below 30 percent 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)

Preferences	Description
1	Homeless Referrals from NYC agencies
2	Victim of Domestic Violence Intimidated Witness referred by prosecutorial or law enforcement agency to NYCHA's Family Services Department
3	NYCHA residents required to move because unit is not habitable
4	Mobility Impaired and Residing in Inaccessible Housing
5	Extremely under occupied in a NYCHA apartment, and on waiting list
6	Elderly persons and persons with disabilities
7	All other applicants

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.

Former Federal preferences

- 1 Homelessness
- 2 Victims of Domestic Violence
Involuntary Displacement (Disaster, Government Action, Action of Housing Owner,
Inaccessibility, Property Disposition)
Substandard Housing
High Rent Burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Preferences	Description
1	Homeless Referrals from NYC agencies
2	Victim of Domestic Violence Intimidated Witness referred by prosecutorial or law enforcement agency to NYCHA’s Family Services Department
3	NYCHA residents required to move because unit is not habitable
4	Mobility Impaired and Residing in Inaccessible Housing
5	Extremely under occupied in a NYCHA apartment, and on waiting list
6	Elderly persons and persons with disabilities
7	All other applicants

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

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)

NYCHA Canvasses applicants on its regular wait list who appear to meet qualification for special programs. NYCHA also accepts referrals from City homeless agencies, like the Department of Veterans Affairs.

Veterans Affairs Supportive Housing ("VASH")

The Authority has a total allocation of 2,824 vouchers. NYCHA is administering VASH vouchers in partnership with the Department of Veterans Affairs ("VA") and the New York City Department of Homeless Services ("DHS"). Applicants are identified, screened, and referred by the VA to NYCHA for eligibility certification and voucher issuance.

2. Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: 2016 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2016 grants)		
a) Public Housing Operating Fund	\$909,823,803	
b) Public Housing Capital Fund (2015 Grant)	\$306,356,088	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,007,441,263	
d) Community Development Block Grant	\$675,000	<i>Provide services to the elderly</i>
Other Federal Grants (list below)		
Childcare Feeding Program	\$2,500,000	<i>Provides meals and snacks at approximately 115 developments</i>
2. Prior Year Federal Grants (unobligated funds only) (as of March 11, 2015)		
FY 2013 Capital Fund	\$5,783,986	<i>Modernization</i>
FY 2014 Capital Fund	\$41,970,310	<i>Modernization</i>
FY 2015 Capital Fund	\$203,316,114	<i>Modernization</i>
Replacement Housing Factor	\$1,747,505	<i>New affordable housing construction</i>
HOPE VI Revitalization	\$7,852,640	<i>New construction at Prospect Plaza</i>
Public Housing Development Grants	\$2,133,012	<i>Modernization of former City/State developments</i>
1. Public Housing Dwelling Rental Income (includes City and State Developments)	\$1,020,784,655	<i>Public housing operations, safety and security, and supportive services</i>
4. Other income (list below)		
Other Revenue from Operations (includes City and State Developments)	\$19,652,860	<i>Public Housing Operations</i>
Interest Income	\$3,234,918	<i>Public Housing Operations</i>
Department of Information Technology and Telecommunications Grant	\$550,000	<i>Support Community Learning Centers and offer an array of new resources for digital literacy</i>

Financial Resources: 2016 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Miscellaneous Income (includes Debt Service)	\$46,070,956	<i>Public housing operations, safety and security, and supportive services</i>
Total resources	\$3,579,893,110	

3. Rent Determination

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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 percent of adjusted monthly income, 10 percent 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:

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

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30 percent of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Under Section 210 of the 2014 Omnibus Appropriations Act (PL 113-76), passed on January 17, 2014, all public housing authorities must increase public housing flat rents to a minimum of 80 percent of Fair Market Rent (“FMR”).

Flat Rents for Newly-Admitted Public Housing Residents or Transfers

Effective **January 1, 2016**, all **newly-admitted public housing residents** or **transferring public housing residents** have the option of paying either the flat rent amount shown in the chart below, or an income-based rent (calculated at the higher of: 30 % of adjusted household income, 10% of gross household income, or the welfare rent), whichever is lower. NYCHA automatically charges residents the lower rent.

Apartment Size	FY 2016 Fair Market Rent	80% of FY 2016 Fair Market Rent	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	\$1,276	\$1,021	\$1,021	\$1,021	\$1,021	\$1,085
1 Bedroom	\$1,342	\$1,074	\$1,074	\$1,074	\$1,074	\$1,141
2 Bedroom	\$1,553	\$1,242	\$1,242	\$1,242	\$1,242	\$1,320
3 Bedroom	\$1,997	\$1,598	\$1,598	\$1,598	\$1,598	\$1,697
4 Bedroom	\$2,199	\$1,759	\$1,759	\$1,759	\$1,759	\$1,869
5 Bedroom	\$2,529	\$2,023	\$2,023	\$2,023	\$2,023	\$2,150
6 Bedroom	\$2,859	\$2,287	\$2,287	\$2,287	\$2,287	\$2,430

Please note: The Area Median Income (“AMI”) levels, as set by the U.S. Department of Housing and Urban Development (“HUD”), are the amounts in effect as of July 1, 2014.

Flat Rents for Current Public Housing Residents

NYCHA will automatically charge the lower of the flat rent amount shown in the chart below or an income-based rent representing 30% of the household income, whichever is lower, for **current public housing residents**. The new rent amount will be determined at the family’s next annual income review starting in the first quarter of 2016 (January 1st, 2016 Annual Income Reviews).

Apartment Size	FY 2016 Fair Market Rent	80% of FY 2016 Fair Market Rent	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	\$1,276	\$1,021	\$732	\$827	\$1,021	\$1,085
1 Bedroom	\$1,342	\$1,074	\$770	\$870	\$1,074	\$1,141
2 Bedroom	\$1,553	\$1,242	\$891	\$1,006	\$1,242	\$1,320
3 Bedroom	\$1,997	\$1,598	\$1,146	\$1,294	\$1,598	\$1,697
4 Bedroom	\$2,199	\$1,759	\$1,262	\$1,425	\$1,759	\$1,869
5 Bedroom	\$2,529	\$2,023	\$1,452	\$1,639	\$2,023	\$2,150
6 Bedroom	\$2,859	\$2,287	\$1,641	\$1,853	\$2,287	\$2,430

Please note: The Area Median Income (“AMI”) levels, as set by the U.S. Department of Housing and Urban Development (“HUD”), are the amounts in effect as of July 1, 2014.

- Current flat rent households with incomes less than 60% Area Median Income (“AMI”) currently pay less than 80% of FMR for their flat rent. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will increase their rents over the next two years until they reach 80% of FMR or the Brooke Amendment income-based rent, whichever is less.
 - There are approximately 13,000 flat rent households at NYCHA with incomes less than 60% AMI; this represents 7% of the total number of NYCHA households.
 - The average household income for these families is \$36,563 and they currently pay an average of \$748 a month in rent.
 - NYCHA will increase their rents over the next two years starting with the **January 1, 2016** annual income reviews.
- Flat rent households with incomes between 60% and 80% AMI currently pay less than 80% of the FMR for their flat rents. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will increase their rents over the next two years until they reach 80% of FMR or the Brooke Amendment income-based rent, whichever is less.
 - There are approximately 10,000 flat rent households at NYCHA with incomes between 60% and 80% AMI; this represents 6% of the total number of NYCHA households.
 - The average household income for these families is \$50,052 and they currently pay an average of \$899 a month in rent.

- NYCHA will increase their rents over the next two years starting with the **January 1, 2016** annual income reviews.
- Flat rent households with incomes between 80% and 100% AMI currently pay less than 80% of the 2016 FMR for their flat rents. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will increase their rents to 80% of FY 2016 FMR as shown in the table on the previous page.
 - There are approximately 5,100 flat rent households at NYCHA with incomes between 80% and 100% AMI; this represents 3% of the total number of NYCHA households.
 - The average household income for these families is \$63,469 and they currently pay an average of \$1,112 a month in rent.
 - NYCHA will increase their rents over the next year starting with the **January 1, 2016** annual income reviews.
- Flat rent households with incomes greater than 100% of AMI currently pay less than 80% of the 2016 FMR for their flat rents. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will increase their rents to 85% of FY 2016 FMR as shown in the table on the previous page.
 - There are approximately 5,400 flat rent households at NYCHA with incomes greater than 100% AMI; this represents 3% of the total number of NYCHA households.
 - The average household income for these families is \$99,425 and they currently pay an average of \$1,289 a month in rent.
 - NYCHA will increase their rents over the next year starting with the **January 1, 2016** annual income reviews.

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 percent 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

Due to addition of a family member or when there is an interim rent reduction with income subsequently restored.

☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

☒ Other (list below)

Decreases in family income must be reported as well as any change in family composition.

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

(2) Flat Rents

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

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

NYCHA's Flat Rents are based on the requirements of the FY2014 Omnibus Appropriations Act (PL 113-76).

Section 8 Tenant-Based Assistance

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90 percent but below 100 percent of FMR
☐ 100 percent of FMR
☒ Above 100 percent but at or below 110 percent of FMR
☐ Above 110 percent of FMR (if HUD approved; describe circumstances below)

NYCHA's payment standard can be set between 90% and 110% of FMR.

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

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

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

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

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

- ☒ Annually
☐ Other (list below)

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)

Federal Budget appropriation

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Exemption policies are described in the Section 8 Administrative Plan, which is a Supporting Document available for review. Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting NYCHA's central office, located at 250 Broadway, New York, New York, at (212) 306-3701 to schedule an appointment to review the documents.

4. Operation and Management

[24 CFR Part 903.7 9 (e)]

During FY 2016, NYCHA reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.
(Attachment J)

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units Or Families Served At Year Beginning 2016	Expected Turnover
Public Housing	177,666	5,330
Section 8 Vouchers	88,467	3,120
ROSS Service Coordinator Grant 2012: To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	712 individuals from reporting period 1/1/15 to 9/11/15	N/A
Service Coordinator	An average of 527 residents served monthly	N/A
Other Federal Programs (list individually)		
Child Care Feeding	5,400 youth served daily	N/A

Summer Lunch	Anticipate serving 3,750 youth daily	N/A
Elderly Safe at Home	An Average of 467 residents served monthly	N/A
Senior Resident Advisor	An average of 1,064 residents are served monthly	N/A
<p>Family Self Sufficiency Program:</p> <p>A HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.</p>	393 program participants	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- NYCHA Management Manual
- NYCHA Housing Applications Manual
- NYCHA Human Resources Manual
- NYCHA Emergency Procedure Manual
- NYCHA Contract Procedure Resolution

- NYCHA General Memoranda
- NYCHA Deputy General Manager Memoranda
- NYCHA Standard Procedures

(2) Section 8 Management: (list below)

- NYCHA Leased Housing Department Memoranda
- NYCHA Section 8 Administrative Plan
- NYCHA Housing Applications Manual
- NYCHA Standard Procedures
- NYCHA General Memoranda

Members of the public wishing to examine the Management and Maintenance Policies may do so, during Regular business hours, by contacting NYCHA's central office, located at 250 Broadway, New York, New York, at (212) 306-3701 to schedule an appointment to review the documents.

5. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☒ Other (list below)
Written request to the Leased Housing Department.

6. Designated Housing for Elderly and Disabled Families

[24 CFR Part 903.7 9 (i)]

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

On July 8, 2015, NYCHA received approval from HUD to continue to extend the designation of the elderly-only developments and buildings for an additional two years.

Designation of Public Housing Activity Description
1a. Development name: Louis Armstrong I 1b. Development (project) number: NY005012100
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: July 08, 2015
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: NY005010600
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: July 08, 2015
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: NY005012110
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 88

7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Mary McLeod Bethune Gardens 1b. Development (project) number: NY005010030
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 210 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Borinquen Plaza I 1b. Development (project) number: NY005012430
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: July 08, 2015
5. If approved, will this designation constitute a (select one)

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 144 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Boston Road Plaza 1b. Development (project) number: NY005010390
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 235 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bronx River Addition 1b. Development (project) number: NY005010320
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: July 08, 2015

5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Reverend Brown 1b. Development (project) number: NY005012520
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: July 08, 2015
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: Cassidy-Lafayette 1b. Development (project) number: NY005011170
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 380 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Chelsea Addition 1b. Development (project) number: NY005011340
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: July 08, 2015
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 Parkway-Franklin Avenue 1b. Development (project) number: NY005013420
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: July 08, 2015
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 Avenue-East 165th Street 1b. Development (project) number: NY005013080
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: July 08, 2015
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 type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: College Point Rehab 1b. Development (project) number: NY005011860
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 13 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: John Conlon LIHFE Towers 1b. Development (project) number: NY005010910
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 216 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Edward Corsi 1b. Development (project) number: NY005010640
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 171 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Davidson 1b. Development (project) number: NY005013420
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 56 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: East 152nd Street-Courtlandt Avenue

1b. Development (project) number: NY005010280
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 130 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Fort Washington Avenue Rehab 1b. Development (project) number: NY005013090
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Marcus Garvey (Group A) 1b. Development (project) number: NY005012520
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 86 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Glebe Avenue-Westchester Avenue 1b. Development (project) number: NY005010670
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 132 7. Coverage of action (select one)

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bernard Haber 1b. Development (project) number: NY005011660
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 380 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Harborview Terrace 1b. Development (project) number: NY005010220
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 195 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Hope Gardens 1b. Development (project) number: NY005012470
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 130 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: International Tower 1b. Development (project) number: NY005010910
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: July 08, 2015

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: NY005010100
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: July 08, 2015
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: NY005010760
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: July 08, 2015
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: Leavitt Street-34th Avenue 1b. Development (project) number: NY005011860
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 83 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Lower East Side I Infill 1b. Development (project) number: NY005011000
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 72 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Thurgood Marshall Plaza 1b. Development (project) number: NY005010030
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 180 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Meltzer Tower 1b. Development (project) number: NY005011000
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 231 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Middletown Plaza 1b. Development (project) number: NY005010340
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: July 08, 2015
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: NY005011450

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: July 08, 2015
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 Citizens Home 1b. Development (project) number: NY005012410
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 97 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description

1a. Development name: Morrisania Air Rights 1b. Development (project) number: NY005012670
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 300 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
<p style="text-align: center;">Designation of Public Housing Activity Description</p>
1a. Development name: New Lane Area 1b. Development (project) number: NY005010350
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 277 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Palmetto Gardens 1b. Development (project) number: NY005012470
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 115 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: P.S. 139 (Conversion) 1b. Development (project) number: NY005011110
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 125 7. Coverage of action (select one)

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Randall Avenue – Balcom Avenue 1b. Development (project) number: NY005010630
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 252 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Reid Apartments 1b. Development (project) number: NY005011670
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: July 08, 2015
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: NY005011390
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: July 08, 2015
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: NY005011350
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: July 08, 2015
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 checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Shelton Houses 1b. Development (project) number: NY005010910
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: July 08, 2015
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: 155 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: Sondra Thomas Apartments 1b. Development (project) number: NY005011270
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 87 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Stuyvesant Gardens II 1b. Development (project) number: NY005012210
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: July 08, 2015
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: Surfside Gardens 1b. Development (project) number: NY005011700
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 270 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Twin Parks East 1b. Development (project) number: NY005012270
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 219 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Union Avenue-East 163rd Street 1b. Development (project) number: NY005013420

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: July 08, 2015
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: NY005012410
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: July 08, 2015
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: NY005012410
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: July 08, 2015
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: Van Dyke II 1b. Development (project) number: NY005011680
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 112 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Vandalia Avenue 1b. Development (project) number: NY005011940
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 293 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: West Brighton II 1b. Development (project) number: NY005010130
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 144 7. Coverage of action (select one)

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: West Tremont Avenue-Sedgwick Avenue 1b. Development (project) number: NY005010450
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: July 08, 2015
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: NY005010090
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: July 08, 2015
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: 248 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: NY005011680
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: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 407 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Community Service and Self-Sufficiency

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare ("TANF") Agency

1. Cooperative agreements:

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

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

- Data Sharing – March 28, 2001
- Electronic Funds Transfer – April 9, 1998

- Data Sharing – December 5, 2014

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 Earned Income Disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).

☒ Public housing admissions policies:
Working family priorities are assigned by income tier with the first number representing Tier III (households with incomes between 51% and 81% AMI), followed by Tier II (households with incomes between 30% and 50% AMI), and then Tier I (households with incomes less than 30% AMI).

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

b. Economic and Social self-sufficiency programs

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

Program Name	Units or Families Served at Year Beginning 2015	Expected Turnover
<p>ROSS Service Coordinator Grant 2012:</p> <p>To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.</p>	<p>172 individuals from reporting period 1/1/15 to 9/11/15</p>	<p>N/A</p>
<p>Family Self Sufficiency Program:</p> <p>A HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.</p>	<p>393 program participants from reporting period 1/1/15 to 9/11/15</p>	<p>N/A</p>

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)
NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) Intake & Assessment				
REES Information Sessions: Participants receive an orientation to REES and REES partner services, as well as an individual assessment and referrals to REES partner providers for appropriate services	2,148 Public Housing residents attended an information session from reporting period 1/1/15 to 9/11/15	Self-referred, unemployed and under-employed public housing & Section 8 residents	REES offices located at central office location in Downtown Brooklyn / Offsite information sessions once a month at NYCHA community centers	Public Housing Residents/ Section 8 Residents
REES Hotline Activity: The REES hotline serves facilitates over the phone resident self-refers to partner programs and serves as a resource for residents reserve for upcoming events, testing and information sessions.	13,627 calls handled from reporting period 1/1/15 to 9/11/15	Self-referred, unemployed and under-employed public housing & section 8 residents	Via phone	Public Housing /Section 8 residents
REES Microsite Activity: The microsite provides information about economic opportunity services, events and job opportunities available through REES and its partners. Residents can use the site to take action and "self-refer" to programs through downloadable referral slips and RSVP for events.	59,322 unique visitors from reporting period 1/1/15 to 9/11/15	Self-referred, unemployed and under-employed public housing & section 8 residents	Via REES' microsite: www.opportunitynycha.org	Public Housing / Section 8 residents
REES Job Placement				
Direct job placement facilitated by REES through the Section 3 mandate, the NYCHA REP	773 residents placed in	Self-referred unemployed and under-employed	REES offices located at central office location in	Public Housing Residents

policy, the NYCHA Resident Training Academy	jobs from reporting period 1/1/15 to 9/11/15	public housing residents	Downtown Brooklyn	
<p>Section 3: A HUD-mandated regulation whose purpose is to ensure that employment and other economic opportunities generated by Federal assistance to public housing authorities shall, to the greatest extent feasible, be directed to public housing residents and other low and very low-income persons.</p> <p>Resident Employment Program (REP): An alternative program for implementing Section 3. Established on January 1, 2001, REP requires that 15% of the total labor cost (including fringe benefits) of a contract in excess of \$500,000 for modernization, new construction and building maintenance work taking place at public housing developments, be expended on resident hiring and/or training.</p>	229 Projected Hires on contracts award from reporting period 1/1/15 to 9/11/15	Public Housing and Section 3 Residents	REES offices at Downtown Brooklyn, Contractor and work locations throughout NYCHA	Public Housing & Section 3 residents
<p>Jobs Plus: Through 9 coordinated sites, the Jobs Plus employment program seeks to raise the level of employment for the residents of selected developments by increasing family income through: Employment related services Rent incentives that help make work pay Neighbor to neighbor support to work</p> <ul style="list-style-type: none"> Jobs-Plus is administered by NYCHA, HRA, CEO and OFE 	993 Placements from reporting period 01/11/15 to 09/11/15	Public Housing Residents	<ul style="list-style-type: none"> East Harlem – Hostos Community College South Bronx Site I – Bronx Works South Bronx Site II –East Side Settlement House Western Queens – Urban Upbound Lower East Side – Henry 	<p>Public Housing Residents of</p> <p>Must be a public housing resident of target site location.</p>

			<p>Street Settlement House</p> <ul style="list-style-type: none"> • Central Brooklyn – Bedford Stuyvesant Restoration Corporation • Brownsville Brooklyn-Grant Associates • Northwest Bronx – Goodwill Industries • Staten Island – Arbor ResCare 	
REES Connection to Services				
<p>Recruitment for Cohort Based Services and program enrollment: Services in the following categories are offered through REES partners in the five boroughs</p> <p>Vocational Training</p> <p>Adult Education</p> <p>Financial Education</p> <ul style="list-style-type: none"> • Business Planning 	<p>388 residents enrolled in classes and trainings as of reporting period 01/01/15 to 9/11/15</p>	<p>Residents are recruited in time-bound, targeted recruitment campaigns that may include information sessions, pre-screening events, and targeted mailings, phone-banking and web-based outreach. Recruitment is based on minimum criteria of each program</p>	<p>Services provided at partner locations</p>	<p>Public Housing Residents/ Section 8 residents</p>
<p>Referrals to Ongoing Services: Services in the following categories are offered through REES partners in the five boroughs</p> <ul style="list-style-type: none"> • Vocational Training • Adult Education • Financial Counseling • SNAP Access 	<p>1,272 residents were referred to ongoing services from reporting period</p>	<p>Residents are referred by NYCHA staff from multiple departments, including REES, through a web based system that notifies</p>	<p>Services provided at partner locations</p>	<p>Public Housing / Section 8</p>

<ul style="list-style-type: none"> • Workforce Development • Business Planning 	01/01/15 to 9/11/15	providers to engage with a referred resident. There are no minimum criteria other than the residents consent to participate in the service provision.		
NYCHA Resident Training Academy (NRTA): Provides employment-focused training and job placement assistance to NYCHA residents in the constructional and janitorial fields (supported by the Robin Hood Foundation)	203 graduates in the NRTA program year as of reporting period 01/01/15 to 09/11/15	Public housing residents are recruited through multiple outreach channels and complete an initial pre-screen with REES staff. Program referrals are based on testing, pre-screening, interest, and other eligibility requirements and qualifications.	City Technical College/ Brooklyn Workforce Innovations	Public Housing Residents

(2) Family Self Sufficiency Program

a. Participation Description

Family Self Sufficiency ("FSS") Participation		
Program	Required Number of Participants (start of FY 2013 Estimate)	Actual Number of Participants (As of: 09/11/15)
Public Housing	0	0
Section 8	0	393

- 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:

REES restarted the Housing Choice Voucher ("HCV") (Section 8) Family Self Sufficiency ("FSS") program in the fall of 2010 which was discontinued in 2008 due to insufficient funding. Upon restarting the program, REES offered enrollment priority to families who were participants when the program was discontinued. Currently, enrollment is open to all Section 8 voucher holders. To date, the program has enrolled 393 participants, of which 25% have escrow accounts averaging \$2,236 per participant in escrow. In 2015 REES continued to employ the central enrollment method established

in the previous year as a means to expand the enrollment capacity. Additionally, to enrich the program, REES established a collaborative effort with FSS Coordinators from the New York City Department of Housing Preservation & Development and the New York State Department of Homes and Community Renewal, who also operate Section 8 programs in New York City. As a result of lessons learned from the collaboration, REES began integrating a financial education workshop series into the FSS program. During the five week series, FSS members engage in financial education with their peers and receive one-on-one financial counseling by a trained professional to address their goals and repair any credit issues.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

8. Safety and Crime Prevention

[24 CFR Part 903.7 9 (m)]

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☒ Other (describe below)

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

designed to increase the safety and security of residents of public housing. The Strategic Plan for the New York City Police Department's Housing Bureau is included in the Supporting Documents of the Annual Plan.

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

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

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

9. Pet Policy

- ◆ **Registration:** A resident must submit to NYCHA a registration form (available at the management office) for every dog, cat or Service Animal within 30 days after it is obtained. The dog weight limit of 25 pounds and specific breed restrictions apply to any dog registered on or after May 1, 2009. (Compliance with the new policy was extended to February 1, 2010). After the registration form is submitted the resident is given a grace period of up to an additional 90 days to submit a veterinarian certification showing that the dog or cat was examined, was spayed or neutered, has a current rabies vaccination and that the dog is licensed by the NYC Department of Health and Mental Hygiene.

A dog or cat that is not registered is prohibited and may not reside in or visit a NYCHA apartment.
- ◆ **Dog/Cat:** A household may own either one dog or one cat.
- ◆ **Weight limit-Dogs:** Dogs that are expected to weigh over 25 pounds when full grown are not permitted.
- ◆ **Prohibited Dogs:** Residents are not permitted to keep dangerous dogs, fighting dogs or attack dogs on NYCHA property. Specifically prohibited dog breeds (either full breed or mixed breed) include: Doberman Pincher, Pit Bull and Rottweiler.
- ◆ **Other Pets:** Reasonable quantities of other pets such as small caged birds (parakeets, canaries), fish and small caged animals (hamsters, gerbils, and guinea pigs), maintained in accordance with the NYC Health Code, are permitted. These animals do not need registration. This paragraph does not include dogs or cats.
- ◆ **Dangerous Pet:** Animals that are vicious, threatening, bite people or are otherwise prohibited by law are forbidden.
- ◆ **Pet Conduct:** Pets must be kept in a manner that will not create a nuisance, not create excessive noise and not create an unsafe or unsanitary condition. A pet must not injure, cause harm to or threaten other people; must not cause damage to personal property or to other animals. A pet must not damage NYCHA property or premises, including buildings (inside or outside an apartment), elevators, common grounds, trees, shrubs or ground cover.

- ◆ **Pet Waste:** Pet owners must clean up after their pets, in their apartment and in public areas. Dispose of pet waste, including cat litter box filler, in the compactor with the regular garbage, not in the toilet.
- ◆ **Dog Leash:** A dog must always be kept on a leash, six feet long or less, while in a public area.
- ◆ **Pet-Free Zone:** Pets are not allowed to enter a designated "no-pet" area, such as a Management Office, playground, Community Center, laundry room, basement area, barbecue area, roof or roof landing.
- ◆ **Spay/Neuter:** Dogs and cats must be spayed or neutered.
- ◆ **Vaccination:** Dogs and cats must have a current rabies vaccination.
- ◆ **Dog Tag:** A dog must be licensed by the NYC Department of Health and Mental Hygiene and must wear its metal license tag when in public. All dogs (including dogs that are Service Animals) must be registered with NYCHA and wear its metal NYCHA registration tag when in public, displayed on a collar about its neck at all times.
- ◆ **Dog License:** A dog must be licensed and must wear its metal license tag when in public.
- ◆ **Service Animal:** A Service Animal is one that assists, supports, or provides service to a person with disabilities, as verified by a medical doctor. One example is a guide dog for a blind person. Service Animals are exempt from any registration fee, weight limit or breed restriction.
- ◆ **Fee:** A tenant must pay a one-time, non-refundable fee of \$25, valid for his/her entire NYCHA tenancy.
- ◆ **Fee Exemptions:** The following are exempt from paying the \$25 pet registration fee:
A resident of a development designated exclusively for Senior Citizens, a resident of a Section 8 Project Based development, or a resident who maintains a verified Service Animal.

10. Civil Rights Certification

[24 CFR Part 903.7 9 (o)]

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

11. Fiscal Year Audit

[24 CFR Part 903.7 9 (p)]

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

Yes. The most recent fiscal audit for the year 2014 was electronically submitted to the Federal Audit Clearinghouse in June 2015, and it was electronically submitted to HUD REAC on September 29, 2015.

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

Yes. The 2014 audit had four findings: two findings related to Public and Indian Housing Program, one finding related to The Housing Choice Voucher program, and one finding related to the Section 8 New Construction and Substantial Rehabilitation program.

4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____

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

The pertinent Corrective Action Plan for the findings reported in the 2014 audit was included in the electronic submission to HUD REAC on September 29, 2015.

12. Asset Management

[24 CFR Part 903.7 9 (q)]

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
☒ Private management
☒ Development-based accounting
☒ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

13. Violence Against Women Act (“VAWA”)

NYCHA adheres to the federal Violence Against Women Act (“VAWA”) by providing protections to victims of domestic violence, dating violence, sexual assault, and stalking. In accordance with VAWA, NYCHA (i) protects authorized household members from eviction or termination of Section 8 assistance merely because a household member is a victim of domestic violence, dating violence, sexual assault, or stalking; (ii) may terminate public housing tenancy or occupancy rights or Section 8 assistance to an abuser while protecting the rights of the victim and other authorized household members (“bifurcation”); and (iii) protects applicants from being denied admission based on their status as VAWA victims.

Apart from VAWA requirements, NYCHA has for many years been proactive in providing assistance to, and programs for, Victims of Domestic Violence, Intimidated Victims, Intimidated Witnesses and Child Sexual Victims (*VDV/IV/IW/CSV*). These programs and procedures, some provided directly by NYCHA and some in partnership with an external service provider, are designed to: (i) help the victim obtain or maintain housing; (ii) enhance the victim's safety; (iii) resolve social issues resulting from victim status; and (iv) provide education and sensitivity training to NYCHA residents & staff, and NYPD Housing Bureau Police Officers. Briefly, these programs and procedures are designed to provide:

- A preference in admission to qualified applicants;
- A preference to residents who qualify as Victims of Domestic Violence, Intimidated Victims, Intimidated Witnesses, and Child Sexual Victims to transfer confidentially to another location of the city, under NYCHA's Emergency Transfer Program;
- Case management and social work services, provided by the NYC Human Resources Administration ("HRA"), to acclimate new tenant families to their neighborhoods, help familiarize them with their neighbors, and help them cope with problems in adjustment;
- Community education for residents and resident leaders on the topic of domestic violence, in conjunction with the Mayor's Office to Combat Domestic Violence;
- Sensitivity training and education on domestic violence for NYCHA staff and NYPD Housing Bureau Domestic Violence Police Officers provided by case managers contracted by HRA through the Domestic Violence Intervention and Education Program ("DVIEP");
- The Domestic Violence Intervention and Education Program ("DVIEP") combines experienced Domestic Violence Case Managers with uniformed police officers who jointly contact and counsel NYCHA families where there has been a police report of domestic violence.

ATTACHMENT C

HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP, PROJECT-BASED VOUCHERS AND RENTAL ASSISTANCE DEMONSTRATION (RAD)

A) Hope VI or Mixed Finance Modernization or Development

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Prospect Plaza**

2. Development (project) number: **NY005002440**

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☒ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

Prospect Plaza, Ocean Hill-Brownsville, Brooklyn -- The Prospect Plaza Redevelopment Project is a phased redevelopment project located in the Ocean Hill-Brownsville section of Brooklyn. The first phase is complete, which included construction of 37, two-family homes. All homes were completed and occupied during the summer of 2005, with 32 of the homes purchased by first time home buying, public housing residents. The second phase was completed in the summer of 2009, which included the construction of 150 affordable rental units, with 45 units set aside for relocated Prospect Plaza and other public housing residents.

In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which included demolition of the three remaining vacant Prospect Plaza buildings containing 240 apartments. The balance of the Prospect Plaza project (third phase) will be accomplished through a mixed-finance, mixed-income, three-phased development comprised of

rental units and public housing units owned and managed by private, third party development and management entity. The development will include 80 public housing units and approximately 284 affordable rental units. The non-public housing units will be affordable to households making up to 60% AMI. In addition, the project will include a supermarket, a community center and space for recreation. Design of the project was based on input received from former Prospect Plaza residents and other community stakeholders during a three-day design workshop (“*Re-Vision Prospect Plaza*”) held by NYCHA in June 2010. In December 2011, NYCHA and the New York City Department of Housing Preservation and Development (“HPD”) released a Request for Proposals (“RFP”) for development. Responses to the RFP were submitted in April 2012. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work commenced in May 2013 and ended in the Spring of 2014. Construction of Phase I (110 units including 38 public housing units) started in July 2014 and will end on December 2015. Construction of Phase II (149 units including 42 public housing units) started in March 2015 and will end on December 2016. Closing of Phase III is scheduled for December 2015.

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

Mixed Finance Development

Phillip Randolph Houses, Manhattan – A Request for Proposals (“RFP”) was issued on August 22, 2011 that called for the redevelopment of Randolph Houses in two phases: (i) Phase One as a mixed-finance transaction whereby the south side lots would be ground leased and the south side buildings conveyed to a private developer for gut rehabilitation with the creation of at least 140 public housing units and (ii) Phase Two as the conveyance of the north side properties for the redevelopment of mixed income housing. In October 2012, the Authority selected the development team of Trinity Financial, Inc. and West Harlem Group Assistance, Inc. This team was selected due to their previous success with mixed finance transactions and historic preservation experience.

Phase 1 – On December 23, 2013, NYCHA disposed of 22 contiguous buildings located on the south side of West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard for the redevelopment of 307 vacant units. The buildings will undergo major structural repair and will yield 168 units including one superintendent unit as well community and open space for the residents. Of the 168 units, 147 will be public housing units. The New York State Historical Preservation Office determined these buildings to be eligible for historic designation therefore; many elements of the buildings including its exteriors will be restored. NYCHA will contribute up to \$40 million to the project.

Phase 2 – Phase 2 entails the redevelopment of 14 contiguous buildings on the north side of West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard for affordable housing to households at or below 60% of the Area Median Income. This phase is in pre-development.

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

If yes, list developments or activities below:

Additional Affordable Housing Development Activities

West Side Developments – In December 2006, HPD and NYCHA jointly issued an RFP for the following West Side Developments.

- **Harborview Terrace, Manhattan** - NYCHA and HPD selected a developer in September 2007 to construct two buildings with a minimum of 210 units on the Harborview parking lot mid-block on West 56th Street between 10th Avenue and 11th Avenue. The required ULURP land use review procedure was completed in November 2008; however due to changes in the City's inclusionary housing program and the affordable housing finance markets, this project is currently being reevaluated by NYCHA and HPD.
- **Robert Fulton, Manhattan** - In December 2006, NYCHA in collaboration with HPD issued a RFP to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 150 units.

Bronx Properties at Soundview and Highbridge Gardens – On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 400 new rental units and 18 two-family townhouses at Soundview for homeownership.

Soundview, Bronx – In 2008, NYCHA and HPD conditionally designated a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. The plan included two eight-story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for homeownership in a multi-phased affordable housing development project.

- **Phase 1** – On June 27, 2013, NYCHA disposed of a 68,500 square foot lot for construction of 120 rental units for low-income households. Phase 1 is nearing completion.
- **Phase 2** – On December 19, 2013, NYCHA disposed of a 48,452 square foot lot for construction of 86 units for low-income seniors. Eighty five Section 8 Housing Choice Vouchers are reserved for the new senior residents. Phase 2 is in construction.
- **Phase 3** – Entails the construction of 16 two family townhomes for sale. Phase 3 is postponed until the first two phases are complete and for-sale home market improves in this part of the Bronx.

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

parcel of land to site another 84-unit apartment building took place in 2013. Construction and tenancing are completed for the second phase. The conveyance of the last parcel for the final phase of the housing project is anticipated following relocation of the Church to the corner lot of the block.

Washington Houses, Manhattan – In 2012, NYCHA conveyed a parcel of approximately 29,807 square feet (and up to 150,000 square feet of development rights) on a portion of Block 1652, Lot 1 at Washington Houses in Manhattan to accommodate the construction of a 58,000 square foot charter school and a 5,000 square foot community and office space as well as approximately 89 units of affordable housing. This project was completed in 2015.

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

Betances V, Bronx – NYCHA intends to dispose of a site at 450 East 143rd Street formerly used as a playground to facilitate the provision of low income housing as part of the Choice Neighborhood Initiative for the Mott Haven section of the Bronx.

Van Dyke I Houses, Brooklyn – In 2015, NYCHA conveyed to a developer a parcel of land of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn for supportive housing development to accommodate homeless and low income families.

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

NextGen NYCHA Affordable Housing Initiatives

NextGeneration NYCHA RFP for Affordable Housing in the Bronx and Brooklyn – NYCHA intends to ground lease three sites located at Mill Brook, Ingersoll and Van Dyke Houses for low-income housing development following proposal review with HPD/HDC for developer selection in 2016.

B) Demolition and/or Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Linden Houses and Boulevard Houses 1b. Development (project) number: NY005020950 and NY005020460
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In December 2006, NYCHA and HPD together issued an RFP to identify a developer to build 53 two and three-family townhouses for homeownership. In November 2007, a developer was selected to build the townhouses. In addition, NYCHA and HPD invited a non-profit housing sponsor to seek HUD Section 202 funding to develop an 80 unit senior residence with supportive services. All new buildings would be built on a parking lot in the middle of Linden and Boulevard Houses in Brooklyn. NYCHA will provide replacement parking spaces elsewhere within the developments for existing permit holders. The senior housing closed May 2013 and is under construction. Due to changing financial conditions, the developer selected to build homeownership units now plans to construct approximately 240 rental apartments; the disposition application was amended in 2014 to reflect the change from for sale townhomes to rental housing.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date original application approved , submitted, or planned for submission: September 21, 2011 and amended on December 16, 2014.
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Group V [Formerly Groups II, V, and VI] 1b. Development (project) number: NY005012090
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of six (6) units in three (3) vacant properties comprised of three two-family homes located in Queens. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. The costs of rehabilitation, including Section 504 handicapped accessibility compliance, exceed the value from sale that will support other NYCHA public housing.</i> <ul style="list-style-type: none"> • 113-44 Springfield Boulevard, Queens Village, NY 11429, Total Units – 2 (One Bedroom = 1 and Two Bedrooms) • 144-29 105th Avenue, Jamaica, NY 11435, Total Units – 2 (Three Bedrooms = 2) • 69-33 Bayfield Avenue, Arverne, NY 11692, Total Units – 2 (One Bedroom = 1, Three Bedrooms = 1)
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: Summer 2015

5. Number of units affected: 6 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: Fall 2015
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Group V [Formerly Group IX] 1b. Development (project) number: NY005012090
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of seven (7) units in two (2) vacant properties; a vacant three-family home located at 99 Waverly Avenue, and a vacant four-family home located at 110 Waverly Avenue. Both properties are severely deteriorated, including structural instability and fire damage. The cost of rehabilitation exceeds the value if sold and proceeds dedicated to other NYCHA properties.</i> <ul style="list-style-type: none"> • 99 Waverly Avenue, Brooklyn, NY 11205, Total Units = 3 (Three Bedrooms = 3) • 110 Waverly Avenue, Brooklyn, NY 11205, Total Units = 4 (Two Bedrooms = 4)
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: January 10, 2013
5. Number of units affected: 7 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: May 2006 b. Projected end date of activity: Fall 2015

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V**

[Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]

1b. Development (project) number: **NY005012090**

2. Activity type: Demolition ☐

Disposition ☒ *NYCHA intends to dispose of seventy-six (76) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP II)	103-16 109TH AVENUE	OZONE PARK	11417	3 BR
2	FHA (GROUP II)	210-35 113TH AVENUE	QUEENS VILLAGE	11429	4 BR
3	FHA (GROUP II)	190-17 115TH DRIVE	SAINT ALBANS	11412	4 BR
4	FHA (GROUP II)	177-19 120TH AVENUE	JAMAICA	11434	4 BR
5	FHA (GROUP III)	146-10 123RD AVENUE	JAMAICA	11436	2 BR
6	FHA (GROUP II)	133-18 134TH STREET	SOUTH OZONE PARK	11420	3 BR
7	FHA (GROUP II)	130-15 135TH PLACE	SOUTH OZONE PARK	11420	4 BR
8	FHA (GROUP IV)	129-41 135TH STREET	SOUTH OZONE PARK	11420	3 BR
9	FHA (GROUP IV)	144-41 158TH STREET	JAMAICA	11434	3 BR
10	FHA (GROUP III)	89-24 168TH PLACE	JAMAICA	11432	3 BR
11	FHA (GROUP II)	104-17 187TH STREET	SAINT ALBANS	11412	3 BR
12	FHA (GROUP II)	113-10 201ST STREET	SAINT ALBANS	11412	3 BR
13	FHA (GROUP I)	115-69 224TH STREET	CAMBRIA HEIGHTS	11411	3 BR
14	FHA (GROUP I)	17 EAST 92ND STREET	BROOKLYN	11212	2 BR
15	FHA (GROUP V)	171-48 119TH ROAD	JAMAICA	11434	2 BR
16	FHA (GROUP V)	101-64 132ND STREET	SOUTH RICHMOND HILL	11419	3 BR
17	FHA (GROUP V)	91-09 138TH PLACE	JAMAICA	11435	3 BR
18	FHA (GROUP V)	133-16 VAN WYCK EXPRESSWAY	SOUTH OZONE PARK	11420	3 BR
19	FHA (GROUP V)	978 LENOX ROAD	BROOKLYN	11212	3 BR
20	FHA (GROUP V)	556 SCHENECTADY AVENUE	BROOKLYN	11203	3 BR
21	FHA (GROUP VII)	168-31 118TH ROAD	JAMAICA	11434	3 BR
22	FHA (GROUP VII)	190-01 118TH ROAD	SAINT ALBANS	11412	3 BR
23	FHA (GROUP VII)	129-23 135TH PLACE	SOUTH OZONE PARK	11420	3 BR
24	FHA (GROUP VI)	129-59 135TH STREET	SOUTH OZONE PARK	11420	2 BR
25	FHA (GROUP VI)	218-38 140TH AVENUE	SPRINGFIELD GARDENS	11413	4 BR
26	FHA (GROUP VIII)	80-44 162ND STREET	JAMAICA	11432	3 BR
27	FHA (GROUP VI)	145-07 167TH STREET	JAMAICA	11434	3 BR
28	FHA (GROUP VIII)	89-55 208TH STREET	QUEENS VILLAGE	11427	3 BR
29	FHA (GROUP VI)	228-39 MENTONE AVENUE	SPRINGFIELD GARDENS	11413	3 BR
30	FHA (GROUP VI)	131-15 SUTTER AVENUE	SOUTH OZONE PARK	11420	3 BR
31	FHA (GROUP X)	197-18 116TH AVENUE	SAINT ALBANS	11412	3 BR
32	FHA (GROUP X)	198-14 119TH AVENUE	SAINT ALBANS	11412	2 BR
33	FHA (GROUP X)	130-16 149TH STREET	JAMAICA	11436	3 BR

34	FHA (GROUP X)	115-46 198TH STREET	SAINT ALBANS	11412	3 BR
35	FHA (GROUP X)	99-19 203RD STREET	HOLLIS	11423	3 BR
36	FHA (GROUP IX)	107-34 PRINCETON STREET	JAMAICA	11435	3 BR
37	FHA (GROUP IX)	107-16 REMINGTON STREET	JAMAICA	11435	3 BR
38	FHA (GROUP II)	111-14 169 th STREET	JAMAICA	11434	3 BR
39	FHA (GROUP I)	111-33 205 TH STREET	SAINT ALBANS	11412	3 BR
40	FHA (GROUP I)	116-02 139 TH STREET	JAMAICA	11436	3 BR
41	FHA (GROUP V)	147-06 SUTTER AVENUE	JAMAICA	11436	2 BR
42	FHA (GROUP III)	171-15 144 TH AVENUE	JAMAICA	11434	3 BR
43	FHA (GROUP V)	186-20 FOCH BOULEVARD	SAINT ALBANS	11412	3 BR
44	FHA (GROUP V)	221-02 131 st AVENUE	SPRINGFIELD GARDENS	11413	3 BR
45	FHA (GROUP X)	32-10 102 ND STREET	EAST ELMHURST	11369	3 BR
46	FHA (GROUP II)	109-11 208 TH STREET	QUEENS VILLAGE	11429	4 BR
47	FHA (GROUP II)	131-68 225 TH STREET	SPRINGFIELD GARDENS	11413	3 BR
48	FHA (GROUP III)	190-17 109 TH ROAD	SAINT ALBANS	11412	4 BR
49	FHA (GROUP VII)	195-09 119 th AVENUE	SAINT ALBANS	11412	3 BR
50	FHA (GROUP IV)	202-02 111th AVENUE	SAINT ALBANS	11412	5 BR
51	FHA (GROUP X)	118-35 153rd STREET	JAMAICA	11434	2 BR
52	FHA (GROUP I)	123-25 152 nd STREET	JAMAICA	11434	3 BR
53	FHA (GROUP IX)	115-41 147 th STREET	JAMAICA	11436	3 BR
54	FHA (GROUP VIII)	117-31 135TH STREET	SOUTH OZONE PARK	11420	2 BR
55	FHA (GROUP X)	150-22 118 th AVENUE	JAMAICA	11434	3 BR
56	FHA (GROUP VI)	167-08 110 th AVENUE	JAMAICA	11433	3 BR
57	FHA (GROUP II)	168-32 119 th AVENUE	JAMAICA	11434	2 BR
58	FHA (GROUP I)	177-48 BAISLEY BOULEVARD	JAMAICA	11434	3 BR
59	FHA (GROUP I)	114-26 208 TH STREET	CAMBRIA HEIGHTS	11411	3 BR
60	FHA (GROUP X)	117-27 204 TH STREET	SAINT ALBANS	11412	2 BR
61	FHA (GROUP IX)	222-33 143 rd ROAD	SPRINGFIELD GARDENS	11413	4 BR
62	FHA (GROUP X)	102-47 187 th STREET	HOLLIS	11423	2 BR
63	FHA (GROUP I)	223-19 111 TH AVENUE	QUEENS VILLALGE	11429	3 BR
64	FHA (GROUP II)	178-25 93 rd AVENUE	HOLLIS	11433	3 BR
65	FHA (GROUP II)	221-16 134 TH ROAD	LAURELTON	11413	3 BR
66	FHA (GROUP VII)	131-23/25 224 th STREET	LAURELTON	11413	3 BR
67	FHA (GROUP V)	241-51 132 nd ROAD	ROSEDALE	11422	3 BR
68	FHA (GROUP I)	131-27 224 TH STREET	SPRINGFIELD GARDENS	11413	3 BR
69	FHA (GROUP II)	137-35 220 th PLACE	SPRINGFIELD GARDENS	11413	2 BR
70	FHA (GROUP IV)	117-41 219 th STREET	CAMBRIA HEIGHTS	11411	3 BR
71	FHA (GROUP X)	201-10 99 TH AVENUE	HOLLIS	11423	2 BR
72	FHA (GROUP I)	104-29 219 TH STREET	QUEENS VILLAGE	11429	3 BR
73	FHA (GROUP V)	212-44 112 TH ROAD	QUEENS VILLAGE	11429	3 BR
74	FHA (GROUP X)	214-05 112th ROAD	QUEENS VILLAGE	11429	3 BR
75	FHA (GROUP I)	43 HARBOR ROAD	STATEN ISLAND	10303	3 BR
76	FHA (GROUP VII)	118-46 198 TH STREET	SAINT ALBANS	11412	3 BR

3. Application status (select one)

Approved ☐
Submitted, pending approval ☐
Planned application ☒

4. Date application approved, submitted, or **planned for submission: Winter 2015**

5. Number of units affected: 76

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: Winter 2004 b. Projected end date of activity: Autumn 2015					
Demolition/Disposition Activity Description					
1a. Development name: FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X] 1b. Development (project) number: NY005012090					
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of nine (9) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.</i>					
Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP IV)	119-12 219TH STREET	CAMBRIA HEIGHTS	11411	3 BR
2	FHA (GROUP III)	144-23 166 TH STREET	SPRINGFIELD GARDENS	11434	3 BR
3	FHA (GROUP I)	143-03 105 TH AVENUE	JAMAICA	11435	3 BR
4	FHA (GROUP VIII)	106-10 215 TH STREET	QUEENS VILLAGE	11429	4 BR
5	FHA (GROUP V)	142-06 FOCH BOULEVARD	SOUTH OZONE PARK	11436	2 BR
6	FHA (GROUP I)	100-40 202ND STREET	HOLLIS	11423	2 BR
7	FHA (GROUP VIII)	220-23 135TH AVENUE	LAURELTON	11413	2 BR
8	FHA (GROUP VI)	167-08 110 TH AVENUE	JAMAICA	11433	3 BR
9	FHA (GROUP I)	114-11 130 TH STREET	SOUTH OZONE PARK	11420	3 BR
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>					
4. Date application approved, submitted, or planned for submission: Summer 2016					
5. Number of units affected: 9					
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: Winter 2015 b. Projected end date of activity: 2017					
Demolition/Disposition Activity Description					
1a. Development name: FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X] 1b. Development (project) number: NY005012090					
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of one (1) vacant four-family FHA Repossessed House. Due to its scattered location and wood frame construction, this property cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.</i>					

<ul style="list-style-type: none"> 305 Atkins Avenue, Brooklyn NY 11208, Total Units – 4 (One Bedroom = 1 and Two Bedrooms = 3)
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: Summer 2016
5. Number of units affected: 4 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: Winter 2015 b. Projected end date of activity: 2017
<p align="center">Demolition/Disposition Activity Description</p> 1a. Development name: Fulton Houses 1b. Development (project) number: NY005001360
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In December 2006, NYCHA in collaboration with HPD issued a RFP to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 150 units.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2016
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: 2013 b. Projected end date of activity: 2019
<p align="center">Demolition/Disposition Activity Description</p> 1a. Development name: Harborview Terrace Houses 1b. Development (project) number: NY005010220
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of the Harborview Terrace parking lot on West 56th Street and the abutting basketball courts along with up to 61,000 square feet of excess, unused development rights emanating from the Harborview Terrace development. The disposition of the 34,282 square foot parcel of land along with the development rights will facilitate the construction of two apartment buildings containing up to 342 dwelling units, including 226 affordable apartments.</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: 2017
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: 2007 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: A. Phillip Randolph Houses
1b. Development (project) number: NY005010300
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses in two phases. In the first phase, 22 vacant tenements will be rehabilitated using historic tax credits to create 147 public housing units and 21 rental units for low-income households on the south side of West 114th Street. In the second phase, 14 tenements on the north side of West 114th Street will be rehabilitated to create low-income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments who wish to return to the rehabilitated development. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: December 2013
5. Number of units affected: 452
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2013 b. Projected end date of activity: December 2017
Demolition/Disposition Activity Description
1a. Development name: Soundview Houses
1b. Development (project) number: NY005000710
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In September 2007, NYCHA and HPD issued an RFP to identify a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. A developer was selected to build two eight story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. The project will be developed in three phases beginning with the family rental housing.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: January 30, 2013
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description
1a. Development name: Highbridge Gardens 1b. Development (project) number: NY005000780
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Through an RFP issued in September 2007 jointly with HPD, NYCHA disposed of a vacant 2.5 acre parcel of land at the intersection of Dr. Martin Luther King, Jr. Boulevard and West 167th Street to the selected developer to build 220 rental units for low-income households in two buildings. Construction commenced on the first building in January 2011 and construction for the second building commenced in early 2012. A parcel was conveyed to the School Construction Authority ("SCA") to construct a 390-seat intermediate school. A long-term lease was executed to provide for SCA maintenance as well as shared use of the housing development's existing basketball court by the new school's students as well as Highbridge Gardens' residents.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: June 24, 2010
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: 2009 b. Projected end date of activity: 2015
Demolition/Disposition Activity Description
1a. Development name: East 165th – Bryant Avenue 1b. Development (project) number: NY005015300
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a site at 1071 Bryant Avenue, to be merged with an adjacent parcel owned by HPD, for development of low income housing by a non-profit housing sponsor.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : 2016
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: July 2009 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Betances V 1b. Development (project) number: NY005012110
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a site at 450 East 143rd Street formerly used as a playground to facilitate the provision of low income housing.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : 2015
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: July 2009 b. Projected end date of activity: 2019
Demolition/Disposition Activity Description
1a. Development name: Boston Secor 1b. Development (project) number: NY005011380
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to convey to the NYC School Construction Authority ("SCA") a parcel of approximately 51,268 square feet on a portion of Block 5263, Lot 70 at Boston Secor in the Bronx. Under a ground lease with NYCHA since 1969, SCA built a one-story special education annex (P723X) on this parcel. This disposition will facilitate the on-going provision of special education programs and possible building replacement by SCA in the future.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: May 12, 2011
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: July 2010 b. Projected end date of activity: 2016
Demolition/Disposition Activity Description
1a. Development name: Van Dyke I Houses 1b. Development (project) number: NY005000610

2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to convey to a developer a parcel of land of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn and approximately 70,000 square feet of development rights for a supportive housing development to accommodate homeless and low income families.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: June 26, 2015
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: 2012 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description
1a. Development name: Washington Houses 1b. Development (project) number: NY005010620
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to convey a parcel of approximately 29,807 square feet (and up to 150,000 square feet of development rights) on a portion of Block 1652, Lot 1 at Washington Houses in Manhattan. The parcel will accommodate the construction of a 58,000 square foot charter school and a 5,000 square foot community and office space as well as approximately 89 units of affordable housing.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: May 15, 2012
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: May 2012 b. Projected end date of activity: 2015
Demolition/Disposition Activity Description
1a. Development name: Astoria Houses 1b. Development (project) number: NY005000260
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to facilitate reopening of Astoria Boulevard as a private street for public access through a Street Easement, and dispose of sites for a new school and affordable housing (including development rights and easements) in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50% of the affordable units.</i>
3. Application status (select one)

Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: August 28, 2014
5. Number of units affected: 0 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Fall 2016 b. Projected end date of activity: Fall 2023
Demolition/Disposition Activity Description
1a. Development name: Prospect Plaza 1b. Development (project) number: NY005002440
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> <i>In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes the demolition of the three remaining Prospect Plaza buildings (1765 Prospect Place; 1750 - 1760 Prospect Place; and 1776 - 1786 Prospect Place) containing 240 vacant apartments. A demolition contractor was procured by the New York City Department of Housing Preservation and Development ("HPD") and demolition work ended in the spring of 2014. In June 2010, NYCHA held a series of HUD sponsored workshops with residents and community stakeholders called the Re-Vision Prospect Plaza Community Planning Workshop. Participants at the workshop called for the demolition of the remaining three vacant towers at Prospect Plaza and redevelopment with buildings that resemble the scale of the surrounding neighborhood.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: May 2011
5. Number of units affected: 240 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: May 2013 b. Actual end date of activity: April 2014
Demolition/Disposition Activity Description
1a. Development name: Prospect Plaza 1b. Development (project) number: NY005002440
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of the Prospect Plaza sites (approximately 197,451 square feet, or 4.5 acres) will be accomplished in three phases. Phase I will be a mixed-finance transaction and will include 72 low-income units for households making up to 60% AMI and 38 public housing units. Phase II will be a mixed-finance transaction and will include 106 low-income units for households making up to 60% AMI and 42 public housing units. Phase III will benefit from the federal low-income housing tax credits and will include 105 low-income units for households making up to 60% AMI. The three phases will have approximately 364 low-income units, 80 of which will be public housing units. In</i>

December 2011, NYCHA and HPD released a RFP for selection of a developer for the completion of Prospect Plaza. In January of 2013, NYCHA and HPD selected Blue Sea and Partners as the development team. Phase I closed in June 2014 and construction completion is expected in December 2015. Phase II closed in December 2014 and construction completion is expected in December 2016. Construction closing of Phase III is scheduled for December 2015 and construction completion is expected in June 2017. Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community. A site-based waiting list created from NYCHA's existing public housing waiting list will be used to tenant the remaining public housing units.

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

4. Date application **approved**, submitted, or planned for submission: **January 3, 2014**

5. Number of units affected: 0

6. Coverage of action (select one)

☐ Part of the development

☒ Total development

7. Timeline for activity:

a. **Actual** or projected start date of activity: **June 2014**

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

Demolition/Disposition Activity Description

1a. Development name: **Ocean Bay Apartments (Bayside and Oceanside)**

1b. Development (project) number: **NY005010980**

2. Activity type: Demolition ☐

Disposition ☒ In 2003, as part of the Ocean Bay HOPE VI Plan, NYCHA acquired through eminent domain a blighted and underused shopping strip opposite Ocean Bay Apartments, consisting of seven contiguous parcels representing an area of approximately 37,111 SF.

NYCHA intends to sell the parcels to a developer for the purpose of constructing neighborhood retail space inclusive of a grocery store. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets across the street south of Oceanside Apartments and across the street east of Bayside Apartments.

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

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

4. Date application approved, submitted, or **planned for submission**: **December 2015**

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: June 1, 2013 b. Projected end date of activity: 2016
Demolition/Disposition Activity Description
1a. Development name: East 173rd Street-Vyse Avenue Houses 1b. Development (project) number: NY005015300
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of land along Hoe Avenue that includes a parking lot, basketball court and landscaped grounds to accommodate a proposal from a sponsor for a three-phase, low-income housing project. The proposal to build a total 224 dwelling units, including 56 senior citizen apartments, also requires the transfer of up to 60,000 sq. ft. of development rights. Conveyance of each of the three phases' building sites is pending funding approval for the sponsor to proceed with each of three apartment buildings. The first parcel of land was conveyed December 21, 2009 to site an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building was completed in 2013. The conveyance of the last parcel to site the final phase of the housing project is anticipated in 2018 following relocation of an existing church building to the corner lot of the subject block.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: November 14, 2009
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: November 21, 2008 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Straus Houses 1b. Development (project) number: NY005011530
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition through an easement of an approximate 300 square foot strip adjacent to the neighboring church property to facilitate provision of a handicap accessible walkway to the side door of the church building.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: September, 2015
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: 2015 b. Projected end date of activity: 2016
Demolition/Disposition Activity Description
1a. Development name: Mill Brook Houses 1b. Development (project) number: NY005010840
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of an approximate 29,850 square foot parcel on Block 2548 Lot 1 with approximately 110,000 square feet of development rights for affordable senior housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2016
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: 2016 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Ingersoll Houses 1b. Development (project) number: NY005000140
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of an approximate 11,500 square foot parcel on Block 2034 Lot 1 with approximately 104,000 square feet of development rights for affordable housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2016
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: 2016 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Van Dyke I Houses 1b. Development (project) number: NY005000610

2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of an approximate 36,000 square foot parcel on Block 3777 Lot 1 with approximately 191,500 square feet of development rights for affordable housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2016
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: 2016 b. Projected end date of activity: 2018

C) Conversion of Public Housing

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

Conversion of Public Housing Activity Description
1a. Development name: University Avenue Rehab 1b. Development (project) number: NY005013410
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) This development has an occupancy rate of 99.5% and should not be considered a candidate for conversion.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) This development has an occupancy rate of 99.5% and should not be considered a candidate for conversion.
Conversion of Public Housing Activity Description
1a. Development name: Prospect Plaza 1b. Development (project) number: NY005002440
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) Prospect Plaza is a HOPE VI development which will contain a total of 364 low-income units. 80 units will be public housing units with priority for former Prospect Plaza residents who wish to return.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) Prospect Plaza is a HOPE VI development which will contain a total of 364 low-income units. 80 units will be public housing units with priority for former Prospect Plaza residents who wish to return.
Conversion of Public Housing Activity Description
1a. Development name: Howard Avenue-Park Place (Park Rock Consolidated) 1b. Development (project) number: NY005013510
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway

<input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) This development has an occupancy rate of 99.4% and should not be considered a candidate for conversion.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) This development has an occupancy rate of 99.4% and should not be considered a candidate for conversion.
Conversion of Public Housing Activity Description
1a. Development name: West Brighton Consolidation
1b. Development (project) number: NY005010130
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) This development has an occupancy rate of 96% and should not be considered a candidate for conversion.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) This development has an occupancy rate of 96% and should not be considered a candidate for conversion.

2. Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

On September 11, 2008, HUD approved NYCHA's plan to transition 8,400 public housing units to Section 8 assistance at the 21 developments that were built by the City or the State and no longer receive any subsidy from any government source to fill the gap between the cost of operating the buildings and rent collected. NYCHA has also received permission from HUD to project-base converted Section 8 units after the initial Section 8 tenant vacates.

Of the plan-approved 8,400 public housing units, as of September 4, 2015, there were 3,411 Section 8 conversions in the City and State-built developments (see table below). Subject to voucher and funding availability, NYCHA will be designating units and implementing a process to transition families in the City and State Developments to complete the HUD-approved conversion plan thereby maintaining the long-term sustainability of the properties.

AMP Number	Development Name	Total Units	Number of Units to be Converted to Section 8	Number of Units Converted by 9/4/15 (Tenant Based and Project Based)
NY005021850	344 EAST 28TH STREET	225	107	54
NY005021870	AMSTERDAM ADDITION	175	107	23
NY005020920	BAY VIEW	1,610	447	304
NY005021260	BAYCHESTER	441	234	111
NY005020460	BOULEVARD	1,441	438	315
NY005020860	BUSHWICK	1,220	471	181
NY005020800	CASTLE HILL	2,025	1,097	306
NY005021340	CHELSEA	425	179	57
NY005021110	DREW HAMILTON	1,217	525	234
NY005021400	INDEPENDENCE TOWERS	744	332	100
NY005020950	LINDEN	1,586	442	361
NY005020810	MANHATTANVILLE	1,272	575	187
NY005020490	MARBLE HILL	1,682	498	207
NY005020830	MARLBORO	1,765	775	278

NY005021330	MURPHY	281	201	99
NY005020990	RUTGERS	721	277	88
NY005020930	SAINT MARY'S PARK	1,007	362	182
NY005023770	SAMUEL (CITY)	664	347	86
NY005021140	STAPLETON	693	471	88
NY005021280	WILLIAMS PLAZA	577	315	73
NY005021270	WISE TOWERS	399	200	77
Total		20,170	8,400	3,411

D) Homeownership

[24 CFR Part 903.7 9 (k)]

1. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: FHA Repossessed Houses Group V [formerly Groups I through X]	
1b. Development (project) number: NY005012090	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	

<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program - <i>Section 5(h)</i> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: 12/04/2008
5. Number of units affected: 51 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development <i>Original Section 5(h) Plan Amendment approved in 2007 to include 184 occupied single-family units intended for sale to public housing residents. On September 11, 2014, HUD issued a final Section 5(h) Plan amendment granting approval for the sale of 51 units to residents under the Section 5(h) Plan and mandating Plan termination after the sale of the 51 units.</i>

2. Former Multifamily Homeownership Program ("MHOP Program")

Subject to HUD and any required governmental approvals, as of January 1, 2016, the Frederick E. Samuel Housing Development, which consists of 73 public housing residential units in 7 buildings located in Manhattan, will no longer be included in NYCHA's Multifamily Homeownership Program ("MHOP") and will NOT be converted to cooperative ownership to residents pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended ("Section 5(h)"). This development will be operated as conventional federal public housing and applicants for this development will be selected from the public housing waiting list.

E) Project-Based Vouchers ("PBV's")

Consistent with Section 232 of the *FY 2001 VA-HUD Appropriations Act* (PL 106-377), the *Notice* published in 66 Fed. Reg. 3605 (January 16, 2001) and *HUD Notice PIH 2001-4 (HA)* dated January 19, 2001, the New York City Housing Authority (hereafter "NYCHA" or "the Authority") makes the following statement:

Federal law allows NYCHA to provide Section 8 project-based voucher assistance for up to 25% of the total units in privately owned, existing, substantially rehabilitated or newly-constructed multi-family residential developments. This limit can be exceeded if the units are made available to families that receive qualifying supportive services.

1. As of March 31, 2015 NYCHA has executed 37 HAP contracts for 1,827 project based units receiving subsidy. This includes project based apartments at NYCHA's LLC mixed finance developments.
2. Of NYCHA's approved HUD funding for about 88,000 Section 8 tenant based vouchers as of March 31, 2015, NYCHA expects to utilize no more than 3% of the annual HAP budget.
3. NYCHA understands that all new project-based assistance agreements must be for units within census tracts with poverty rates of less than 20%, unless HUD specifically approves an exception. 66 Fed. Reg. 3608.
4. NYCHA will carry out this program in accordance with 42 USC §1437f(o)(13), as amended by §232 of the *FY 2001 VA-HUD Appropriations Act*, and in conformity with the non-discrimination requirements specified in 24 CFR §903.7(o). In carrying out this program, the Authority will act affirmatively to further fair housing.
5. The Section 8 Project-Based Program will be consistent with NYCHA's FY 2015 Draft Agency Plan because:

- a. Project-basing in certain locations is needed to assure the availability of units for a period of years.
 - b. Project-basing broadens the scope of NYCHA's program for applicants and landlords. It allows NYCHA to assist families who would not otherwise be eligible for assistance.
 - c. Consistent with the goals of NYCHA's Five-Year plan, the Section 8 Project-Based Initiative:
 - i. expands the supply of assisted housing;
 - ii. increases assisted housing choice;
 - iii. ensures equal opportunity, and
 - iv. deconcentrates poverty and expands economic opportunities.
6. NYCHA will create site-based waiting lists for developments selected to receive project-based assistance. Applicants on NYCHA's housing choice voucher waiting list will have the opportunity to apply for placement on site-based waiting lists. Placement on a site-based waiting list will not affect the applicant's standing on the tenant based waiting list.

F) Rental Assistance Demonstration Program (“RAD”)

The Rental Assistance Demonstration (“RAD”) is a voluntary program administered by the United States Department of Housing and Urban Development (“HUD”). The goals of RAD are to safeguard long-term housing assistance, improve and modernize properties and stabilize developments by placing them on solid financial footing. Ocean Bay Apartments (Bayside) Apartments has 1,395 apartments in 24 buildings that are over 50 years old. The RAD program will help address significant capital needs at Ocean Bay (Bayside) which are estimated to be \$161 million over the next 15 years.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Name of Public Housing Development: Ocean Bay Bayside	PIC Development ID: NY005010980	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 1,395	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$306,356,088 / 178,446 x 1,395 = \$2,394,936
Bedroom Type	Number of Units Pre-Conversion 1,395	Number of Units Post-Conversion 1,395	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	40		TBD
One Bedroom	216		
Two Bedroom	593		
Three Bedroom	406		
Four Bedroom	126		
Five Bedroom	14		
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

ATTACHMENT D
CAPITAL IMPROVEMENTS

**HUD FORM 50075.2 CAPITAL FUND PROGRAM FIVE-YEAR ACTION
PLAN WAS APPROVED BY HUD ON AUGUST 17, 2015.**

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

ATTACHMENT E

HOUSING NEEDS

[24 CFR Part 903.7 9 (a)]

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

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

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

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

- ☒ Consolidated Plan of the Jurisdiction
Indicate year: **2014**
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☒ American Housing Survey data
Indicate year: **2011** (1 year)
- Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the PHA's Waiting Lists – Public Housing (As of 9/8/15)			
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/sub jurisdiction:			
	# of Families	% of Total Families	Annual Turnover ¹
Waiting list total	263,392		2.8%
Extremely low income <=30% AMI	195,020	74.0%	
Very low income (>30% but <=50% AMI)	52,198	19.8%	
Low income (>50% but <80% AMI)	16,174	6.2%	
Families with children	118,051	44.8%	
Elderly families	28,862	11.0%	
Families with Disabilities ²	47,402	18.0%	
Race/Ethnicity			
White	22,939	8.7%	
Black	103,438	39.3%	
Hispanic	97,830	37.1%	
Asian	29,739	11.3%	
Other	9,447	3.6%	
Characteristics by Bedroom Size			
0 BR	111,811	42.5%	
1BR	70,645	26.8%	
2 BR	66,947	25.4%	
3 BR	12,499	4.7%	
4 BR	1,442	0.5%	
5+ BR	--48	0.0%	

¹ Figure represents turnover (move-outs from Public Housing) during FY 2014.

² “Disabled” indicates a person, regardless of age, who falls within the definition of “disability” contained in §233 of the Social Security Act.

**Housing Needs of Families on the PHA's Waiting Lists – Public Housing
(As of 9/8/2015)**

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

**Housing Needs of Families on the PHA's Waiting Lists – Section 8
(As of 9/8/2015)**

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of Families	% of Total Families	Annual Turnover
Waiting list total ³	148,275		4.1% (2014)
Extremely low income <=30% AMI	116,809	78.8%	
Very low income (>30% but <=50% AMI)	31,101	21.0%	
Low income (>50% but <80% AMI)	365	0.2%	
Families with Children	66,003	44.5%	
Elderly Families	25,339	17.1%	
Families with Disabilities ⁴	22,225	15.0%	
Race/Ethnicity			
White	17,972	12.1%	
Black	46,680	31.5%	
Hispanic	62,780	42.3%	
Asian	7,271	4.9%	
Other	13,572	9.2%	
Characteristics by Bedroom Size			
0 BR	57,947	39.1%	
1 BR	38,152	25.7%	
2 BR	41,885	28.2%	
3 BR	8,857	6.0%	
4 BR	1,273	0.9%	
5+ BR	161	0.1%	

Housing Needs of Families on the PHA's Waiting Lists – Section 8

³ Waiting list total includes both *extremely low-income* (below 30 percent of Area Median Income) and *very low-income* (30 percent to 50 percent of Area Median Income) families.

⁴ “Disabled” indicates a person, regardless of age, who falls within the definition of “disability” contained in §233 of the Social Security Act.

Housing Needs of Families on the PHA's Waiting Lists – Section 8
(As of 9/8/2015)

Is the waiting list closed (select one)? ☐ No ☒ Yes
NYCHA's Section 8 Waiting List was reopened on February 12, 2007 to applicants for a ninety day period. It closed on May 14, 2007.
 If yes:
How long has it been closed (# of months)? 92 months as of September 30
 Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes

3. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations.

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2. Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing

- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median.

Strategy 1. Target available assistance to families at or below 30% of AMI:

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Approximately 68% of the families admitted to public housing during calendar year 2014 have been households with incomes at or below 30% of area median income.

- ☒ Exceed HUD federal targeting requirements for families at or below 30 percent 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

On July 8, 2015, NYCHA received approval from HUD to continue to extend the designation of the elderly-only developments and buildings for an additional two years.

- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Objective: Convert public housing units to vouchers: Maximize Section 8 rentals at the former City/State developments.

Progress: As of September 4, 2015, there were 3,411 Section 8 conversions in the 21 developments.

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)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

ATTACHMENT F
ADDITIONAL INFORMATION

1) STATEMENT OF PROGRESS IN MEETING MISSION AND GOALS – FY 2015 TO FY 2019

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

PHA Goal: *Expand the supply of assisted housing.*

Objective: Apply for additional rental vouchers.

Progress: NYCHA's monthly average voucher utilization rate for the total Section 8 Housing Choice Voucher program was approximately 87% as of April 30, 2015 while HAP utilization for the same period was at 96%.

PHA Goal: *Improve the quality of assisted housing.*

Objective: Improve public housing management (PHAS score).

Progress: NYCHA will strive to be designated as a high performing PHA under HUD's Public Housing Assessment Program ("PHAS").

Objective: Improve Section 8 Management Assessment Program ("SEMAP") scores.

Progress: NYCHA continually conducts staff training to improve voucher management. The Leased Housing Department has a quality control program to identify areas for improvement. As a result, cycle times have been reduced for both Housing Quality Standards inspections and recertifications.

Objective: Increase customer satisfaction.

Progress: Section 8 property owners now have the ability to create an online account to access their inspection notices, submit inspection certifications, generate lease renewal requests, update their mailing address, register available apartments for Section 8 rental, and to enroll in NYCHA's Direct Deposit program for electronic payment of subsidies.

Section 8 tenants also have the ability to create an account to perform select transactions online. NYCHA is currently phasing-in online annual recertifications. Increased online services have reduced customer wait times at NYCHA's Section 8 borough offices and have also reduced the number of Section 8 related calls received by the Customer Contact Center.

Leveraging the successes realized by Section 8 tenants related to online annual recertifications in 2016, NYCHA will expand online recertification capabilities to Public Housing residents.

Key new functionality that will be available through e-service channels are listed below:

Applicants	Applicants can update their information, submit documents, and respond to requests for additional information
Section 8 Participants	Annual Recertification, Transfer Requests, Reasonable Accommodations Requests and Briefings
Section 8 Owners	Additional Online service requests and Notifications
Public Housing Residents	Annual Recertification

Objective: To use information technology to transform how we conduct our day-to-day business thereby improving service to all NYCHA's customers.

Progress: A significant portion of the technology initiatives included in NYCHA's portfolio are designed to improve to how NYCHA conducts its daily business by streamlining interactions between staff and customers. In 2015-2016, NYCHA will leverage its technology investments to streamline business processes and improve customer interactions related to preventive and corrective maintenance, resident recertification and rent collection, applicant management, physical plant violation management and compliance, and other core business processes. Continued improvements in the internal processes related to technology implementation and IT quality assurance will help NYCHA better leverage its significant technology investments.

Some examples of the transformation business projects include:

Department	Project
Property Management	Mobile Work Ticket Application
Property Management	Field Force Automation Related to Maintenance of Physical Assets
Property Management	Digitizing Public Housing Resident Files
Property Management	Rent Collection System Enhancements
Property Management	Continue to enhance NYCHA's Enterprise Work Order and Asset Management System (Maximo) in to a fully integrated, comprehensive physical plan maintenance and management solution
Applications	On-Line Applicant Interviews and Application Updates
Human Resources/Property Management	Digital conversion of millions of paper documents to Digital Files
Technical Services	Data Exchange with Various NYC Regulatory Agencies

Objective: To protect NYCHA's information technology investment by maintaining and supporting its technology infrastructure.

Progress: Ensuring business continuity through a robust and resilient infrastructure is a key objective of NYCHA's FY2015-FY2020 technology strategy. Near term projects include: refreshing NYCHA desktop applications (e.g., IE 11; MS Windows and Office, etc.) as well as upgrading core business application environments to keep up-to-date with our commercial off the shelf ("COTS") software (e.g., Siebel and Oracle eBusiness Suite). Over the next five years, NYCHA will also begin looking

to leverage cloud-based facilities and infrastructure to improve agility, reduce costs, and minimize downtime in case of a disaster or outage of any type (natural or man-made). Cloud solutions will be reviewed and evaluated for our data center, legal case management system, construction management application, desktop applications, disaster assessment, GIS applications, as well as for any new business applications under IT's Cloud First strategy.

The projects shown below will strengthen and protect NYCHA's technology investments, and help to ensure service excellence and continuity. Key initiatives are included below:

Area	Project
Desktops	Internet Explorer Upgrade Refreshing desktops
Disaster Recovery	Review and update Disaster Recovery Planning; Data Center management; and Damage Assessment
Routine or Required Upgrades	Key business systems will be addressed, including: Siebel, Oracle, Fusion, Universal Content Management, and Markview
Infrastructure/Cloud Upgrade	Virtualization and Data Storage Initiatives NextGeneration Network Security Enhancements Cloud Upgrades: Migrating NYCHA e-mail to the cloud; replacing current on premises construction program management with a cloud-based solution

Objective: Renovate or modernize public housing units.

Progress: Continued compliance with the timeframes for obligation and expenditure of capital funding as provided under 9(j) of the Housing Act of 1937, as amended 42 USC 1437G(J).

Objective: Demolish or dispose of obsolete public housing.

Progress: NYCHA continues to review its portfolio to identify properties that are underutilized or obsolete, and that might be brought back into service. In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes the demolition of the three remaining vacant Prospect Plaza buildings. The cleared sites will be redeveloped as part of a mixed-finance, mixed income, three- phased development including 80 public housing units and approximately 284 low-income units affordable to households making up to 60% of AMI. Preference for the lease up of the public housing units will be given to relocated Prospect Plaza residents in good standing who wish to return to the redeveloped community. In addition, the project will include open space, a community center, and retail space, as per the *Re-Vision Prospect Plaza Community Plan* developed in June 2010 with input from former Prospect Plaza residents and other community stakeholders. NYCHA, in collaboration with the New York City Department of Housing Preservation and Development ("HPD") released a Request for Proposals ("RFP") for development in December 2011. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work was completed in April 2014. HUD approved disposition of the Prospect Plaza sites in January 3, 2014. Construction of Phase I started in August of 2014 and will be completed by December 2015. Construction of Phase II started in March 2015 and will be completed in December of 2016. Construction closing of Phase and III is scheduled for December 2015.

Randolph Houses consists of 36 tenement buildings, located on the north and south sides of West 114th Streets between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard, Central Harlem; 22 structures on the south side, 14 on the north side. In 2013, NYCHA began to implement a plan to rehabilitate the properties through two mixed-finance transactions. The first phase closed December 2013, 22 vacant buildings on the south side of the street are being reconfigured to create 168 units, add elevators and increase the amount of light and air. In order to preserve the historic feel of the block, the building facades will be restored and the stoops will be retained. The 14 north side buildings remain occupied by public housing residents who will relocate to completed apartments on the south side of the street. When vacant, renovations of the north side buildings will begin (estimated closing December 2015). When complete, Randolph Houses will be managed by a private, third party entity.

Objective: Implement public housing or other homeownership programs.

Progress: Through disposition of a Bronx site for affordable housing, homeownership opportunities will be provided to eligible NYCHA families. The housing to be developed for sale includes 16 two-family townhouses at Soundview.

NYCHA is currently offering existing residents of its single-family FHA Repossessed Houses the opportunity to qualify and purchase the home they rent. Primarily located in Southeast Queens, the homes are being offered for sale under the Authority's 5(h) Project HOME Homeownership Plan. In accord with the Plan NYCHA is repairing the homes to assure they meet NYC Building Code standards; residents with incomes sufficient to pay real estate taxes, assessments, utilities and maintenance on the homes will attend homeownership counseling to prepare to assume ownership.

Objective: Expand partnerships with various sectors to help develop and fund energy and water efficiency initiatives aimed at reducing electricity and gas consumption, including engaging residents to conserve energy.

Progress: In May 2015, NYCHA made the commitment in the Next Generation NYCHA 10-year strategic plan to develop and steward a comprehensive sustainability agenda to improve the quality of life of our residents. Toward this goal, we are pursuing new partnerships and refocusing our current partnerships with Federal, State, and City agencies, and non-profit organizations. The Next Generation Sustainability Agenda will address the four core residential sustainability issues of healthy indoor environments, energy, water, and waste management.

To reduce the time and effort required for new partnerships, NYCHA is streamlining processes and developing new legal documents:

- NYCHA established a new policy in August 2015 for energy and sustainability data sharing that eliminates Non-Disclosure Agreements ("NDA") for most data requests. These requests do not include any personal resident information. Data requests can be made via an online form, and most requests will receive data within 10 working days.

Recognizing the critical importance of healthy indoor environments, NYCHA is considering resident-focused approaches to thermal comfort, effective ventilation, and mold and allergen prevention:

- A team led by Bright Power, Inc. and the National Center for Healthy Housing (“NCHH”) have submitted an application for the HUD Healthy Homes Technical Studies grant to study the impact on respiratory health of residents in buildings receiving energy efficiency retrofits at NYCHA. This study builds on several like studies conducted by the NCHH in privately developed affordable housing.

NYCHA continues to develop a close working relationship with the NYC Department of Environmental Protection (“DEP”) in several areas:

- Since 2011, DEP and NYCHA have completed green infrastructure systems at Bronx River, Seth Low, and Hope Gardens thus contributing to enhance the water quality for New Yorkers. DEP has begun initial consideration of 16 additional NYCHA sites.
- DEP is installing water meters in 115 developments to facilitate NYCHA’s ability to monitor water consumption, detect and address leaks, and engage residents in conservation programming. We are also working together to develop a building-level consumption monitoring pilot.
- DEP has made funding available to replace outdated toilets with water conserving new toilets, starting with the toilets at Clinton Houses.
- DEP has applied to the state-wide Cleaner Green Communities grant competition, administered by the New York State Energy Research and Development Authority (“NYSERDA”) to fund storm water, water, and energy improvements at South Jamaica Houses I and II.

NYCHA continues to foster strong partnerships for energy efficiency:

- NYCHA continues to work with Con Edison who had named NYCHA its Public Partner of the Year in 2012. NYCHA will receive approximately \$1.4 million in utility rebates for the installation of new energy efficient boilers and wireless energy monitors through this partnership.
- NYCHA and Con Edison are also developing an energy efficiency program targeted to the Con Ed’s Brooklyn Queens Demand Management area, through which we expect to upgrade lighting in 20 developments, improving the safety and comfort of more than 20,000 households.
- NYCHA is also working with National Grid to facilitate the installation of thermostats and water conserving fixtures for up to 10,000 apartments in buildings with 75 or fewer apartments located in Brooklyn, Queens, and Staten Island. This program will also seek to employ residents through Green City Force and the Association for Energy Affordability, National Grid’s program implementer.
- NYCHA and National Grid continue to re-commission NYCHA boiler plants, testing equipment and adjusting controls to improve boiler efficiencies by 10%.

- NYCHA is also working with New York State Homes and Community Renewal to enable the State's Weatherization Assistance Program ("WAP") to serve small and scattered-site NYCHA developments. WAP provides energy and indoor environmental quality improvements to low-income households.

Beyond energy efficiency, NYCHA is working with the City and the U.S. Department of Energy ("DOE") to explore renewable and distributed energy generation:

- In collaboration with the Mayor's Office of Sustainability, NYCHA is supporting seven teams for the NY Prize Competition, a first-in-the nation \$40 million competition to help communities create micro grids – standalone energy systems that can operate in the event of a power outage. Each of the seven teams has included NYCHA developments in their proposed service footprints.
- NYCHA, the Mayor's Office of Sustainability, and DOE are exploring a public private partnership for distributed generation, with the goal of identifying short-term pilot opportunities to define ownership, financing, governance, and mechanisms for direct community benefit.
- In July of 2015, HUD and DOE set a new goal to install 300 MW of solar power for low-and moderate income housing by 2020. NYCHA is working to define a public commitment toward the Federal Renewable Energy Target. As a start, NYCHA is working with the NYC Emergency Management, City University of New York ("CUNY"), and National Renewable Energy Laboratory ("NREL") to explore feasibility of resilient solar power for NYCHA hosted cooling centers.

NYCHA continues to work with non-profit partners to engage residents on energy and sustainability:

- Green City Force continues to implement the Love Where You Live Challenge. Under the program, residents receive Compact Fluorescent Lightbulbs ("CFLs") for their apartment and energy conservation information from NYCHA's Green Guide: The Power is in Your Hands. The program has been expanded to a total of 8 NYCHA developments.

Objective: \$18 million Energy Performance Contract ("EPC") is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures.

Progress: In mid-April of 2012 NYCHA submitted an \$18 million EPC plan to HUD that was approved by HUD on January 25, 2013.

The EPC enabled NYCHA's Capital Projects Division ("CPD") to free up \$10.4 million in Federal Capital Funds that had been allocated for the boiler replacement projects at the 6 NYCHA developments and an additional \$4.6 million in additional energy conservation work that would otherwise have to be funded through NYCHA's scarce federal capital funds. The 6 developments are: Washington, Lexington, 131 St. Nicholas Avenue, WSUR Brownstones, E.180th Street – Monterey Avenue, and Hope Gardens. The freed up Federal Capital funds will be utilized to fund other much needed capital improvements in NYCHA's five year Capital Plan. Construction has been completed at four sites and the remaining two sites are nearing completion. We anticipate the work will be completed by December 2015.

Objective: Maintain the accuracy rate of public housing tenant information in HUD's on-line Public and Indian Housing Information Center ("PIC") at 95% or better.

Progress: As of September 30, 2015, 98.28% of NYCHA's public housing tenant information was transmitted to the PIC system.

PHA Goal: *Increase assisted housing choices for Section 8 residents and applicants.*

Objective: Conduct outreach efforts to potential landlords.

Progress: Section 8 landlords can log on to the NYCHA Owner Extranet to manage their Section 8 portfolio and register vacant apartments on GoSection8.com. Prospective Section 8 landlords can visit the NYCHA Section 8 website for general information on the Section 8 program. Landlords also have the option to call the NYCHA Customer Contact Center ("CCC") at 718-707-7771. Regular updates are made to the Leased Housing Department's website, which provides information about the program, payment standards, and other general areas of concern specific to landlords.

Objective: Implement public housing or other homeownership programs.

Progress: Homeownership opportunities will be provided to eligible NYCHA families through disposition of a Bronx site for affordable housing. The housing to be developed for sale includes 16 two-family townhouses at Soundview.

NYCHA is currently offering existing residents of its single-family FHA Repossessed Houses the opportunity to qualify and purchase the home they rent. Primarily located in Southeast Queens, the homes are being offered for sale under the Authority's 5(h) Project HOME Homeownership Plan. Residents with incomes sufficient to pay real estate taxes, assessments, utilities and maintenance on the homes will attend homeownership counseling to prepare to assume ownership.

Objective: Convert public housing units to vouchers: Maximize Section 8 rentals at the former City/State developments.

Progress: As of September 4, 2015, there were 3,411 Section 8 conversions in the 21 developments.

Goal: *Improve community quality of life and economic vitality.*

PHA Goal: *Provide an improved living environment.*

Objectives: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.

NYCHA is exempt from developing an additional Deconcentration Plan because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

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

Goal: Reduce crime and improve quality of life of residents.

PHA Goal: *To reduce crime and improve the quality of life of our residents.*

Objective: NYCHA will seek funding in order to install additional Closed Circuit Television (“CCTV”) cameras within its developments. Small Scale Programs were initiated in 2004.

Progress: The Housing Authority has installed 15 large scale CCTV systems citywide. A benefit of remotely monitoring these developments is an improved police response time. Posted signs informing residents and guests that the property is under video surveillance continue to aid in the reduction of crime and enhancing the safety and security of our residents. While the program has been very successful, funding is costly for initial equipment costs and for equipment maintenance after installation. At the initial 15 locations where NYCHA installed large scale CCTV systems the New York City Police Department provides on-site monitoring which incurs considerable costs to the NYPD.

Given the cost of installing, maintaining and operating the initial on-site monitored CCTV Systems, NYCHA modified its original program in an attempt to reduce costs while achieving the benefits of the CCTV program.

Through the innovative use of technology, police resources, and the cooperation of local government, NYCHA has created a highly successful program to install small-scale closed circuit television systems. Since the inception of NYCHA’s CCTV program, 12,062 security surveillance cameras (large and small scale) have been installed citywide.

Operation Safe Housing

In June 2004, NYCHA developed a streamlined Termination of Tenancy procedure as part of the Operation Safe Housing joint program developed by NYCHA, the New York City Police Department, and the Mayor’s Office of the Criminal Justice Coordinator. The Termination of Tenancy procedure, targets a list of specified crimes designated by the Police Department as having the most serious impact on NYCHA residents. The list includes homicides, sex offenders and crimes, firearms offenses and drug sales.

In addition, within NYCHA’s Impartial Hearing Office, a Special Hearing Part with a designated Chief Hearing Officer was organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a Holdover Unit monitors these matters as they reach Landlord/Tenant court, and helps to expedite the actual eviction process. Under these procedures, cases involving these serious crimes are completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of September 8, 2015, 4,874 terminations of tenancy proceedings have been concluded under Operation Safe Housing.

From inception, the Authority initiated a total of 797 Registered Sex Offender (“RSO”) cases, of which 25 are pending a decision, and a total of 772 have been closed as follows: 511 cases have resulted in Permanent Exclusion from NYCHA property; 61 have had their tenancy terminated; 18 are on probation, 6 tenancies were found eligible after a hearing, 4 were remaining family member grievants who lost their grievance cases and the apartments were recovered, and 172 cases have been

withdrawn due to the RSO being incarcerated, deceased or the resident moved out of a NYCHA apartment.

PHA Goal: *Increase and diversify services for elderly residents to promote independence and healthy living, and reduce social isolation.*

Progress: Currently NYCHA operates 15 Senior Centers which provide an array of recreational, social, and cultural services. NYCHA is working towards creating a greater network of providers, who are not exclusively on NYCHA campuses, to increase the range of services available to senior residents.

Also, there are broad initiatives and planning underway from which the seniors will benefit. As examples:

- i. Choice neighborhoods;
- ii. Smoke-free housing;
- iii. Active design planning collaborations;
- iv. New York Academy of Medicine (“NYAM”) Age-Friendly districts;
- v. Senior focused Supplemental Nutrition Assistance Program (“SNAP”) outreach; and,
- vi. Department for the Aging’s Grandparents Program offering supports for Grandparents who care for their grandchildren.

Naturally Occurring Retirement Communities (“NORC”): program provides comprehensive supportive services to residents aging in place. In partnership with the New York City Department for the Aging (“DFTA”), NYS SOFA (“State Office for the Aging”), and United Hospital Fund, NORC sites are operated within 12 different NYCHA developments throughout New York City. Examples of services include: case management, on-site nursing services, medication management, physician services, on-site assessment, information and referral services, assistance with Activities of Daily Living (“ADL”), and Instrumental Activities of Daily Living (“IADL”). Additionally, the program provides ancillary services such as: transportation, shopping, financial management, housekeeping, personal care, support groups, and intergenerational activities.

The NORC Program was developed to address the needs of concentrations of seniors who have aged in place, in non-elderly housing. The program was designed to provide comprehensive support and health care services for well and frail elderly residents, 60 years of age and older, who continue to live independently in their apartments and communities. Approximately 20.5% of the NYCHA population is over 60 years old, and not all live in senior-designated buildings.

Based on DFTA’s reports, from January 1, 2015 to June 30, 2015, the NYCHA NORC program provided the following services:

Case Management & Assistance	-	13,034
Health Care Management & Assistance	-	2,103
Number of residents receiving at least 1 core service	-	4,872
New this Calendar Year (CY) 1/1/15 thru 6/30/15	-	878

In Fiscal Year 2016, DFTA awarded \$2,628,458 to 12 NYCHA NORCS, as follows:

Forest Hills	-	196,097
Elliot – Chelsea	-	275,000

Smith Houses	-	257,500
CCNS	-	251,000
Lincoln/Amsterdam	-	252,120
Stanley Isaacs	-	263,000
Ravenswood	-	282,641
Vladeck	-	275,000
Pelham	-	200,000
Grand Street Settlement	-	78,000
Coney Island Active Aging NORC	-	99,950
Bushwick/Hylan NORC	-	198,150

NORC-type Initiatives:

Grand Street Settlement Baruch Elder Services Team (B.E.S.T. Program): The sponsor is committed to providing age appropriate, culturally sensitive services to senior adults residing in the NYCHA Baruch Houses with the goal of building a strong community of caring in order to foster, support and maximize each members overall personal well-being.

The sponsor is also committed to providing comprehensive services that will improve the quality of life for the seniors, enabling them to remain in their homes and helping them to lead independent, healthy and active life-styles within their home community. These services include advocacy, health promotions services, social work services and opportunities for socialization.

- Bilingual Social Services – case assistance, case management, entitlement/benefits assistance, service linkage and coordination, crisis intervention, support services, and advocacy.
- Recreational Services – group activities, trips, bingo, arts & crafts, physical fitness activities, dance and music activities, and light snacks.
- Bilingual Health Services – health education services, health screening, health promotion and prevention, and linkage to appropriate follow-up services.
- Services For Home-Bound Seniors – friendly visits, telephone reassurance calls, and escorts.

Based on B.E.S.T program reports from January 1, 2015 to June 30, 2015, the Grand Street Settlement NORC Program provided the following core services:

	<u>Units of Service</u>
Case management / Assistance & Home Visits	- 1,348
Health Care Management & Assistance	- 150
Residents receiving Core Services	- 439
New This Calendar Year (CY) thru June 30, 2015	- 19

Senior Resident Advisor (“SRA”)/Service Coordinator Programs (“SCP”): provide supportive services to elderly (ages 62 and over) and non-elderly disabled residents in select sites. This initiative helps seniors to maintain independent and dignified living by assisting them with accessing public benefits, advocating with service providers on their behalf, and a Senior Volunteer Floor Captain program, through which seniors serve as Floor Captains on their floor and meet monthly to discuss health and safety issues. Floor Captains work through a buddy system to ensure the safety and well-being of each other - especially their frail and disabled neighbors.

From January 1, 2015 through June 30, 2015 the SRA/SCP programs provided 21,069 units of supportive service to an average of 1,591 residents monthly, and conducted 5,583 home visits.

Elderly Safe-At-Home Program: provides supportive services to residents at 7 NYCHA developments in the South Bronx. The program provides crime prevention education; crisis intervention; assistance with benefits and entitlements; referral for transportation services; meals-on-wheels and homecare; and escort to medical facilities, banks and light emergency shopping. Resident volunteers augment staff support by monitoring the seniors' well-being and engaging and assisting other residents in getting involved in community and program-related activities, thus enhancing their safety and viability.

From January 1, 2015 through June 30, 2015, the Elderly Safe at Home Program provided 8,200 units of supportive services to approximately 467 residents' monthly, and conducted 2,163 home visits.

Senior Companion Program: assigns Senior Companions, through a partnership with Henry Street Settlement, to help homebound or isolated fellow seniors live independently. Senior Companions provide friendly home visits, as well as escort and light shopping services, to frail and socially isolated residents at 9 NYCHA developments in Brooklyn, Manhattan, Queens and Staten Island. This initiative is funded by the Corporation for National Service.

From January 1, 2015 through June 30, 2015 the Senior Companion Program conducted 512 home visits, and provided 39 Escorts Services to approximately 8 residents monthly.

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

Progress: NYCHA's Department of Community Programs and Development along with the Office of Public Private Partnerships has leveraged partnerships with public and private agencies to provide the following programs:

Choice Neighborhoods Initiative Planning Grant: NYCHA concluded implementation of a \$300,000 planning grant from the U.S. Department of Housing and Urban Development ("HUD") for the Choice Neighborhoods Initiative ("CNI"). The goal of the CNI planning process was to organize residents, local community organizations, city institutions, Local and State agencies, and elected officials to develop a comprehensive Transformation Plan for the South Bronx community of Mott Haven.

In October 2014, NYCHA submitted the final Transformation Plan for Mott Haven. After two years of engagement with residents, nonprofit groups, and the community at large, Make Mott Haven is a plan that addresses housing, health, education, jobs, and safety. Key highlights from the plan include: comprehensive rehabilitation for a section of the Betances Houses, possible new development of affordable housing, additional programming and community infrastructure to address chronic disease, programming for children ranging from early education to career, redesign of open spaces to address unsafe spaces, and revitalization of the Betances senior center and new programs for seniors. The Plan details how implementation will leverage existing neighborhood assets, build the capacity of residents and CBOs, and catalyze investment in the neighborhood. NYCHA is committed to leveraging the relationships and in-kind investments to continue to implement Make Mott Haven.

In January 2015, NYCHA submitted an application to the National Endowment for the Arts' "Our Town" grants program to support the cultural components of Make Mott Haven, referenced above. In September 2015, NYCHA was notified that it was awarded a \$100,000 Our Town investment in Make Mott Haven. The grant period is from October 1, 2015 to September 30, 2017. NYCHA's agency partner for the Our Town grant is NYC's Department of Cultural Affairs. Using funding provided by Our Town, NYCHA will partner with Casita Maria, Dancing in the Streets, Ghetto Film School, and the community development organization, SoBro, to present the cultural component of Make Mott Haven that includes public performances, festivals, film screening, art workshops, and film production training programs in and near public housing developments. NYCHA will monitor the success of these projects by measuring the increase in economic activity in the area during cultural events and the number of young people who find employment in the creative industries. NYCHA and its partners also believe that by introducing these cultural programs the community will experience a reduction in crime and more people will be encouraged to use public spaces, and NYCHA will analyze data to determine whether these goals are being met.

Child and Adult Care Food Program ("CACFP"): The purpose of the CACFP is to improve the nutritional quality of meals served to children in child care centers. Presently, the program operates at 104 licensed community facilities in all five boroughs providing wholesome nutritional meals to approximately 5,000 children ages 6 to 12 in accordance with DOH requirements. During the winter months the program serves an afternoon snack and a supper and during the summer months the program serves a snack and lunch.

The Teen Program components allow CACFP to provide for one supper/meal served to children 13 to 19 years old participating in organized after-school programs in eligible areas. Currently the program operates at 77 facilities citywide and serves a nutritional meal to approximately 1,400 teens on a daily basis.

City Harvest Mobile Market Program: City Harvest exists to end hunger in communities throughout New York City. They do this through food rescue and distribution, education, and other practical, innovative solutions. City Harvest has been distributing free produce to residents of NYCHA at the Stapleton Houses in Staten Island and Morrisania-Air Rights, Andrew Jackson, and Melrose Houses in the South Bronx, through our Mobile Markets, since 2005. Currently, the Mobile Markets operate at 8 locations throughout the five boroughs. The programs can also be found at Tompkins Houses in Brooklyn, Dyckman Houses in Manhattan, Astoria Houses and Queensbridge Houses in Queens, Mariner's Harbor on Staten Island and at St. Mary's Park in the Bronx. Food distributions take place twice monthly with the help and dedication of community volunteers from NYCHA developments, as well as general City Harvest volunteers. City Harvest distributes approximately 280,000 pounds of produce to approximately 7,250 participants on a monthly basis.

Summer Food Service Program ("SFSP"): New York Summer Food Service Program was established to ensure that, during summer school vacation, children would be able to receive the same high quality meals provided during the school year by the National School Lunch and the School Breakfast Programs. Within this State, the Program is administered by the New York State Department of Education ("DOE"). In collaboration with DOE and with the help of the Residents and Resident Associations citywide, NYCHA was able to secure 79 applications with the DOE for approval to host the 2015 Summer Lunch Program. This program provided approximately 2,500 breakfasts and 2,800 lunches to youth ages 0-18 on a daily basis throughout the summer school vacation.

NYCHA Youth Chorus: In 2014, the David Rockefeller Fund made a \$15,000 donation to the NYCHA Youth Chorus. The Chorus engages residents ages 9 to 21 in vocal training and public singing performances to provide its members with a positive environment to learn music and grow as performers. This support from the David Rockefeller Fund provides the Youth Chorus the opportunity to recruit additional members, enhance their musical training and increase the number of performances.

United States Tennis Association (“USTA”): The USTA Serves, USTA Eastern and USTA Junior foundations combined to grant \$27,000 to NYCHA for the 2013-15 Tennis Initiative. For the third year in a row, NYCHA’s Education Through Sports Unit provided tennis on a city-wide basis to 200 8 to 12 year olds participating in the Tennis Initiative’s course. For the majority of the participants this opportunity is their first introduction to tennis. In addition to learning the fundamentals of the game from top notch instructors, this initiative provides an excellent opportunity for the participants to be physically active.

NFL Football Officiating Academy (“FOA”): The FOA is now in its sixth year of operation, is a unique collaboration between NYCHA and the National Football League (“NFL”). The objective of the FOA is to provide men and women with the critical skills necessary to become a game official. The program also aims to teach valuable life skills that correlate with standard officiating characteristics (i.e. confidence, decisiveness, and integrity.) The overall goal of the FOA is to provide officiating job opportunities through direct connections with local PSAL and Pop Warner league assignors, as well as create a resource pipeline for graduating participants to continue in all developmental opportunities connected to the NFL. In addition the FOA helps the NFL with broadening the pool of officials nationally, while inspiring elevated awareness of officiating and to encourage participants to focus on building officiating knowledge and character development. The FOA is a co-ed initiative designed for NYCHA residents and the surrounding community ages 17 – 30. The FOA is held each year for eight weeks during the summer months.

Citywide Boys & Girls Basketball League: For 40+ years the Citywide Boys and Girls Basketball League has been the largest inner-city basketball program of its kind with 250 teams (3,000 co-ed participants). The aim of the Citywide Boys and Girls Basketball League is to develop strong social skills, sportsmanship, the fundamentals of basketball and, most importantly, the life lesson of staying active to live a healthy life. Games are played simultaneously at 10 locations throughout the 5 boroughs of New York and citywide champions are crowned within each age group. From 2011 – 2014, ENYCE Fashion Apparel Company provided the Citywide Boys and Girls Basketball League with 18,000 shorts and basketball jerseys, at a value of \$300,000 savings to NYCHA.

New York City Connected Communities (“NYCCC”): The New York City Department of Information Technology & Telecommunications (“DoITT”) has been allocated funding from the New York City Office of Management and Budget (“OMB”) to support broadband use and adoption among all City residents, particularly among low-income residents, whose adoption rates lag citywide, under the New York City Connected Communities Program (“NYCCC”).

As a partner in NYC Connected Communities, NYCHA will sustain broadband internet technology to Community Centers in 12 public housing developments throughout the five boroughs. These Centers will serve vulnerable populations residing in these developments together with other members of the general public living within proximity to the Centers. There is a growing need for low-income New Yorkers, predominantly African-American and Latino-American, to improve their Broadband opportunities for success in school and in life. The unemployed, senior citizens, children and people

with disabilities will benefit from greater access to Broadband internet resources, and from a variety of internet employment training and job search skills.

Technology, Educational, and Municipal Facilities Grant (“TEMF Grant”): The Cable Franchise Agreement between the City and Verizon New York Inc. establishes the TEMF Grant to be used by the City to support the provision of technology services to City government locations and/or City government related locations in each of the five boroughs of the City where technology services are made or are to be made available to the community. DoITT used the funds from the TEMF Grant to provide funding to NYCHA for the creation and maintenance of technology labs at 7 community center locations across the city: Marcus Garvey, Kingsborough, Wyckoff Gardens and Williams Plaza in Brooklyn; Murphy and St. Mary’s in the Bronx; and Lehman Village in Manhattan. The grant allows for the purchase of hardware, software, peripherals, furniture and consumable supplies as well as broadband access for the next 5 years.

Global Partners Junior: The Global Partners Junior Program is collaboration between the Office of the Mayor and NYCHA that connects students in New York City with students around the world as a way to foster global understanding through internet-based exchanges. The Global Partners Junior Program operates for 2 hours every week at four NYCHA community centers: Drew Hamilton and Lehman Village in Manhattan; Saratoga Village in Brooklyn; and Parkside in the Bronx. Approximately 8-10 students participate at each site and are supervised by staffs that have been trained to implement the program’s curriculum. Students work together on a curriculum developed by New York City Global Partners staff which focuses on topics such as: sustainability, the environment, city parks, history, and culture. They research, hold discussions, create projects, and post messages to their international peers on the internet forum. During the 2014-2015 program year, Global Partners is currently serving 37 youth participants.

New York City Early Literacy Learning (“NYCELL”): The NYCELL Program seeks to strengthen language and pre-reading skills of children between the ages of 1-4 so that they enter school ready to learn and to succeed. NYCELL is a collaborative effort between the Mayor's Office, the Department of Education and NYCHA. The program helps foster a network of parent support that engages and empowers parents to get involved in their children's education and exposes children to opportunities to strengthen literacy skills. This program is being offered at 5 NYCHA Community Centers: Bronx Classic at Melrose Houses and Justice Sonia Sotomayor Houses in the Bronx; Langston Hughes Senior Center in Brooklyn; and Rutgers and King Towers Community Centers in Manhattan.

Children’s Museum of Manhattan (“CMOM”) Health and Literacy Exhibits and Education Programs at Johnson Houses: The CMOM has partnered with the NYCHA and Union Settlement Association, Inc. to create a permanent interactive exhibit and hands-on educational programs through its Built to learn leadership project. Built to Learn is being funded by a National Leadership Grant from the Institute of Museum and Library Services (“IMLS”) and a grant from the NYC Mayor’s Fund to Advance New York City.

The James Weldon Johnson Houses in East Harlem is the first Built to Learn demonstration site to integrate 2,000 square feet of CMOM interactive exhibits into its community center and day care classrooms. Built to Learn adopted CMOM’s IMLS-funded PlayWorks™ early childhood exhibit and EatSleepPlay™: Building Health Every Day exhibition to provide families and children (ages birth through eight) living in and around Johnson Houses with the experiences and skills needed for lifelong success. Working with NYCHA staff and families at the Johnson Houses, CMOM developed

programming based on the EatSleepPlay™ health curriculum as well as arts and health related festivals. The program goal is to strengthen the family and community by providing lifelong learning, teaching adults how to prepare children for preschool and learn healthy habits. The exhibit offers 25 interactive stations targeting core skills in math, literacy, science, health and art. Also, the graphic signage provides ongoing “coaching” to parents, teachers and caregivers as they become active partners in the child’s learning. In addition, the project provides parent and child engagement programs, professional development programs, workforce programs and community resource development.

Saturday Night Lights Program (“SNL”): SNL is a violence prevention and youth-development program funded by the Manhattan District Attorney’s Office that offers high quality sports and fitness training and academic enrichment for youth ages 11-18. SNL was founded in 2011 when the DA’s office partnered with the NYPD, Police Athletic League PAL and Pro Hoops to open up gyms in underserved Manhattan neighborhoods and provide a safe, fun, and productive place to be during high-crime times –Saturday nights. Using asset forfeiture funds, the partners also hired professional basketball trainers to provide exceptional training at a gym in West Harlem. The program expanded to include additional sports and in additional gyms on: the Lower East Side, East Harlem, Central Harlem and Washington Heights.

As a result of the success of the programs, the Manhattan District Attorney’s Office committed to investing additional asset forfeiture funds into the SNL youth development programs. Through an RFP released in December 2014, 10 community based organizations were awarded funds to offer high quality sport and dance programs along with academic enrichment. The new, expanded SNL initiative offers the following three program components: high quality skill-development activities (e.g., sports, dance, or other enrichment activities), academic support, and advocacy and community resource coordination.

As of July 2015 SNL funding provides the following programing in 15 sites throughout Manhattan:

Professional Sports and Fitness

On Saturday nights, professional sports and fitness coaches run high quality training sessions at all sites. Each session consists of warm-ups, skill-specific drills, and games. We offer basketball, soccer, volleyball, tennis, Kiki Lounge and Lite Feet.

Academic Support

Each SNL-funded agency offers robust academic support and advocacy. The youth advocate at each location works with the participant and their family to explore and assess any barriers to academic success and comes up with an action plan to reach specific academic goals. Advocates track the progress and outcomes of these steps toward success. The programs offer tutoring, homework help, SAT prep, Regents prep and High School Equivalency prep.

Advocacy

The programs offer comprehensive case management support. Youth in the program have access to quality social workers, case managers and youth advocates whom use a holistic approach to work with each individual family to ensure that the youth is fully equipped to succeed in middle school, high school and beyond.

Objective: To inform residents about personal disaster preparedness and the private and public resources and programs that can increase their ability to handle emergencies.

Progress: Since the Fall of 2013, NYCHA's Resident Engagement Department ("RED") has facilitated emergency preparedness trainings for residents at 64 developments citywide, including all 42 senior developments. To date 1,832 residents have received training on how to prepare for and what to do in the event of a fire or weather related emergency.

NYCHA partnered with NYC's Emergency Management ("NYCEM") and the Fire Department of New York ("FDNY") to provide resources including literature, expert presenters and props.

Materials distributed at trainings include:

- Ready NY – My Emergency Plan Booklet
- Evacuation Zone pamphlet
- Notify NYC flyer
- Fire Safety booklet for seniors
- Oven Mitts with fire safety tips
- NYCHA Prepares Flyers
- 1 Go-Bag used for demonstrative purposes and then raffled off for free

Objective: Develop at least one urban farm to provide affordable fresh food to residents and the surrounding community, as well as to expand green space.

Progress: Currently, NYCHA is working in partnership with four non-profit organizations to support the operations of three urban farms with the planned expansion of fourth urban farm at Howard Houses in the Brownsville neighborhood of Brooklyn in partnership with the Green City Force and a local community based partner in 2015.

Farm 1: In the summer of 2012, NYCHA partnered with the Active Citizens Project ("ACP") to start an urban farm at Frederick Douglass Houses ("FDH"). The farm was started on a non-used tennis court with several feet of mulch and topsoil imported to create a growing medium on the site. In the first year the primary crops that were grown at the site were cover crops to establish the space. In 2013, the farm was programmed with more training sessions for NYCHA residents to learn about growing their own vegetables and produce on the site. In July of 2013, a farmers market was started at the development to provide residents with fresh affordable produce from the farm site along with skills training for NYCHA residents. In 2014, the partnership with Active Citizens Project and work on the farm continued with the construction of farm storage shed in partnership with students from the Parson's School of Design through the New School in New York City. Over 500 pounds of produce was harvested from the FDH site to date in 2015. In addition to the produce harvested 16 farm stand days were held with 1,200 farm stand visits from NYCHA residents and community members from June to October. In 2016 ACP and NYCHA aim to harvest 1,000 pounds of produce and increase the number of farm stand visits to 1,500. ACP and NYCHA will continue to explore options for small scale composting on site and creating a compost drop off site at FDH through a partnership with the NYC Department of Sanitation.

Farm 2: Through a partnership consisting of NYCHA, Added Value (technical partner) and Green City Force (work force development partner) the first large scale (approximately 1 acre) urban farm on NYCHA property was set to be created in the fall of 2012. As planned, work started and ground was broken in the fall of 2012 on NYCHA property at Red Hook West Houses. However due to

Super Storm Sandy, work at the site was stopped, as all work was focused on hurricane relief efforts at the development and throughout the city by all entities. Construction of the farm began in earnest in early April 2013 and an official launch occurred in June of 2013. Several tons of food were grown and distributed to NYCHA residents who volunteered on the farm as well as donated to the local food shelf. In the first full season of operations approximately 2 pounds of produce was harvested on the site to date, with approximately 341 pounds of food waste collected from NYCHA residents and composted of site to date. 55 school students engaged in Food & Farm Based Learning and 128 NYCHA Residents were engaged in cooking demos, and 348 NYCHA residents and community volunteers engaged in the farm (planting, harvesting, composting, etc.) to date. In 2016 during the growing season, the partners and NYCHA aim to increase production to 4,000 pounds of produce harvested and increase the number of NYCHA residents and community members engaged in onetime or ongoing healthy eating and agricultural programming to 600 participants. The NYCHA Farm is supported directly by funds from the Mayor's Office of Center for Economic Opportunity and the Obesity Task Force.

Farm 3: Starting in August of 2015 collaboration with the residents at Pink Houses, East New York Farms (a local community base organization) focused on promoting the growth of fresh, healthy, affordable produce in the East New York Community partnered with NYCHA to construct an urban and community farm on NYCHA property at Pink Houses in Brooklyn. The initial resources to start the farm came from the local philanthropic community. In the first year, the produce grown on the farm will be donated to those who volunteer on the farm as well as to the local community and senior center. The second and third year of production will include opportunities for resident managed farm stands to market and sell produce will be explored.

Expanded Green Space: Through its Garden and Greening program (the "program") NYCHA had 632 gardens in 2015. Additionally, through partnerships with other city agencies, the program aims to support further opens space enhancement through shrub plantings and soil amendment by providing woodchips, mulch, and compost to local property management offices. Through a partnership with the United States Department of Agriculture, the program aims to complete a project that will rebuild several large gardens that were devastated by Superstorm Sandy in Far Rockaway, Queens.

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

Objective: Develop strategic partnerships and leverage external resources to connect residents to high quality economic opportunity services that support resident economic sustainability. (Increase job placements and job training opportunities, apprenticeship and educational enrollments.).

Progress:

A. Strategic Partnerships: REES Zone Partner Networks

Through the Zone Model, REES manages public/private partnerships with high-quality economic opportunity service providers. Through a formal application process, REES has established partnerships with best-in-class workforce, financial literacy, business development, adult education and training providers. REES launched inaugural Zone Partner networks in 2012-2013 in the following neighborhoods: Lower East Side, Downtown Brooklyn, South Bronx and Upper Manhattan. Zone Partners work in collaboration with REES to develop strategic, outcome-focused projects that connect NYCHA residents to services. These projects include receiving direct referrals through a web-based referral system; targeted recruitment campaigns for cohort-based services; reverse referrals of NYCHA residents to NYCHA jobs and employment-linked training

programs; support and training from NYCHA in leveraging and integrating NYCHA policies into service delivery; and increase resident access to credit union services to remote capture rent payment and client conversion. At the close of the inaugural program year, REES saw a 22% increase in the number of residents served through this new model, over 13,000 residents total. Building on this initial success, in late 2013 through 2014, REES expanded the Zone Model to additional neighborhoods including: Western Queens, Brownsville/East New York, East Harlem, Highbridge, Northwest Bronx, the Rockaways, and Staten Island. As of September 2015, 56 providers have entered into partnerships with REES, expanding past traditional workforce, training and financial counseling services, to include new adult education partnerships through the SUNY's Educational Opportunity Center's and CUNY community college programs, as well as new business development and homebuyer education service providers.

i. Connecting to Services: Resident Outreach, Recruitment, and Referrals:

Through the Zone Model, REES has created multiple platforms for performing outreach and connecting residents to services. In 2013, REES launched OpportunityNYCHA.org, a web-based platform designed to connect residents to services and provide timely information on REES and partner programs. Since launching, OpportunityNYCHA.org had over 127,000 unique visitors and in 2014, REES launched a bi-weekly e-newsletter that reaches 35,000 subscribers. Residents utilize the microsite to register for information sessions and connect to programs. From January to September 11, 2015, REES has seen 59,322 unique visitors to the site.

From January to September 11, 2015, REES served over 2,148 residents through event-based recruitment and resident information sessions. Events include twice-weekly information sessions hosted at REES' central office in downtown Brooklyn, in addition to similar sessions hosted offsite at NYCHA developments for a variety of vocational and other training programs, including Section 3 opportunities. REES also hosted employment pre-screening events with partners including: the Brooklyn Navy Yard, Columbia University, and the New York City Police Department.

To date, there are 388 resident class/training enrollments and an additional 1,272 residents connected to providers through a web-based referral.

ii. Financial Literacy and Asset Building Highlights:

a. Financial Literacy Training

Free Tax Preparation Services in NYCHA Communities

During the 2015 tax season REES partnered with the Food Bank for New York City to provide free tax preparation services across 14 NYCHA Community Centers and Jobs-Plus sites to expand access to the Virtual Volunteer Income Tax Assistance ("VITA") program. Nearly 1,200 tax returns were filed at NYCHA locations offering free tax prep services with the goal of increasing resident access to the Earned Income Tax Credit ("EITC"), which on average, pays \$2,500 annually to New York's low-income families.

b. Homebuyer Education for NYCHA Residents

In 2015 REES launched a new initiative – homeownership - under the financial literacy and asset building portfolio. REES has collaborated with homebuyer education partners to host a total of 12 homeownership workshops in 2015. Interest in home-buying has been very high amongst NYCHA residents, as evidenced by the 200 RSVPs within two days from residents who wished to attend a homebuyer workshop scheduled in August 2015. We will continue to offer homebuyer education as part of the financial literacy and asset building portfolio in 2016.

iii. Employment and Advancement Highlights

a. Jobs-Plus

Jobs-Plus is a proven place-based employment program that offers services to all working-age residents in one or a cluster of public housing developments. NYCHA, the Human Resources Administration, the Mayor's Center for Economic Opportunity, and the Department of Consumer Affairs' Office of Financial Empowerment, partnered to implement the Jobs-Plus program across 23 NYCHA developments. Jobs-Plus is a signature component of the City's Young Men's Initiative. The Jobs-Plus expansion marks a key milestone in NYCHA's new approach to better support its residents to increase their income and assets by working with public and private partners to identify gaps in service offerings and to develop strategies that attract high quality resources and proven economic opportunity models, like Jobs-Plus, into public housing neighborhoods. From January 2015 to September 11, 2015, 993 resident job placements have been made across 9 Jobs-Plus sites.

iv. Adult Education and Training Highlights

a. NYCHA Resident Training Academy ("NRTA")

The NRTA is a public/private initiative funded by the Robin Hood Foundation. The NRTA began in August 2010 as a citywide, employment-linked training program for NYCHA residents. Residents receive training from some of New York City's premier vocational training providers in preparation for jobs with NYCHA, its contractors, and the private sector. Since launching the program, over 1,233 NYCHA residents have completed training through the NRTA with an 88% completion rate and 83% of graduates going on to careers. From January 1, 2015 to September 11, 2015, 203 residents have completed training through the Academy.

b. Zone Partner Highlight: Green City Force

Green City Force, Clean Energy Corps is a 6 month full time service training program that provides college preparation and hands on work experience in the field of Green Energy. Green City Force has partnered with NYCHA's Office of Resident Economic Empowerment & Sustainability since 2009 to recruit qualified NYCHA Residents for a stipend-paid job training and college preparation service program. To date, over 200 Residents have graduated from the program. Green City Force provides NYCHA residents ages 18-24 with training and leadership opportunities related to greening the economy. Since January 2015, REES has been working closely with Green City Force on an initiative to recruit young adults into Green City Force programming from the Mayor's Action Plan ("MAP") developments. Fifteen developments fall under MAP and were selected due to high incidences of violent crime. The MAP initiative invests resources into these communities increasing resident access to much needed services and high quality training programs such as Green City Force. Since January, REES and Green City Force have held over 10 offsite information sessions, engaging the local communities and its stakeholders.

v. Resident Business Development Highlights

Resident Business Development Highlights

a. Food Business Pathways Program

NYCHA, the NYC Economic Development Corporation ("EDC"), the NYC Department of Small Business Services ("SBS"), Hot Bread Kitchen, and Start Small Think Big designed and launched the NYCHA Food Business Pathways Program in 2014 through support from Citi Community Development. Through this initiative, 90 NYCHA entrepreneurs ("NYCHApreneurs") have access

to 8 weeks of customized business development classes and ongoing coaching. Graduates receive subsidies for licenses and permits necessary to enter a kitchen incubator and 15 individuals will be awarded free kitchen incubator space in 2015. To date, 47 NYCHA residents have completed the course. Of those, 20 have established businesses, 27 more are in progress; 5 have entered into kitchen incubators and another 5 are in the process. The program's completion rate is over 80%. Before the end of the year, 28 more residents are expected to graduate and 5 more will be accepted into kitchen incubators. Additionally, NYCHA and its partners are working on the expansion of the Business Pathways platform to additional industries.

b. New Business Development Zone Partners:

In 2015, REES expanded its partnership with SBS's NYC Business Solution Centers ("BSC") beyond the Upper Manhattan pilot, making all NYC BSCs REES Zone Partners. Through this partnership, NYCHApreneurs have ongoing access to free business development services. Upon connecting with a BSC, NYCHApreneurs will access a curriculum of classes designed to provide them with a foundation for business development while others will tap right into existing BSC technical assistance services. NYCHA has also worked with Zone Partners International Coach Federation ("ICF"), Workshop in Business Opportunities ("WIBO"), and Green Worker Cooperatives to provide services to residents. The goal is to also offer childcare business development services by year end through the pending partnership with Business Outreach Center Network ("BOCNet"). Additionally, REES Zone Partners such as Hot Bread Kitchen, ICF, and Union Settlement, along with special project partners, Start Small Think Big and Greenpath, have been incorporated into the Business Pathways Cross-Referral Network to provide streamlined and coordinated services.

Objective: Generate jobs and other economic opportunities for NYCHA Residents (Increase Section 3- related training, employment and contracting opportunities)

Progress:

i. Resident Employment (Section 3 and Other Programs)

Since February 2015, REES facilitated 773 direct job placements. These job placements include those generated by outside contractors for various projects at NYCHA developments.

Section 3 Business Concerns

REES continues to lead a group of 15 entities, including Public Housing Authorities ("PHAs") and supporting PHA organizations, to share Section 3 best practices to support NYCHA's overall Section 3 Business Concern Strategy. The group includes the Chicago, Charlotte, Los Angeles, Washington D.C., and Minneapolis PHAs. The information gathered through this initiative and third party research was used to create NYCHA's Section 3 Business Concerns ("S3BC") validation and registration policies in an effort to generate a S3BC list to enable contracting. REES launched an online public registration process through the OpportunityNYCHA.org portal with an accompanying marketing campaign to resident-owned business, MWSBE's and other vendors. To date, nearly 60 self-certified Section 3 businesses have registered with the Authority. Additionally, the S3BC message is being incorporated into the NYCHA procurement portal, iSupplier, so that whenever merchants access the system for opportunities they are prompted to consider their S3BC status and register if applicable.

Increasing Earned Income Disallowance (“EID”) uptake

Leading an interdepartmental working group, REES was able to overhaul the tools available to NYCHA property management staff in identifying residents who qualify and apply for the EID. REES worked with NYCHA’s IT department to automate the EID process in NYCHA tenant data systems so that an increase in income triggers additional questions during the annual income review process. REES has worked to educate its self-sufficiency program partners in the EID policy, its benefits for their clients and enlisted them to educate and orient residents about the EID. Since REES began tracking EID in 2012, 6,247 residents have received the EID as of August 2015.

i. Family Self-Sufficiency Program (“FSS”)

The Section 8 FSS Program is a HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family’s earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that no member has received cash public assistance in the preceding twelve months. The money may be used as a down payment on a home, as payment for higher education, as start-up capital for a business or to pursue other personal goals. Participating families run no risk to their Section 8 voucher and may continue to receive Section 8 assistance upon graduation from the program as long as they continue to meet Section 8 eligibility criteria. As of September 11, 2015, there were 393 participants in the program. 99 participants (25%) of these had active escrow accounts with an average balance of \$2,236. The cumulative amount in escrow was \$221,353.

Goal: Ensure equal opportunity in Housing for all Americans

Progress: NYCHA reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates and organizations that assist people with disabilities and promote fair housing. NYCHA’s Department of Equal Opportunity (“DEO”) assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. DEO serves as a liaison between the disabled community and NYCHA. In 2014, DEO responded to 1,372 calls from applicants, residents, voucher holders, and advocates on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. There were 460 visits to DEO and information was provided to a variety of organizations including: Harlem Independent Living Center, Community Resources and Services for Children, United Cerebral Palsy, University Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children’s Evaluation Rehabilitation Center, Puerto Rican Family Institute, and many others. Applicants, residents, and others in need of assistance with disability issues may call the “Hotline” at (212) 306-4652 or TTY at (212) 306-4845.

NYCHA affirmatively furthers fair housing by providing equal housing opportunities to residents, applicants, and Section 8 voucher holders. Residents, applicants, and Section 8 voucher holders may file internal housing discrimination complaints. Housing discrimination complaints filed with NYCHA by residents, applicants, or Section 8 voucher holders are investigated internally to determine if the individual has been the subject of unlawful discrimination, and determine if corrective or conciliatory action is necessary. In addition, applicants who have been found ineligible for public housing and assert the denial was based on their disability can have their cases reviewed by NYCHA’s DEO Services for People with Disabilities. Preliminary investigations of complaints filed by residents and applicants with the New York State Division of Human Rights, the New York City Commission of Human Rights

and/or HUD Office Fair Housing & Equal Opportunity are investigated by NYCHA's Law Department. In 2014, NYCHA DEO investigated 18 complaints of housing discrimination, and there were no findings of housing discrimination. 3 applications of applicants were determined ineligible for public housing and who asserted the denial was because of their disability were reviewed by NYCHA between January 1, 2014 and December 31, 2014. The NYCHA Fair Housing Non-Discrimination Policy Statement is available on the NYCHA website at <http://www.nyc.gov/html/nycha/html/community/equalopp.shtml> and in audio format at 212-306-4600.

It is the policy of NYCHA to take reasonable steps to ensure Limited English Proficient ("LEP") persons may effectively participate in and benefit from NYCHA programs and activities. The policy is in accordance with the United States Department of Housing and Urban Development notice entitled, "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient ("LEP") Persons." This final notice was published in the Federal Register at 72 FR 2732 (January 22, 2007).

NYCHA's Language Services Unit ("LSU") provides interpretative and translation services to NYCHA departments to enable them to communicate effectively with both residents and applicants who have been identified as persons with LEP. NYCHA's Language Assistance Policy takes reasonable steps to ensure that LEP have meaningful access to NYCHA programs, services, and activities. In support of this policy, LSU annually assesses NYCHA's language assistance needs; and monitors NYCHA's language delivery assistance services in conjunction with NYCHA's delivery of programs, services, and activities for residents, applicants, and Section 8 voucher holders. Additionally, the LSU recommends modifications to the Executive Department, as mandated, regarding NYCHA's delivery of language assistance services to persons with LEP. The LSU is staffed by two interpreters for each of the following languages, Spanish, Chinese, and Russian, and they also manages the Language Bank. The Language Bank consists of 186 volunteers who speak 34 languages.

During 2014, NYCHA's LSU completed and handled 6,802 interpretation requests and 1,283 translations requests containing over 2,705 pages. Key documents are translated and posted on our website in Spanish, Chinese and Russian for site-users with LEP.

In 2011, NYCHA revised its Fair Housing Policy to specifically provide for accommodations for the visually impaired including qualified sign language interpreters, documents in Braille and other appropriate aids and services.

In addition, on NYCHA's external website we strive to make content accessible to all users by posting most of our content in HTML and Adobe Acrobat. HTML can be read by electronic devices used by the visually impaired. Adobe Acrobat also has an audible feature that can read PDFs. Additionally, NYCHA has "Printer Friendly" content as well as the "Translate this Page" feature on our Internet site. Some content is also available in audio format.

Goal: Violence Against Women Act ("VAWA")

Objective: Assist residents who are victims of domestic violence obtain an expedited confidential transfer and to enhance their safety.

Progress: From January 1st through December 31, 2014, 441 Domestic Violence cases were approved for transfer.

Objective: Provide support and assistance to residents approved for transfer to enhance their safety and viability and reduce the incidence of repeated domestic violence.

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

From January 1st through December 31, 2014, 431 new cases requesting services were received. From January 1st through May 31, 2015, 182 new cases requesting services were received.

2) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN

Criteria for Significant Amendment or Modification of the Agency Plan and/or Capital Fund Program Five-Year Action Plan:

NYCHA will amend or modify its agency plan and/or Capital Fund Program Five-Year Action Plan upon the occurrence of any of the following events during the term of an approved plan(s):

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 proposed demolition, disposition, homeownership, Capital Fund financing, development or mixed-finance proposals.
3. Any Capital Fund project not already in the Five-Year Action Plan for an amount greater than \$500 million excluding projects arising out of federally declared major disasters.
4. Any other event that the Authority determines to be a significant amendment or modification of an approved annual plan and/or Capital Fund Program Five-Year Action Plan.
5. As part of the Rental Assistance Demonstration (“RAD”), the New York City Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:
 - a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
 - b) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
 - c) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
 - d) Changes to the financing structure for each approved RAD conversion.

3) OTHER INFORMATION

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☒ Attached at **Attachment O**

☐ Provided below:

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

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

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

List changes below:

☐ Other: (list below)

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

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

NYCHA's Board consists of seven members. NYCHA is exempt from the requirements of § 2(b)(1) of the Housing Act, as amended (42 U.S.C. § 1437(b)(2)), because Section 402(4) of the New York Public Housing Law requires NYCHA's Chair to "give his or her whole time to his or her duties" and "shall receive a salary the amount of which shall be fixed by local law." The remaining six Board members, three of whom must be tenants in good standing, "shall receive a stipend in the amount of two hundred fifty dollars for every four hours of work performed for the authority, not to exceed one thousand five hundred dollars per month." N.Y. Public Housing Law § 402(4).

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.)

Under N.Y. Public Housing Law § 402(3), the City's Mayor appoints all seven Board members, including the three resident Board members.

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)

NYCHA's resident Board members are not elected. As per N.Y. Public Housing Law § 402(3), the City's Mayor appoints all seven Board members, including the three resident Board members.

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)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

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

The Public Housing Agency Plan embodies, in many respects, the concepts of HUD's Consolidated Plan. The Plan provides a planning mechanism by which a housing authority can examine its long-term and short-term needs, specifically the needs of the families it serves, and design both long-term

strategies and short-term strategies for addressing those needs. Like the Consolidated Plan, the Agency Plan involves consultation with affected groups in the Plan's development.

D. Additional Information

Second Replacement Housing Factor ("RHF") Funding Groups

1) Second RHF Funding Group – First Increment RHF Plan

- NYCHA will accumulate five years of Second Funding Group, First Increment Replacement RHF grants totaling \$7,110,861 for use in up-coming mixed-finance development activities. Since annual awards are small, NYCHA accumulates these grants over several years to have sufficient funding to complete a transaction.
- NYCHA has obligated all of grant NY36R005501-08 (\$853,997), NY36R005501-09 (\$790,086), NY36R005501-10 (\$776,218) and NY36R005501-11 (\$395,955) for construction of public housing units in the Randolph South Mixed-Finance transaction.
- NYCHA has obligated all of grant NY36R005501-12 (\$1,538,254) and a portion of NY36R005501-13 (\$651,630) for Phase I of the Prospect Plaza HOPE VI Revitalization Project.
- NYCHA has obligated a portion of the NY36R005501-13 (\$628,726) and all of grant NY36R005501-14 (\$1,475,995) for Phase II of the Prospect Plaza HOPE VI Revitalization Project.
- At this time, NYCHA is evaluating plans for the NY36R005501-15 (\$987,856) grant.

2) Second RHF Funding Group – Second Increment RHF Plan

- NYCHA will accumulate five years of Second Funding Group, Second Increment RHF grants totaling \$2,578,340 for use in up-coming mixed-finance development activities.
- NYCHA will obligate all of grant NY36R005502-10 (\$258,796), NY36R005502-11 (\$333,158), NY36R005502-12 (\$496,383), NY36R005502-13 (\$646,103) and NY36R005502-14 (\$743,900) for construction of public housing units in Phase II of the Prospect Plaza HOPE VI Revitalization Project.
- At this time, NYCHA is evaluating plans for the NY36R005502-15 (\$759,649) grant.

Attachment G

Admissions Policy for Deconcentration

HUD regulations (24 CFR Part 903) require a discussion of HUD's Deconcentration Requirement in NYCHA's FY 2016 Annual Plan. It was determined from the following Deconcentration Analysis that NYCHA does not need to develop an additional Deconcentration Plan for its Fiscal Year 2016 Annual Plan to comply with HUD's requirement.

Although 11 of NYCHA's qualifying 130 consolidated developments fall outside of an Established Income Range ("EIR"), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 11 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 the Income Mixing Plan of NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Deconcentration Analysis

The Rule to Deconcentrate Poverty and Promote Integration in Public Housing applies to all Public Housing Authorities ("PHA") funded by HUD, but specifically excludes from its applications the following types of developments within a PHA:

- developments with fewer than 100 public housing units;
- developments that are designated for elderly and/or disabled persons only;
- developments that are part of a homeownership program; and
- developments that are operated in accordance with a HUD approved mixed-finance plan using HOPE VI or public housing funds.

The developments' characteristics and tenant income data are from the Tenant Data System database as of January 1, 2015. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 174,526 occupied units⁵, there are 142,955 units within 130 consolidated developments⁶ that do not meet the exemption criteria and therefore, were used in this analysis.

Gross mean incomes from the excluded types of developments and units were not used in the calculation of the overall NYCHA mean. In total, 31,571 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.

⁵ There are 174,526 public housing households as of January 1, 2015.

⁶ For the purposes of this analysis, there are 130 consolidated developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 130 developments that have been excluded.

As per Step 3 of the Final Rule, a development will be considered below the EIR if its mean gross household income⁷ 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 2015 NYCHA mean gross household income is \$23,948, resulting in a lower EIR limit of \$20,356 and an upper EIR limit of \$27,540. 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% of the area median income, and therefore ensure that such developments cannot be categorized as having average income ‘above’ the Established Income Range.”

30% of the 2015 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is \$19,110. However, this is less than 115% of the NYCHA mean gross household income, and therefore, NYCHA’s 2015 upper EIR limit remains at \$27,540.

Table I shows that out of the 130 consolidated NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 5 developments with 4,065 occupied units with gross mean household incomes below the EIR and 6 developments with 4,204 occupied units with gross mean household incomes above the EIR.

TABLE I
Summary Table

	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$20,356		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$27,540		TOTAL	
Development Category	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	5	4,065	6	4,204	130	142,955

TABLE II
LOWER INCOME DEVELOPMENTS

Table II lists the 5 consolidated developments with a mean gross household income of less than 85 percent (\$20,356) of the NYCHA mean of \$23,948.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Beach 41st Street-Beach Channel Drive	165	Queens	\$19,555	709
Hammel	075	Queens	\$19,423	845
Mill Brook	084	Bronx	\$18,869	1,372
Pennsylvania-Wortman	194	Brooklyn	\$20,049	332
Webster	141	Bronx	\$19,884	807
Total			\$19,403	4,065

⁷ Mean gross household income is defined as total household income before deductions.

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

**TABLE III
HIGHER INCOME DEVELOPMENTS**

Table III lists the 6 consolidated developments with a mean gross household income greater than 115 percent (\$27,540) of the NYCHA mean of \$23,948.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Campos Plaza II	286	Manhattan	\$30,730	224
Fulton	136	Manhattan	\$31,891	941
Gompers	100	Manhattan	\$28,215	1,196
Forest Hills Co-Op *	200	Queens	\$35,110	426
Lafayette	122	Brooklyn	\$27,643	877
Union Avenue Consolidated	342	Bronx	\$28,544	540
Total			\$29,800	4,204

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

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

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

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

One of NYCHA's 11 developments (Forest Hills Co-Op) has mean gross incomes outside of the EIR from the Deconcentration Requirement but should be excluded because they are covered by a court injunction, which restricts the types of resident applications that can be accepted at this development.

All 11 NYCHA developments that have mean gross incomes outside of the EIR from the Deconcentration Requirement should be excluded, because all NYCHA developments are part of NYCHA's explicit strategy to promote income-mixing in each of its developments. That strategy is spelled out in NYCHA's Tenant Selection and Assignment Plan ("TSAP"). Under the TSAP, each development must adhere to income-mix requirements each year, renting no less than 40% of its vacancies to Very Low Income Families (making 30% or less of area median income), but balancing that with the Working Family Preference, which gives priorities to higher-income and working families.⁸ This plan has been in place since 1998. Over time, it should produce a generally uniform and healthy income mix in all NYCHA developments. Since NYCHA already has this deconcentration plan built into its rental scheme, it need not do anything more to comply with the Deconcentration Requirement.

NYCHA has chosen, however, to be more aggressive in addressing the income mix at the Lower Income Developments. It has therefore targeted its Economic Integration Plan to those developments.

Step 5 of the Deconcentration Requirement outlines the policy for deconcentrating poverty and income mixing in developments where the developments' income profiles outside the EIR cannot be explained or justified. Step 5 also specifies that a PHA will be found in compliance with the Deconcentration Requirement if:

- all of the PHA's developments are within the Established Income Range;
- the PHA provides sufficient explanation in its Annual Plan to support the income mix of developments above or below the EIR as consistent with and furthering the goal of deconcentrating poverty, income mixing and the goals of the PHA's Annual and Five Year Plans; or
- the agency's deconcentration policy provides specific strategies to promote deconcentration of poverty and income mixing at developments that are outside the EIR.

As explained above for Step 4, NYCHA can justify all the developments outside the EIR, because they are all part of the TSAP income-mix rental scheme. Even if this could not satisfy Step 4, however, NYCHA's TSAP rental scheme would satisfy Step 5, since it already constitutes a sufficient deconcentration plan explicitly designed to achieve a uniform and healthy income mix in each development. However, as noted above in Step 4, NYCHA has chosen to be more aggressive in addressing the income mix at the Lower Income Developments, and has targeted its Economic Integration Plan to those developments. The Economic Integration Plan includes the following element:

⁸ Federal law requires PHAs to rent no less than 40 percent 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.

- Applications Outreach to Tier III and Tier II applicants with incomes exceeding the “non-elderly average,” informing them that they may be selected sooner for an eligibility interview if they are willing to accept one of the Working Family Priority Consolidations.

APPENDIX - Individual NYCHA Developments Exempt from Deconcentration Rule

Homeownership Developments

- FHA Homes

Developments with Fewer than 100 Units

- | | |
|--|---|
| <ul style="list-style-type: none"> ▪ 104-14 Tapscott Street ▪ 1162-1176 Washington Avenue ▪ 1471 Watson Avenue ▪ 154 West 84th Street (Dome Site) ▪ 335 East 111th Street ▪ Bedford-Stuyvesant Rehab ▪ Belmont-Sutter Area ▪ Betances II-13, 18, & 9A ▪ Betances III-13, 18, & 9A ▪ Boynton Avenue Rehab ▪ Bryant Avenue-East 174th Street ▪ Eagle Avenue-East 163rd Street ▪ East New York City Line ▪ Fenimore-Lefferts ▪ Franklin Avenue I , II, & III Conventional ▪ Frederick Samuel I, II & III (Former MHOPs) ▪ Grampion ▪ Harrison Avenue Rehab (Group A) ▪ Highbridge Rehabs (Nelson Avenue) | <ul style="list-style-type: none"> ▪ Hoe Avenue-East 173rd Street ▪ Lenox Road-Rockaway Parkway ▪ Longfellow Avenue Rehab ▪ Lower East Side III ▪ Lower East Side Rehab (Group 5) ▪ Manhattanville Rehab (Group 2 & 3) ▪ Marcy Avenue-Greene Avenue (Sites A & B) ▪ Park Avenue-East 122nd, 123rd Streets ▪ PSS Grandparent Family Apartments ▪ Rehab Program (Wise Rehab) ▪ Rutland Towers ▪ Stanton Street ▪ Sterling Place Rehabs (St. Johns-Sterling) ▪ Teller Avenue-East 166th Street ▪ Washington Heights Rehab Phase III ▪ Washington Heights Rehab Phase IV (C & D) ▪ West Farms Square Conventional ▪ WSUR (Site A) 120 West 94th Street |
|--|---|

Developments Designated for the Elderly Only

- | | |
|--|--|
| <ul style="list-style-type: none"> ▪ Glebe Avenue-Westchester Avenue ▪ Baruch Addition ▪ Bethune Gardens ▪ Boston Road Plaza ▪ Bronx River Addition ▪ Cassidy-Lafayette ▪ Chelsea Addition ▪ College Avenue-East 165 Street ▪ College Point Rehab Program ▪ Conlon-LIHFE Tower ▪ Corsi ▪ Fort Washington ▪ Haber ▪ International Tower ▪ Kingsborough Extension | <ul style="list-style-type: none"> ▪ P.S. 139 Conversion ▪ Palmetto Gardens ▪ Randall-Balcom ▪ Reid ▪ Reverend Brown ▪ Robbins Plaza ▪ Shelton House ▪ Sondra Thomas Apartments ▪ Stuyvesant Gardens II ▪ Thurgood Marshall Plaza ▪ Twin Parks East ▪ Union Avenue & East 163rd Street ▪ UPACA Site 5 ▪ UPACA Site 6 ▪ Vandalia |
|--|--|

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

Mixed-Finance Developments

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

Attachment H
Resident Advisory Board Members
RAB DELEGATES/ALTERNATES 2015

	NAME	Development	District	Delegate/ Alternate
1	Lozano, Lilithe	Parkside	Bronx North	Delegate/CCOP
2	Butler, Harvey	Sack Wern	Bronx North	Delegate
3	Hawkins, Iona	Parkside	Bronx North	Delegate
4	Ramsey, Keith	Eastchester	Bronx North	Delegate
5	Gross, Sandra	Baychester	Bronx North	Delegate
6	McElveen, Mildred	Randall Balcom	Bronx North	Delegate
7	Hall, Robert	Gun Hill Road	Bronx North	Delegate
8	McNeill, Walter	Edenwald	Bronx North	Delegate
9	Johnson, John	Mott Haven	Bronx South	Delegate/CCOP
10	Cruz-Acevedo, Celia	Site 402	Bronx South	Delegate
11	Forbes, Maria	Clay Avenue	Bronx South	Alternate
12	Jamerson, Princella	Millbrook	Bronx South	Delegate
13	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
14	Primus, Gwendolyn	Webster/Morrisania	Bronx South	Alternate
15	Smitherman, Joann	Highbridge	Bronx South	Alternate
16	Pouge, Trudy	Franklin Avenue	Bronx South	Alternate
17	Holmes, Barbara	Morris	Bronx South	Alternate
18	Sierra, Sylvia	Adams	Bronx South	Alternate
19	Smith, Pamela	Mitchell	Bronx South	Alternate
20	Torres, Luis	Moore	Bronx South	Delegate
21	Serrano, Ray	Stebbins Hewitt	Bronx South	Delegate
22	Walker, Daniel Barber	Jackson	Bronx South	Delegate
23	Bowman, Reginald	Seth Low	Brooklyn East	Delegate/CCOP
24	Johnson, Naomi	Howard	Brooklyn East	Delegate
25	Clifton, Rose	Howard Avenue Rehab	Brooklyn East	Delegate
26	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
27	Munroe, Carlton	Section 8	Brooklyn East	Delegate
28	Prince, John	Rutland Towers	Brooklyn East	Delegate
29	Walton, Carolyn	Glenwood	Brooklyn South	Delegate/CCOP
30	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
31	Reed, Deborah Franklin	Coney Island (Houses)	Brooklyn South	Delegate
32	Aikens, Shirley	Carey Gardens	Brooklyn South	Delegate

33	Boyce, Sheryl	Bayview	Brooklyn South	Delegate
34	Ballard, Raymond	Sumner	Brooklyn West	Delegate/CCOP
35	Keith, Leora	Tompkins	Brooklyn West	Delegate
36	Harrell, Cassandra	Bed Stuyvesant Rehab	Brooklyn West	Delegate
37	Shipman, Lohoma	Bushwick	Brooklyn West	Delegate
38	Stanback, Tyree	Lafayette Gardens	Brooklyn West	Delegate
39	Colon, Naomi	Marcy	Brooklyn West	Delegate
40	Velez, Ethel	Johnson	Manhattan North	Delegate/CCOP
41	Rolle, Bettye	Audubon	Manhattan North	Delegate
42	Green, Nathaniel	Dyckman	Manhattan North	Delegate
43	Herman, Patricia	Lincoln	Manhattan North	Delegate
44	Coaxum, Henry	Thurgood Marshall	Manhattan North	Delegate
45	McNear, Bernadette	Rangel	Manhattan North	Delegate
46	Javier, Abigail	Jefferson	Manhattan North	Delegate
47	Morris, Ann	Manhattanville	Manhattan North	Alternate
48	Johnson, Stanley	Metro North Plaza	Manhattan North	Alternate
49	Davis, Annie	Taft	Manhattan North	Alternate
50	Williams, Barbara	Polo Grounds	Manhattan North	Alternate
51	Fuller, Charlene	Taft Rehabs	Manhattan North	Alternate
52	Barber, Barbara G.	Drew Hamilton	Manhattan North	Alternate
53	Alejandro, Laura	East River	Manhattan North	Alternate
54	Bergin, Rose	Isaacs	Manhattan South	Delegate/CCOP
55	Brown, Lorraine	Section 8	Manhattan South	Delegate
56	Morris, Ann Cotton	Woodside	Queens	Delegate/CCOP
57	Anglero, Karen	Latimer Gardens	Queens	Delegate
58	Larkins, Maggie	Redfern	Queens	Alternate
59	Coger, Claudia	Astoria	Queens	Delegate
60	Jones, Geraldine	Bayside	Queens	Delegate
61	Wilkins, Carol	Ravenswood	Queens	Alternate
62	Parker, Geraldine	Stapleton	Staten Island	Delegate/CCOP
63	Charles, Brenda	Mariner's Harbor	Staten Island	Delegate
64	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
65	Everette, Beatrice	West Brighton	Staten Island	Delegate
66	Grossman, Florence	New Lane	Staten Island	Delegate

Attachment I

Community Service Description of Implementation

NEW YORK CITY HOUSING AUTHORITY

Community Service Policy Overview

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

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

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

NYCHA also anticipates requiring not complying residents to meet with their Housing Assistant.

For those required to perform Community Service, successful documentation of the needed hours is a condition of tenancy and failure to perform this service can result in termination of tenancy.

I. EXEMPTIONS FROM COMMUNITY SERVICE

There are many exemptions which allow residents not to perform Community Service. An exemption will excuse the resident from the performance of Community Service during the tenant's **one** year Lease term, unless the exemption is permanent. Some exemptions can be identified by NYCHA using information in the Annual Review or Resident file. Others may be granted only after residents submit documentation. Forms and information are available from your RSA. When documentation is required for an exemption all forms must be filled-out and signed and returned to the development management office.

Exemptions NYCHA identifies - No Additional Documents Needed

1. **Age** - Below Age 18.
2. **Age** - Age 60 and older (permanent exemption).
3. **Employed** - An adult with no child below age 13 in the household and earning at least \$8,034 per year, or working a minimum of 30 hours per week.
4. **Employed** - A single adult family with at least one child below age 13 in the household and earning at least \$5,356 per year, or working a minimum of 20 hours per week.

5. **Employed** - A two adult family with at least one child below age 13 in the household: either or both adults must work and must earn at least \$9,373 per year, or either or both together must work a minimum of 35 hours per week, on the average.
6. **Disability Income** - Receiving Supplemental Security Income (“SSI”).
7. **Public Assistance** - All authorized family members living in the same apartment will be exempt from performing community service for one year if at least one family member receives welfare assistance or participates in a program that receives welfare monies and is in compliance with the rules of the program (*This exemption may require signed documentation*).

B. Other exemptions - granted only with signed documentation

8. **Blind / Disabled** (Certification by a doctor is required).
9. **Receiving Social Security Disability** (“SSD”) Income.
10. **Primary caretaker for the blind or disabled.**
11. **Vocational educational training** (available only **one** time per resident).
12. **Job skills training** directly related to employment, including attendance in a trade school. (The resident might not be currently employed, but employment may be dependent on successful completion of job training).
13. **Education directly related to employment**, in the case of an individual who has not received a high school diploma or a certificate of high school equivalency, if employment is dependent on successful completion of job training.
14. **Satisfactory attendance at secondary school** or higher.
15. **Satisfactory attendance in a course of study** leading to a certificate of general equivalence, if the resident has not completed secondary school or received such a certificate.
16. **Work experience** (including work associated with the refurbishment of publicly assisted housing) if sufficient private sector employment is not available, e.g., Youthbuild.
17. **On-the-job** training.
18. **Childcare provider** to a NYCHA child resident age 5 or younger (including your own child), if the child's parent - also a NYCHA resident:
 - Is performing Community Service, OR
 - Is exempt by NYCHA from performing Community Service because the parent is employed;
 - Childcare provider to a child age 6 through 12 may qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year.
19. **Childcare provider to your own child** if childcare is otherwise unavailable:
 - You must be a single adult family.
 - Your child must reside in your apartment.
 - Your child must be age 5 or younger.
 - Your child age 6 through 12 may also qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year.
 - You must submit a letter from one local Child Care Center, on the Center’s letterhead, stating that appropriate child care is not available. The Child Care Center must be licensed by the NYC Department of Health and be subsidized by NYC.
20. **Childcare provider to your own child:**
 - You must be a single adult family.
 - Your child must reside in your apartment.
 - Your child must be age 12 months or younger.
 - You must submit valid proof of the infant’s birth, by providing a

- Birth certificate, and/or
- Court papers which indicate that the tenant is the birth/natural parent, adoptive parent or court ordered guardian of the infant child.

II. COMMUNITY SERVICE CREDITS

The following are CREDITS that reduce or eliminate the number of community service hours that a resident must perform in one year. These credits apply to the following special circumstances or activity. Note that the maximum number of hours that any resident must perform in one year is 96 hours (8 hours per month). One credit is equal to one hour of community service performed.

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

Job readiness assistance includes any of the following criteria:

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

8. **Incarceration:** A resident shall be credited for 8 hours of community service for every 30 days during his/her incarceration. Upon release from jail, the resident is required to perform community service, unless otherwise exempt.

III. COMMUNITY SERVICE REQUIREMENT

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

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

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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Residents must provide verification of the services performed by submitting the *Community Service Performance Verification* form (Either short form or long form) to their development office by the time they submit their Annual Review documents. The long form (available from a RSA or from NYCHA website) must be filled out by the group or organization where the service was performed. The short form will be provided at NYCHA-sponsored events for which community service credit is available. Once the form is completed, residents should keep a copy and return the original to the development management office.

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

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 where to find Qualifying Community Service Activities

Residents may volunteer to perform Community Service with NYCHA or any federal, state or municipal agency, or for any community or faith-based organization. Residents can visit their Property Management Office or access volunteer opportunities through the following:

- NYC Service – Located on the internet at www.nycservice.org
- By calling **3-1-1** the NYC Citizen Service Center
- The **Volunteer Match** database, located on the internet at www.volunteermatch.org

Residents can also perform service for groups not listed above. If there is any question about whether the service can be credited as Community Service it is advised that residents ask their Property Management Office.

Examples of NYCHA Community Service Activities

- | | |
|--|--|
| <ul style="list-style-type: none"> ▪ Resident Watch ▪ Resident Green Committees (“RGC”) ▪ Attendance at Resident Association meetings ▪ Delegate/Alternate at RAB meetings | <ul style="list-style-type: none"> ▪ Community Center/Senior Center volunteer ▪ Help at resident sponsored community clean-up days ▪ Attending meetings called by NYCHA |
|--|--|

Examples of Non-NYCHA Community Service Activities

Volunteer for local government, community, or faith-based organizations that serve a public benefit

- | | |
|---|--|
| <ul style="list-style-type: none"> ▪ Food Bank ▪ Hospital ▪ Nursing Home/Hospice ▪ Ambulance service ▪ Programs providing support to families with hospitalized members ▪ Parks Department ▪ Library ▪ Reading Program ▪ Parent Teacher Association (“PTA”) meetings | <ul style="list-style-type: none"> ▪ School ▪ 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.

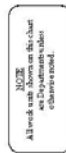
Examples of Qualifying Economic Self-Sufficiency Activities

- | | |
|---|--|
| <ul style="list-style-type: none"> ▪ Any REES or RES program ¹ ▪ Work placement ▪ Apprenticeship ▪ Any program necessary to prepare a participant for work (including substance abuse or mental health treatment programs) | <ul style="list-style-type: none"> ▪ Employment counseling ▪ Basic skills training ▪ English proficiency ▪ Workfare ▪ Financial management ▪ Household budgeting or management |
|---|--|

¹ REES is NYCHA’s Resident Economic Empowerment and Sustainability

PHA Management Organizational Chart

Effective October 2015



Attachment K

Assessment of Site-Based Waiting List Development Demographic Changes

In accordance with 24 CFR §903.7(b)(2)(v)(A) and HUD Notice PIH 2000-43 (HA), the NYCHA provides the following assessment of racial, ethnic or disability related resident compositions for each PHA site that will operate under a site-based waiting list.

1. Stanton Street (NY005013590)

Stanton Street is a 13-unit public housing development located at 189-191 Stanton Street, in lower Manhattan. The development is designed to serve a special needs population involving persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including homeless persons. The first priority for these apartments is given to applicant referrals from designated public and private social service agencies for Stanton Street who are homeless. The second priority is given to NYCHA residents who were originally referred by designated public and private social service agencies for Stanton Street.

Based on the data available on January 1, 2015, 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

2. Prospect Plaza Redevelopment Project

On May 3, 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment. Two of the Prospect Plaza sites will be redeveloped as phased mixed-finance, mixed income projects including 80 public housing units and approximately 178 low-income rental units affordable to households making up to 60% AMI.

On June 26, 2014, NYCHA conveyed via a 99-year Ground Lease, the leasehold interest in the land located at 1765 Prospect Place, Brooklyn, aka Block 1458, Lot 52, in a mixed finance transaction known as Prospect Plaza Phase I (the "Phase I Site"). This Phase will consist of the new construction of two buildings containing 111 affordable units comprised of 38 public housing units, 72 non-public housing units and one (1) superintendent unit. 110 of the residential units are eligible to receive low-income housing tax credits ("LIHTCs"). On December 22, 2014, NYCHA conveyed via a 99-year Ground Lease, the leasehold interest in the land located at 1750/1760 Prospect Place and 1776/1786 Prospect Place, Brooklyn, aka Block 1463, Lots 16 and 41, in a mixed finance transaction known as Prospect Plaza Phase II (the "Phase II Site"). This phase will consist of the new construction of two buildings containing 149 affordable units comprised of 42 public housing units, 106 non-public housing units and one (1) superintendent unit. 148 of the residential units are eligible to receive

LIHTCs. Former Prospect Plaza residents will have priority for the 80 public housing units included in Phases I and II.

Preference for the lease up of the public housing units will be given to relocated Prospect Plaza public housing residents in good standing who wish to return to the redeveloped community. Public housing units not rented to former Prospect Plaza residents will be offered to eligible households on a site-based waiting list in two income tiers: 1) 50% for public housing residents earning between 20%-40% AMI and 2) 50% for public housing residents earning between 40%-60% AMI. To tenant the proposed public housing units, the Authority will create a site-based waiting list.

3. **PSS Grandparent Family Apartments (NY005005600)**

NYCHA worked with two (2) not-for-profit organizations, Presbyterian Senior Services (“PSS”) and the West Side Federation for Senior and Supportive Housing, Inc. (“WSFSSH”), to construct a 50 unit development that combines housing and services for elderly public housing residents, who are responsible for raising minor-aged children, to whom they are related. NYCHA leased excess vacant land at 951 Prospect Avenue in the Morrisania neighborhood of the Bronx to PSS/WSFSSH Housing Company, L.P. under a 99-year ground lease for a nominal fee of one-dollar per year. Title to the land and improvements will revert back to NYCHA upon expiration of ground lease.

The six story building contains 50 units, plus a unit reserved for a superintendent. On site supportive services include: respite care, summer camp, tutoring, computer lab and instruction, case management, classes on parenting and stress reduction. A full-time social worker provides: individual counseling, assistance with entitlements and referral services. A part-time youth coordinator works with the children.

Each of the 50 units will receive public housing operating subsidy from NYCHA for at least 40 years. WSFSSH manages the building and PSS is responsible for providing the supportive services. The units are occupied by elderly persons, related by blood or marriage to minor-aged children, where a legally sanctioned custody relationship exists and no natural parents are present. The selection criteria and order of priority is described below:

- Families who are public housing tenants residing in the Bronx;
- Applicants on NYCHA’s public housing waiting list who designate the Bronx as their first borough of choice;
- Families who are public housing tenants who do not reside in the Bronx
- Other residents of the City of New York.

Based on data available on March 1, 2015, PSS/WSFSSH housed 47 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	26	21	0

4. **Frederick E. Samuel Housing Development I, II, III (NY005013170)**

Subject to HUD and any required governmental approvals, as of January 1, 2016, the Frederick E. Samuel Housing Development, which consists of 73 public housing residential units in 7 buildings located in Manhattan, will no longer be included in NYCHA's Multifamily Homeownership Program ("MHOP") and will NOT be converted to cooperative ownership to residents pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended ("Section 5(h)"). This development will be operated as conventional federal public housing and applicants for this development will be selected from the public housing waiting list.

5. **Randolph Houses Rehabilitation**

Randolph Houses consists of 36 tenement buildings on the north and south sides of West 114th Street between Seventh and Eighth Avenues in Harlem. The buildings were all constructed in the late 1890's and are Old Law tenements and are undergoing substantial rehabilitation. When complete, there will be 316 units; the original 22 individual tenements on the south side will be grouped into four large buildings and contain 168 affordable units including 147 apartments for public housing residents. The 14 tenements on the north side into two large buildings and contain 152 affordable units for households earning up to 60% AMI.

The public housing units will first be offered to residents currently living on the north side of Randolph Houses and former residents who were moved to other NYCHA developments. As vacancies arise in the public housing units vacancies will be filled from applicants on a site-based waiting list.

Based on the data available on January 1, 2015, Randolph Houses housed 95 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
4	82	9	0

6. **1070 Washington Avenue in the Bronx**

The 49-unit building contains 21 public housing units and 28 units for households earning up to 60% AMI, located in Morrisania, Bronx. Ten of the non-public housing units are studio apartments to be set aside for veterans and persons in need of housing with supportive services. NYCHA will create a site-based waiting list for the public housing units.

Attachment L

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

January 15, 2015 Agenda

- Roll Call / Introductions
- Distribution of FY 2015 Plan/5-Year Plan FY2015-2019
- CCOP / Resident Advisory Board Presentation
- Proposed Structure for the CCOP / RAB Meetings
 - Subcommittees – Meeting Schedule and Format
- CCOP/RAB Website in the Annual Plan section of the NYCHA Homepage
- Flat Rent Update - Significant Amendment to the FY 2015 Annual Plan
- Comments and Questions – Meeting Evaluation

Attachment L

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

February 5, 2015 Agenda

- Roll Call / Introductions
- Annual Plan Topic – Rent Determination
 - Proposed Revisions to the 2015 Flat Rent Schedule
 - Significant Amendment to the FY 2015 Annual Plan
- Five-Year Capital Plan
- Review of Meeting Evaluation Survey from the January 15, 2015 RAB Meeting
- Comments and Questions



Attachment L

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

February 18, 2015 Agenda

- Roll Call / Introductions
- **Annual Plan Topic – Operations and Management**
 - Proposed Changes to Rent Collection Procedures
- **Annual Plan Topic – Eligibility, Selection and Admissions Policies**
 - Proposed Changes to transfer priority
- **Annual Plan Topic – PHA Grievance Procedures**
- Review of Meeting Evaluation Survey from the February 5, 2015 RAB Meeting
- Comments and Questions



Attachment L

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

March 19, 2015 Agenda

- Roll Call / Introductions
- Questions for the Chair – 30 minutes
- Annual Plan Topic – Operations & Management
 - NextGeneration NYCHA and Discussion – 30 minutes
 - Update on the Optimal Property Management Operating Model (OPMOM) – 15 minutes
 - Maintenance and Repairs - 40 minutes
- Review of Meeting Evaluation from February 18, 2015 Meeting – 5 minutes
- Comments and Questions



Attachment L

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



**RESIDENT ADVISORY BOARD MEETING PRESENTATION
TOPIC: SECTION 3 AND REES**

APRIL 7, 2015

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

April 16, 2015 Agenda

- Roll Call / Introductions
- Annual Plan Topic – Capital Projects
- Comments and Questions



Attachment L

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

May 7, 2015 Agenda

- Roll Call / Introductions
- Annual Plan Topic:
 - Rent Determination – Flat Rent Increase
 - Financial Resources - 40 minutes
- Comments and Questions



Attachment L

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

May 21, 2015 Agenda

- Roll Call / Introductions
- Review Agenda
- **Annual Plan Topics:**
 - Operations and Management – OPMOM Update
 - Disposition, Demolition, Homeownership and Mixed Finance Activities – Department for Development
- Comments and Questions



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

September 17, 2015 Agenda

- Roll Call / Introductions
- Review Agenda
- **Annual Plan Topics:**
 - Rent Determination – Flat Rent Schedule
- Final Comments and Questions to the FY 2016 Annual PHA Plan and the Significant Amendment to the FY 2015 PHA Plan for the RAD at Ocean Bay Bayside



Attachment M

Resident Employment Data

Recruitment	2008	2009	2010	2011	2012	2013	2014	2015 (Jan – Aug)
Orientations Conducted	260	406	176	99	101	212	219	213
Assessments	1,605	2,265	2,262	1,093	1,019	1,732	2474	1449
Referrals	1,805	2,646	2,632	2,487	2,103	3,444	2899	1215
Job Placements	307	662	953	1,006	981	710	2203	773
Non Grant Funded Initiatives	191	261	245	57	453	468	214	116
Grant Funded Initiatives	75	136	87	93	16	1	1,647	993
Section 3/REP	41	265	621	856	512	241	342	657
Summer Seasonal Employment	2,741	1,892	1,672	1,418	1,686	914	1,121	1,396
SYEP	1,848	1,275	1,012	748	835	430	633	889
NYCHA Achievers Program	N/A	N/A	25	50	40	0	0	0
Community Operations Summer Program	595	291	315	331	490	484	488	78
Management Operations Seasonal Program	298	326	320	309	321	0	0	429
Grant Funded Training								
Enrolled	227	574	469	257	453	171	220	277
Completed	198	363	441	229	397	154	207	231
Contracted Training								
Enrolled	N/A	34	683	5	NA	57	40	0
Completed	N/A	9	702	5	NA	26	NA	0
Other Training								
Enrolled	N/A	212	136	85	97	235	262	111
Completed	N/A	94	116	0	83	125	213	70

Recruitment: orientations are the number of sessions held where groups of residents received information about services available through REES.

Assessments: number of employability assessments and testing conducted; career counseling and access to educational programs.

Referrals: number of residents linked with resources related to employment, vocational training and/or educational opportunities.

Placements: number of job placements counted by the date employment verification received by NYCHA.

Training: number of resident enrollments and completions in grant-funded, contracted or other training programs.

Non Grant Funded Initiatives: number of residents placed in jobs not as a result of a grant funded program.

Grant Funded Initiatives: number of residents placed in employment that completed vocational training programs which were funded through grants.

Section 3/Resident Employment Program: number of residents hired on federally funded construction and professional services contracts in excess of \$100,000.

Summer/Seasonal Employment: number of resident employees hired for summer and seasonal positions.

Summer Youth Employment Program: number of residents aged 14-21 employed during the months of July and August. This program is funded through the NYC Department of Youth and Community Development.

NYCHA Achievers Program: number of residents between the ages of 17-22 who are current or college-bound students employed full-time, for eight weeks between June and August within NYCHA or an external organization.

Community Operations Summer Program: number of NYCHA resident youth employed to work with children enrolled in Community Center day camps and other programs during the months of July and August.

Management Operations Seasonal Program: number of NYCHA residents employed in the areas of grounds and janitorial maintenance during the months of June through October.

Grant Funded Training: number of residents enrolled in grant funded vocational skills training and the number of residents who completed the training programs.

Resident Owned Business: number of businesses owned by a NYCHA resident (with at least a 51% interest) who are actively receiving technical assistance through access to entrepreneurial training, business counseling, mentoring or financing and marketing opportunities.

Attachment N

Component 10 (B) Voluntary Conversion Initial Assessments

- a. Component 10(B) Voluntary Conversion Initial Assessments
- b. How many of the PHA's developments are subject to the Required Initial Assessments? *165*
- c. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and / or disabled developments not general occupancy projects)? *44*
- d. How many assessments were conducted for the PHA's covered developments? *An initial assessment was conducted which reviewed the implications for converting each of the Authority's 121 general occupancy developments to tenant-based assistance. Each development was individually considered during the review process.*
- e. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: *None*

Development Name	Number of Units

- f. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. *The required assessment was completed on September 7, 2001.*

Attachment O

Comments from the Resident Advisory Board (“RAB”) Members

1. Maintenance and Repairs

- The New York City Housing Authority should conduct a report card for management.

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

- NYCHA needs to clarify the rent collection procedure and provide information if rent is going directly to the development or if the developments are collecting rent from the lockboxes.

NYCHA’s Response: Rent collection methods are as follows:

- *Lockbox rent collection: tenants mail payments to the lockbox provider in form of checks or money order.*
- *Payroll rent deductions: for NYCHA and City of New York employees.*
- *E-Payments, online rent payments, from: Checking or saving accounts, MasterCard, Debit Card.*
- *Telephone rent payments, IVR Payments.*
- *Cash payments at local bank and Credit Unions which they send the payments information to the lockbox provider.*
- *Electronic HRA payments for welfare tenants via EFT from HRA to NYCHA bank account.*
- *Rent Payments mailed to a NYCHA location, instead of the lockbox address, will be routed by staff to the lockbox for processing.*

All payments are recorded by Central Office and rent collections are applied to tenant accounts receivable. Tenant Accounts Receivable is tracked by development and by tenant. All cash received is deposited into a NYCHA-wide centralized bank account.

Residents’ options for paying rent are outlined in the House Rules and can be viewed at <http://www1.nyc.gov/site/nycha/residents/pay-rent.page>.

- NYCHA should do a better job providing work order updates to residents in privately managed developments.

NYCHA’s Response: NYCHA is working with Kraus Management, its private manager, on creating a more efficient work order system for privately-managed developments to expedite the repair process in those developments.

- Residents in Optimal Property Management Operating Model (“OPMOM”) developments would like to know if OPMOM managers can go outside to hire skilled trades if NYCHA skilled trades are unable to complete the work.

NYCHA’s Response: OPMOM Managers have the option to utilize NYCHA skilled trades staff or they can utilize a vendor to complete repairs.

- The RAB would like to know how the new General Manager will help escalate the effort to reduce the work order backlog and what his plan is to make the repair and maintenance repair process more efficient. The RAB would like to receive work order updates on a weekly basis.

NYCHA's Response: *From January 2013 through October 1, 2015, NYCHA has reduced its open work orders from 423,000 to 129,000. Service response times have also been reduced from 134 days to 8 days for basic maintenance, and from 262 days to 73 days for skilled trades repairs.*

As part of NextGen NYCHA, NYCHA will focus on continuing to improve transparency around performance. Historically, NYCHA focused on the number of work orders outstanding, but will now focus more on the total time to complete the repair. In addition, NYCHA will be identifying appropriate Key Performance Indicators (KPIs) to measure success. Since the summer 2014, NYCHA has also been posting various metrics, including number of open work orders NYCHA is addressing by development, wait times for routine repairs, vacancy rates, and rent collection rates, online at NYCHA Metrics (<https://eapps.nycha.info/NychaMetrics/>). The data is updated monthly. NYCHA is also currently working on creating a MyNYCHA app that will allow for the electronic scheduling of work order appointments.

In addition, the 18 OPMOM developments have established a target of reducing service times for basic maintenance to 7 days by the end of 2016. The lessons learned from OPMOM relating to work order completion rates and transparency regarding service times will inform NYCHA's work order processes in the future.

- NYCHA needs to explain the difference between the 2015 Project Labor Agreement (PLA) and Section 3 hires.

NYCHA's Response: *On January 1, 2015, NYCHA entered into a Project Labor Agreement ("PLA") with the Building and Construction Trades Council ("BCTC") covering certain NYCHA rehabilitation and renovation work at NYCHA buildings. Under the PLA, NYCHA contractors and their subcontractors must hire craft employees for PLA-covered work through the job referral systems and hiring halls established in the local unions' collective bargaining agreements.*

NYCHA also entered into an agreement with BCTC which calls for 10% of new apprenticeships for New York City residents to be reserved for qualified NYCHA residents in programs jointly sponsored by affiliated unions of the BCTC and employers who are signatories to collective bargaining agreements with these affiliated unions. This will provide NYCHA residents with the necessary training and entry point into unions to support long-term careers.

The contractors and subcontractors subject to the PLA must also comply with all of their Section 3 requirements on HUD-funded construction projects. Section 3, among other things, requires that, "to the greatest extent feasible," 30% of the aggregate number of contractors' and subcontractors' new hires on construction projects generated through HUD financial assistance are to be Section 3 residents.

- Contractors need to improve communication with residents and should give them advance notice when scheduling capital work. Management needs to inform resident leaders so they can report back to residents.

NYCHA's Response: *NYCHA's Capital Projects staff strives to provide the highest level of customer service to residents during a construction job. NYCHA's Project Managers, not contractors, are responsible for ensuring regular, open lines of communications among residents, contractors, and other key stakeholders. Kick-off meetings involving residents, contractors, and NYCHA staff are typically scheduled 3-6 weeks prior to the start of any construction job with subsequent bi-weekly progress meetings once construction starts.*

2. Operation and Management

- Kraus Management was put in place at some developments and nothing has changed since going back to private management. Residents would like to know if NYCHA thinks it has been effective for developments to go back under private management.

NYCHA's Response: *Since the mid 1990's, Kraus Management has managed properties in the Bronx for NYCHA. On April 1, 2013, Kraus was awarded contracts for additional properties in the Bronx, Manhattan, Brooklyn and Queens. Kraus does not utilize NYCHA staff to complete repairs. They have onsite Superintendents, and any work beyond the onsite Superintendent's ability is contracted out to a vendor to complete.*

- The RAB would like to know if OPMOM will be able to rectify some of the existing problems at developments, including infrastructure needs, gas outages, and sewage backups.

NYCHA's Response: *OPMOM is a new property management initiative that aims to increase the local decision making powers and financial controls of development managers. The results of OPMOM will be evaluated and best practices that are identified will be applied at other developments, which may rectify some existing problems at developments.*

- Residents in OPMOM developments request more information on what happens to OPMOM developments once they have exhausted their budgets.

NYCHA's Response: *The goal is to manage and budget appropriately for the year. Monthly allocations are determined based on the yearly budget. Property Managers monitor monthly spending to ensure there is enough funding for the year.*

- A RAB member living in Isaacs Houses would like to know why it takes so long to secure a "raised seal" to evict troublesome tenants.

NYCHA's Response: *It takes an average of three weeks from the posting of a Hearing Officer's Decision or Stipulation of Settlement to when the Office of the Tenancy Administrator issues the Determination of Status with the raised seal. The time involved includes printing, data-entry, affixing the seal, scanning, and mailing. Tenants' and*

representatives' copies are sent via US Postal Service while Property Management copies are sent via NYCHA's Interoffice Mail system. Also, the tenant has the right to challenge NYCHA's administrative tenancy termination decision in state court. The tenant has four months from the date of the Determination of Status to do so.

- A RAB member pointed out that NYCHA's Public-Private Partnerships ("P-3s") must have written explicit agreements and iron clad contracts or residents may not fully benefit from these collaborations.

NYCHA's Response: *All partnerships with NYCHA require legal contracts - explicit written agreements so that the intention, outcomes and impacts, accountability and resident engagement provisions are clear.*

- Residents of Park Rock rehab claim to be receiving a monthly surcharge of \$5.75 for water use and want clarification on this.

NYCHA's Response: *Residents who have washing machines in their apartments sign an agreement with NYCHA and must agree to pay a surcharge for extra water usage. Residents who have air conditioners must also sign an agreement and pay surcharges for increased use of electricity.*

- The RAB is concerned about garbage pileups and residents who don't use trash receptacles.

NYCHA's Response: *NYCHA is committed to keeping our developments clean and safe, but we need the help of our residents to make sure trash is placed in the proper disposal area. Proper trash disposal helps keep our developments clean and also helps keep vermin away. Wherever NYCHA has recycling stations, residents must put their recyclables into these containers. For buildings with chutes, the rest of the household trash must be placed in the compactor chutes located in the hallway with the exception of large items. Larger items, including furniture and mattresses, must be placed in the designated trash collection areas of the development Monday through Friday 8am - 11am. In all cases, residents must be part of the solution to keeping developments clean, and must do their part to handle their garbage appropriately. Residents should contact the Management Office if they are not sure of where to dispose of their trash or if they wish to report conditions of large amounts of trash or improperly discarded furniture on development grounds.*

- RAB members are requesting information on the status of the Bronxchester development transaction and how the ownership and management of the development will be impacted.

NYCHA's Response: *As of January 1, 2015, NYCHA conveyed a 50% stake in its six Section 8 Project Based developments, including Bronxchester in the Bronx, to L+M Development Partners Inc. and BFC Partner. NYCHA entered into this joint venture to secure funding needed to complete the rehabilitation and improvement of the dwelling units within these six sites.*

Rehabilitation work scheduled at all six of these developments, including Bronxchester, will include new interior improvements to kitchens and bathrooms, as well as hallways,

lobby and common spaces, and tenant and tenant association meeting areas. Improvements will also include security and energy upgrades such as layered access security, new boilers and energy saving retrofits incorporated in the exterior rehabilitation work.

The structure of this transaction preserves NYCHA's ownership role, and the participation of the other partners qualifies the project for receipt of federal low-income tax credit equity, tax-exempt bond financing, and abatement of New York real estate taxes for the life of the project. Approximately \$100 million will fund rehabilitation and improvement of the properties, as well as yielding nearly \$300 million to NYCHA.

- The RAB requests specification of what centralization means, particularly in terms of rent collection procedures.

NYCHA's Response: *NYCHA is considering sending some notifications to residents, such as automated "robo-calls" and informational letters concerning rent payment. These will be issued from a central location instead of the local development office.*

- Residents at 154 West 84th Street (Dome site) in Manhattan stated that it is a half-hour process to call the Kraus management office to pay their rent over the phone with a staff person. They also noted it can be difficult to actually reach staff in the Kraus management office during the day and they are only available until 4 pm. As a result, they are noted as rent delinquent despite the fact that they cannot reach staff in the office.

NYCHA's Response: *Phone calls to Kraus Management for payments of rent routinely take 4 to 7 minutes. At peak times, it may take longer. Kraus is working on ways to streamline the process and will be assigning additional personnel to take rent payment calls. Currently, rent payments cannot be processed after 4 PM because of banking hours.*

Kraus's field offices are open from 8:30 AM to 4:30 PM. Management personnel are available at Kraus's main office from 9 AM to 5 PM but staff is available 24 hours a day, seven days a week in the Communications Department and can be reached at (718) 545-4357 to take care of emergencies. Kraus's management, maintenance and security personnel are on call at all times and a dispatcher can reach them to handle any sort of emergency.

- Residents in private management developments would like to receive assistance with grievances.

NYCHA's Response: *The grievance process starts with the property manager at the Kraus-managed development. Any issues that residents have regarding their tenancies can be reported to the resident manager. Grievances about a resident manager should be directed to the Kraus Management office by calling (718) 274-5000 ext. 126 or by sending an email to mgt@krausinc.com.*

- The RAB requests further information about who is responsible for snow removal at NYCHA developments.

NYCHA's Response: NYCHA grounds staff is responsible for snow removal at NYCHA developments and work to address snow and ice conditions to keep residents safe. NYCHA makes snow and ice removal a priority over all other janitorial and grounds work and, under extreme conditions, over certain maintenance tasks as well.

- There are concerns about NYCHA's procurement process. The RAB thinks that bids should be awarded to the best contractors, even if they are not the lowest bidder.

NYCHA's Response: HUD mandates that for construction projects, the contract is awarded to the lowest bidder. NYCHA's Capital Projects Department has moved to a Quality Based Selection ("QBS") model for selecting professional services that include architectural and engineering services as well as construction management services.

For further information about NYCHA's procurement process, please visit:
http://www.nyc.gov/html/nycha/html/business/adv_proc_faqs.shtml.

- Some residents feel that decisions made by senior NYCHA staff are not being implemented on the ground level. They feel there is a breakdown of communication between the Administrator, Deputy Administrator, and Development Staff. The actions of the staff often do not match the Chair's message and vision.

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

- Residents feel that parking is too costly and would like to know who controls the parking lot, why prices are increasing and what that money is being used for.

NYCHA's Response: In March 2013, NYCHA's Parking Administration partnered with Greystone Parking Services to oversee the permit issuance process and the enforcement of parking rules and regulations at all of NYCHA's parking facilities. During office hours, property managers should be on site to address any conflict with a party space or to contact Greystone, on behalf of the parking customer, for assistance in resolving any parking issues. The additional revenues generated by parking allow NYCHA to pay for much needed repairs and maintenance at the developments. NYCHA provides residents with first priority for parking spots and rates are capped at \$150 per month for parking spaces in the highest demand areas. NYCHA's average reserved parking price is \$26.33 per month. Future price increases will be phased in through the end of 2017. Information about NYCHA's parking policies can be found at <http://www.nychaparking.com/>.

- Several RAB members wanted to know how the resignation of NYCHA General Manager Cecil House next month will impact the Optimal Property Management Operating Model (OPMOM) pilot.

Residents also questioned the wisdom in deconsolidating the management structure after NYCHA just recently consolidated it.

NYCHA's Response: The OPMOM pilot, launched in January 2015, is ongoing. General Manager Kelly oversees the ongoing rollout of OPMOM, which has its own Vice President, Regional Managers, Property Managers, and Property Maintenance

Supervisors. NYCHA is hoping to have all OPMOM-related staff and skilled trades positions fully staffed by the Fall of 2015.

3. Eligibility, Selection, and Admission Policies

- NYCHA should provide further information about the reasonable accommodation policy for Section 8 vouchers and Project Based Section 8.

***NYCHA's Response:** In accordance with the Americans with Disabilities Act, NYCHA will provide a reasonable accommodation to meet the needs of persons with disabilities. A reasonable accommodation request, for which medical documentation may be required, can be made at any time by calling the Customer Contact Center, at (718) 707-7771 or submitting the Notice of Disability and Reasonable Accommodation form by mail or to a Walk-In Center, or by submitting an online request through the NYCHA Self Service Portal at:*

https://selfserve.nycha.info/eservice_enu/start.swe?SWECmd=Start&SWEHo=selfserve.nycha.info.

- NYCHA should reevaluate the transfer priority for traumatized residents who are witnesses to crimes and should consider changing their priority from "T2".

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

- The RAB would like to know if a blind resident that needs to be right sized can get a T0 priority to move into a Section 504 apartment.

***NYCHA's Response:** NYCHA will ensure that the RAB is aware of the Section 504 requirements.*

If a vision or hearing impaired resident submits documentation stating that he or she needs a Section 504 apartment as a reasonable accommodation, NYCHA will consider the resident's request and will grant reasonable accommodation where appropriate. If NYCHA makes substantial alterations to its public housing facilities in the future, it will comply with the regulations at 24 C.F.R. § 8.23(a) to make some units accessible to those with vision or hearing impairments.

- The RAB is supportive of Mayor De Blasio's plan to give homeless individuals priority to move into NYCHA developments. However, more information about what types of supportive services newly located residents will receive once they are out of the shelters and in NYCHA apartments should be provided. There needs to be some supportive services provided for families transitioning into NYCHA developments so that existing residents do not have to teach them everything about how living in the development works.

***NYCHA's Response:** As highlighted in Chapter 4 of Housing New York: Five Borough, Ten-Year Plan, Mayor De Blasio made investing in quality affordable housing for the City's homeless households one of the primary initiatives over the next decade. NextGen NYCHA expanded upon this commitment and announced that beginning in 2016, NYCHA*

will set aside an additional 750 public housing units for homeless families in the next five years. Combined with the Authority's previous commitment to place 750 homeless families in public housing and 500 families through voucher programs, this will result in 2,000 homeless placements annually. NYCHA continues to work with the City regarding the provision of supportive services for homeless families transitioning into NYCHA housing.

4. **Designated Housing for Elderly Families**

- Senior buildings need better door access systems; locks and handles are frequently broken and residents were told to ask City Council for funding.

***NYCHA's Response:** NYCHA is committed to ensuring the safety of our residents. The State and City Legislative Affairs department at NYCHA routinely meets with local elected officials to discuss capital funding for developments. NYCHA will continue to work with the Mayor and City Council to promote safety at all our developments.*

5. **Development Department Activities**

- The RAB would like to know the future of mixed-finance developments and if the 964 regulations remain intact.

***NYCHA's Response:** If NYCHA plans to enter into a mixed-finance transaction, it will engage the RAB and other residents well before submitting plans to HUD for approval, and will also solicit resident and public comments as part of the Annual Plan process.*

The HUD regulations at 24 C.F.R. Part 964, entitled "Tenant Participation and Tenant Opportunities in Public Housing," remain in effect.

- Residents would like to know where their cars should be parked if parking lots are removed from new developments.

***NYCHA's Response:** To the extent that new development impacts parking, NYCHA will ensure that the impact is minimal. In most instances, parking spaces may be relocated to other areas on NYCHA grounds. The Department for Development will work with Property Management and the TA to address parking issues.*

- The RAB would like to know if NYCHA is getting a one-for-one, in that for each public housing unit that is lost, the Authority gains a new unit that was promised to come back, for the Prospect Plaza Disposition. In addition, the RAB would like to know if the new development will have the same number of units.

***NYCHA's Response:** The HUD HOPE VI program, under which Prospect Plaza is being redeveloped, does not require one-for-one replacement of public housing units. In 2005, as part of the re-visioning Prospect Plaza process, NYCHA announced that in order to cover project costs, 80 units would be public housing units supported with NYCHA funding and the remaining 284 units would be Low Income Housing Tax Credit ("LIHTC") units available to those with incomes at or below 60% of area median income ("AMI"). The LIHTC program incentivizes the private sector to invest in affordable housing in exchange for a credit against their taxable income, which is the way that most affordable housing units are currently being financed in the United States.*

- The RAB would like to know why only 80 of the 364 units available at Prospect Plaza are allocated for former NYCHA residents.

NYCHA's Response: *In 2010, NYCHA held a 3-day re-vision workshop with Prospect Plaza residents and key stakeholders to gain feedback on the vision, goals, design, and potential implementation strategy to redevelop Prospect Plaza. At that time NYCHA explained HOPE VI funds will only cover reconstruction of 80 public housing units. The community input was used to inform the Request for Proposals that developers responded to in 2012. 364 units will be constructed over three phases from August 2014 through 2017. To ensure the maximum number of low-income affordable housing units in the development, NYCHA is constructing 284 units Low Income Housing Tax Credits ("LIHTC"). The remaining 80 new public housing units will be offered first to former Prospect Plaza residents.*

- The RAB would like to know if there are more than 80 former Prospect Plaza residents that would like to return once the disposition is complete.

NYCHA's Response: *Phase 1 of the Prospect Plaza is under construction and will result in the construction of 38 public housing units projected completed by June 2016. The remaining 42 public housing units will be constructed under Phase 2, which will be completed by December 2016. In early September 2015, NYCHA sent a project update to all former Prospect Plaza residents still in contact with NYCHA. The marketing process for Prospect Plaza units will begin in October 2015 and it is not known at this time how many residents wish to return.*

- The RAB would like to know what happens if 100 former Prospect Plaza residents want to return to the development after the renovations, given that there are only 80 public housing units in the new Prospect Plaza development.

NYCHA's Response: *Due to funding restrictions, only 80 units will be public housing units in Prospect Plaza. Former Prospect Plaza residents can also apply for the remaining 284 new units, but their maximum annual income cannot be more than 60% of area median income, or about \$54,000, and they will not have priority for these units.*

If more than 80 former Prospect Plaza residents wish to return, they will be placed on a site-based waiting list and called when a vacancy occurs among the public housing units. At that time, the resident must be in good standing with NYCHA to transfer into Prospect Plaza. Further, there will be a 25% priority for NYCHA residents who wish to move into the LIHTC units at Prospect Plaza. Because the largest new units have three bedrooms, former Prospect Plaza families requiring larger units cannot be accommodated.

- The RAB needs clarification on the Rental Assistance Demonstration ("RAD") program and if the program is encouraging the privatization of buildings (leading to their eventual sale), rather than focusing on preserving buildings.

NYCHA's Response: *The RAD is a program administered by HUD that allows public housing authorities ("PHAs") to protect long-term affordability of public housing units*

that are in need of rehabilitation and financial support. The RAD program allows PHAs to leverage additional funding, in the form of debt and equity, to make vital improvements to units that would otherwise continue to fall into disrepair. RAD shifts the federal funding source used to support the operations and maintenance of apartments in a development from federal public housing funding to a special Housing Choice Voucher program funding. The Housing Choice Voucher program allows PHAs to leverage much-needed additional funds for upgrades, while the public housing program does not.

NYCHA will retain an ownership stake in RAD properties, as HUD requires. There are many ways for NYCHA to continue to hold an ownership interest in RAD properties, such as through participation in the legal entity that owns the properties, a long-term ground lease, or indirect or direct legal authority via contract, partnership or control agreement.

The Housing Assistance Payment Contract, which sets funding for the property and mandates that it serve low-income households, is typically set for a term of 15 or 20 years and will be administered by NYCHA's Leased Housing Department. Under RAD, HUD requires the developer to renew the contract for an additional 15 or 20 years once it expires.

- The RAB is not sure if NYCHA is implementing the RAD process as regulated by HUD. NYCHA should have notified the residents at the RAD proposed development, conduct meetings at the development, conduct public hearings and submit the application to HUD for approval.

NYCHA's Response: *NYCHA has followed the HUD process with respect to the RAD conversion at Ocean Bay Apartments (Bayside). In 2013, NYCHA started the process by meeting with residents and community members to discuss ways to renovate, repair, and improve the quality of life at Ocean Bay Apartments (Bayside) through the RAD program. NYCHA applied for RAD and due to extraordinarily high demand in the program, NYCHA's application to HUD was waitlisted during Round 1 of RAD applications in 2014. HUD accepted NYCHA's RAD application for Ocean Bay Apartments (Bayside) in March 2015.*

NYCHA presented the RAD proposal at Ocean Bay Apartments (Bayside) to the RAB at the RAB meeting held on May 21, 2015. NYCHA held two public meetings with residents and a Town Hall meeting in June 2015 at Ocean Bay.

NYCHA also released a Significant Amendment to the FY 2015 Annual PHA Plan on the RAD proposal for public review on June 26, 2015. Copies of this Amendment were delivered to the Resident Association presidents including members of the RAB and copies were available for download on NYCHA's website. NYCHA conducted five town hall meetings on the RAD Amendment and the FY 2016 Draft Annual Plan in each borough in July and also held a public hearing on August 11, 2015 on the Amendment and Draft Plan. Copies of the RAD Amendment were available for the public and residents at each of these meetings as were copies of the presentation materials.

In August 2015, NYCHA held an additional public meeting at Ocean Bay Apartments (Bayside) with residents. NYCHA plans to hold monthly meetings at Ocean Bay Apartments (Bayside) on the general RAD program and on specific topics of concern to

residents. NYCHA has continued and will continue to engage residents and key stakeholders as the RAD process goes forward.

- The RAB requested that the RAD materials explain the process in simple language and include information on how residents can participate.

NYCHA's Response: *NYCHA agrees with this recommendation. Information on the RAD initiative is available for review on NYCHA's website and it includes a RAD presentation as well as a RAD Frequently Asked Questions ("FAQ") document.*

<http://www1.nyc.gov/site/nycha/about/nycha-rad.page>

<http://www1.nyc.gov/assets/nycha/downloads/pdf/rad-presentation.pdf>

<http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-rad-faq.pdf>

- The RAB requested more training on RAD and that they needed to form a subcommittee on RAD to learn more about the process so they can explain it to residents at their own developments. The RAB requested the Department for Development conduct a training session on RAD for the RAB.

NYCHA's Response: *NYCHA agrees with this recommendation and will provide a training session on RAD for the RAB and the RAD subcommittee.*

- The RAB noted that residents in RAD developments need to create a strong MOU or contract to make sure they get all of their rights because there are no TPA funds available under the RAD program. The RAB requested an explanation of the tenant protections under the RAD program.

NYCHA's Response: *Residents of Ocean Bay Apartments (Bayside) will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding. The owner must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to a legitimate tenant organization at the covered property. These funds must be used for resident education, organizing around tenancy issues and training activities. The tenant rights for residents in RAD developments can be found in Amendment to the Annual PHA Plan for FY 2015, which is available here:*

<http://www1.nyc.gov/assets/nycha/downloads/pdf/Amendment-FY-2015-Draft-Annual-Plan-en.pdf>.

6. Financial Resources

- The RAB want to know why tenants were approached with a W9 form about security deposit.

NYCHA's Response: *NYCHA gives interest on security deposits to each family annually. Only if the amount of interest received is \$10.00 or more would a tenant receive a W9*

form, to show the income. Since interest rates are so low, the overwhelming majority of NYCHA tenants do not receive interest in excess of \$10.00 and therefore would not receive a W9. In 2014, no NYCHA tenant received a W9.

- Residents in OPMOM developments would like more detail on the funding process for OPMOM developments. In particular, further information is needed about how the funding is being generated and applied to the property manager and how the property managers are able to handle the funds.

NYCHA's Response: HUD operating subsidy and tenant revenue provide funding for all NYCHA developments, including OPMOM Operating Budgets. OPMOM Property managers have discretion regarding how to provide repairs. Property managers in the OPMOM program are responsible for managing all costs incurred at their property including fees for services.

- The RAB needs clarity on operating subsidies and how much they cover compared to their share of the rent.

NYCHA's Response: In recent years, HUD has underfunded NYCHA's operating subsidy. Below is a breakdown of the amount of operating subsidies NYCHA was eligible for, compared to the amount NYCHA received from HUD for 2012 to 2014. In total, between 2012 and 2014, NYCHA has been underfunded in the total amount of \$410million, an average of \$137 million a year in lost revenue.

Year	Amount NYCHA Eligible For (\$ in millions)	Amount NYCHA Received from HUD (\$ in millions)	Funding Loss (\$ in millions)
2012	1,012	896	116
2013	1,011	830	181
2014	1,014	901	113
TOTAL	3,037	2,627	410

- The RAB would like to know what the exact cost is to operate one unit of public housing, including how much of a subsidy NYCHA receiving for each unit, what portion of the rent covers the operating cost, and how much of the cost is covered by the subsidy.

NYCHA's Response: Each NYCHA development has different costs. On average, based on the 2015 Budget, it costs NYCHA \$1,012 per month per unit (\$12,140 a year for each unit) to operate. In 2015, NYCHA received \$421 per month per unit (\$5,049 per year) in federal subsidy. Tenant rent covers \$468 per month per unit (\$5,611 per year for each unit), or 46% per unit of operating costs. Only 42% of the unit operating costs is covered by the federal subsidy. This results in a shortfall of approximately 13% for each unit of public housing NYCHA operates.

- The RAB requests to know the total amount of money NYCHA had been providing to the NYPD prior to Mayor De Blasio's decision to forgive that payment in 2015 and if NYCHA will be making these payments moving forward. In particular, clarification is

needed on what expenses NYCHA was covering from the capital budget to cover items such as police car repairs and insurance in addition to the \$70 million payment.

NYCHA's Response: *Below is a breakdown of the NYPD subsidy payments and NYPD capital allocations for the past four years (2011 - 2014). Payments and allocations going forward have not yet been finalized.*

2011: \$74,103,206 (\$70,007,314 in subsidy and \$4,095,892 in capital)

2012: \$74,065,765 (\$70,010,221 in subsidy and \$4,055,544 in capital)

2013: \$49,864,309 (\$45,981,021 in subsidy and \$3,383,287 in capital)

2014: \$4,443,559 (Capital only)

- The RAB would like to know how much money NYCHA pays to the Department of Sanitation annually and if these payments will cease anytime in the future.

NYCHA's Response: *Below is a breakdown of payments NYCHA has made to the Department of Sanitation over the last five years (2011 - 2014). On average, NYCHA has paid \$755,000 to the City per year for DSNY services. NYCHA does not expect city forgiveness of this payment for 2015 or the out years.*

2011: \$893,806

2012: \$738,561

2013: \$695,309

2014: \$693,705

- NYCHA should provide clarification on how privately managed rent guidelines are different than NYCHA's rent guidelines or if they are the same.

NYCHA's Response: *The rent guidelines are the same for all NYCHA developments, including privately managed developments.*

- Residents would like to know the most recent rent delinquency rate for NYCHA developments.

NYCHA's Response: *As of July 2015, the rent delinquency rate for NYCHA developments was 28.4%.*

- Residents would like to know what the characteristics of residents are that will be subject to flat rent increases. It was also requested that notification for residents who are subject to the increase receive bi-lingual notification via mail, as well as an offline version of the Rent Calculator.

NYCHA's Response: *Tenants must pay rent based on income (primarily 30% of adjusted gross income). As income increases rent increases, until the rent reaches a rent cap called the flat rent. An increase in the flat rent, required by federal law, increases the rent cap, but tenants still do not pay more than 30% of income for rent. Typically, families paying the flat rent have higher incomes than most NYCHA families. The flat rent increases impact about 35,000 households (20% of NYCHA's population) with an average income of*

over \$53,000 per year. The average rent for these households is \$927 per month. These families have only been paying approximately 23% of their total household income for rent. Each year a document called the Lease Addendum and Rent Notice is sent to each household comparing the income based rent to the flat rent and automatically charging the tenant the lower rent.

- The RAB would like to know if the flat rent increases will result in increased services, repairs or overall improvements in the quality of life for residents, as well as if HUD will increase the operating subsidy as well. Residents who are subject to flat rent increase would like to know if there is a plan to assist elderly residents who cannot bear a rent increase, as well as what the plan is for residents who simply cannot afford to pay the adjusted rent.

NYCHA's Response: *The 2014 Omnibus Appropriations Act (PL 113-76) was signed into law by President Obama on January 17, 2014. Under Section 210 of the law, all public housing authorities, including NYCHA, must increase public housing flat rents to a minimum of 80% of the fair market rent. NYCHA and HUD agreed on an amendment to the law that allowed NYCHA to phase-in rent increases over the next three years, beginning with the 2015 annual income reviews. As a result, NYCHA has been implementing increases in the flat rent in order to be in compliance with this federal regulation and HUD. This law does not increase the operating subsidy NYCHA receives from HUD. The law does not provide any special provisions for elderly residents.*

- The RAB would like to know what percentage of families in NYCHA developments are working families that receive a monthly income from their job(s), compared to the percentage of families that receive their income through subsidies.

NYCHA's Response: *As of July 2015, 47.5% of NYCHA households had members who were employed, and 12.2% were households receiving public assistance.*

Of the public assistance households, a subset of 5.2% of all NYCHA Households received income from Public Assistance sources only ("Full Welfare"), while 7.0% of all NYCHA households received income from other sources in addition to Public Assistance ("Partial Welfare").

- The RAB requested a report detailing how much funding management receives and would like to know why that information has not been previously disclosed.

NYCHA's Response: *NYCHA's FY 2015 Budget is posted on NYCHA's website. It includes a breakdown of expenditures and revenues (see page 24). To view the budget, please visit: <http://www1.nyc.gov/assets/nycha/downloads/pdf/fy2015-budget-book.pdf>.*

- NYCHA should provide a breakdown of REES's department's various funding sources.

NYCHA's Response: *Information regarding REES's funding is publicly available in the 2015 NYCHA Budget Book which can be accessed online at: <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>*

- Residents requested the ability to pay twice a month. This will help working residents that are paid twice a month as well as residents with Social Security income. Social Security payments are timed to a person's birthday. Residents also noted that NYCHA already accepts rent payments from HRA on a bi-monthly basis and it is not fair that there is a double standard.

NYCHA's Response: *NYCHA residents have a variety of rent payment options. These are listed and explained at <http://www1.nyc.gov/site/nycha/residents/pay-rent.page> and in the House Rules. All residents are able to pay their rent on a bi-monthly basis. Tenants who wish to pay their rent every two weeks should make an appointment with either the housing assistant or assistant manager to discuss NYCHA's rent payment options and time tables (mail, on-line, telephone, authorized banks or credit unions, payroll deductions, HRA payments, etc.).*

NYCHA and NYC employees may also pay their rent twice/month; rent is taken from their paycheck. Those residents who are a NYCHA or NYC employees and who are interested in this program should visit the Management Office to complete NYCHA form 040.64 Rent: NYCHA Rent/Payroll Deduction authorization. An applicant must have a zero balance or a payment plan in place for retro-charges or the system will deduct half of what is owed every 2 weeks.

- NYCHA should define and inform residents of what is considered a late rent payment.

NYCHA's Response: *As per NYCHA's Resident Lease Agreement, rent is due on the 1st day of each month, or some other date if agreed to by NYCHA in a written document, such as a court stipulation. Historically, and as a courtesy due to the large number of tenants paying rent at the development management offices' bookkeeping windows, residents could pay up to the 5th business day. This practice is still in place even though NYCHA no longer collects rent at development offices.*

NYCHA does not charge a late fee for late rent payment, but will pass on to the tenant the cost of any marshal fee (for example, a dispossess fee) if NYCHA has to resort to legal action to collect the rent.

NYCHA can start non-payment legal action against tenants who do not pay their entire rent when due. In addition NYCHA can initiate administrative action to terminate tenancy for Chronic Rent Delinquency, if the tenant is delinquent in the payment of rent over several months.

- Residents would like an incentive to pay their rent on time.

NYCHA's Response: *NYCHA does not give rent payment incentives but is willing to listen to practical suggestions.*

- Residents noted that they can't view the past history of their electronic payments online.

NYCHA's Response: *Tenants who are enrolled in e-bills can view their payment history and their bills online. To enroll in e-bills, please visit: <https://secure4.billerweb.com/nch/inetSrv>.*

- Residents noted they do not get the same information online as they used to receive in the paper rent statement. Online rent collection systems should provide a full statement, not just a notification.

NYCHA's Response: *Tenants who are enrolled in e-bills can view their full statements which are the same as the mailed statements. Notifications are sent to them to let them know that the bills are available online. They also get notifications when payments are made and changes are made to their enrollment profile. See the response to the question above for e-bill signup information.*

- Residents noted that they frequently receive calls from Housing Assistants to pay the rent even though they have already paid online. NYCHA staff and residents need to have real-time access to the rent payments.

NYCHA's Response: *The online payment system is in real-time, but the vendor needs time to prepare and submit the payment files to NYCHA. Payments are posted conditionally to the tenant's account on the same day (by 8:00 PM) if the payments are made prior to 3:00 PM EST. Payments are posted the next day if the payments are made after 3:00 PM EST.*

- Residents would like to know how long it takes for rent payments to clear when paying online or on the phone.

NYCHA's Response: *The payments are posted conditionally to the tenant's account on the same day if they are made prior to 3:00 PM EST. It takes 3-5 business days for the funds to clear their bank accounts.*

- Residents living in developments managed by private management companies would like to know if they can pay their rent online.

NYCHA's Response: *Kraus Management accepts electronic payments by phone and online. Phone payment options are by check or by debit card. The telephone number is (718) 274-5000 ext. 221. Residents must have their check or debit card available at the time of their call. A convenience fee of \$1.60 will be charged for debit card phone payments.*

Online payments options are by electronic check or debit card. Residents must have their check or debit card available when logging in. The company website is www.krausinc.com. On the left side beneath the company logo, click on "Management". Again on the left side beneath the logo (shaded in blue) click "Rent/Maintenance Payments". A list of developments will appear. Click on your development.

- Residents in developments managed by Kraus Management would like to pay twice a month, rather than on the first.

NYCHA's Response: *NYCHA residents who live in developments managed by Kraus Management can pay their rent in two or more installments. However, at present, the Kraus Management online rent payment system is configured to accept payment in full only. Residents can use one of the other payment methods to make partial or installment*

payments of rent. Kraus's online payment system is being modified to accept partial payments and Kraus anticipates that tenants will be able to make partial payments online beginning with the payment of April 2016 rent.

- Residents would like to know if HUD or NYCHA have any sort of utility allowance reimbursement for families paying flat rent.

NYCHA's Response: *As per the 2014 Omnibus Appropriations Act (PL 113-76), HUD now allows public housing authorities to provide a utility allowance to families that pay their own utilities.*

- NYCHA needs to provide a clear definition of how "affordability" is defined when elected official and NYCHA staff claim to be building and preserving "affordable housing".

NYCHA's Response: *In May 2015, Mayor De Blasio released Housing New York: A Five-Borough, Ten-Year Plan to address New York's affordable housing crisis. In that Plan, a rental unit is considered affordable if a household pays less than 30% of its gross annual income on rent and utilities. A household paying more than 30% of its income on rent is considered "rent-burdened."*

In Housing New York: A Five-Borough, Ten-Year Plan, income bands are calculated as a percentage of the Area Median Income ("AMI") and households are classified according to income band as extremely low income, very low income, low income, moderate income, or middle income depending on the definitions associated with particular subsidy program guidelines. For example, typically extremely low income households are defined as those earning less than 30% AMI, very low income households are defined as earning 50% AMI or less. For more detailed information about affordable housing in New York City, please visit http://www.nyc.gov/html/housing/assets/downloads/pdf/housing_plan.pdf.

- The RAB would like to know who is responsible for the \$3 billion recently granted to NYCHA by HUD for Hurricane Sandy. The RAB believes NYCHA is notorious for mishandling funds and there must be strict scrutiny by a third party as to how this money is spent.

NYCHA's Response: *By law, the funds NYCHA received from the Federal Emergency Management Agency ("FEMA") through the 428 program must be spent at the 33 developments FEMA specified. NYCHA has submitted a Memorandum of Understanding, project plans, and receipts to New York State, which is overseeing the expenditure of FEMA funds. The Inspector General is also monitoring NYCHA's spending to ensure that monies are spent as they are supposed to be and that the work is done in a quality manner.*

- NYCHA should reduce expenses and have developments directly collect the rent, rather than paying a third-party such as the lockbox to do so.

NYCHA's Response: *There is always going to be an administrative cost for processing the rent. The Lock Box is the most cost effective way to process rent payments. However, NYCHA will take this comment under consideration and review potential options for rent collection moving forward, as NYCHA aims to improve rent collection percentages to 95% in the future.*

- NYCHA should explain how many years have the Payment in Lieu of Taxes (“PILOT”) payments been forgiven for beyond Fiscal Year 2016 and when will a financial decision about PILOT payments for future years be made.

NYCHA’s Response: *Announced on May 19, 2015 as part of NextGen NYCHA, Mayor De Blasio has permanently waived the annual \$30 million PILOT payment from NYCHA. This will save NYCHA \$130 million through Fiscal Year 2019, enabling NYCHA to further diminish its structural deficit, reinvest the monies into the operating budget, and focus expenditures on maintaining safe, clean developments. For further information, please visit <http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-nycha-web.pdf>.*

- Residents would like to know what the fees that they pay for their appliances (such as washing machines and air conditioners) are used for.

NYCHA’s Response: *Surcharges cover costs for the use of extra water and/or electricity to run appliances.*

- The RAB recommends that NYCHA conduct an audit of internal expenditures using an external company to identify where money is being spent, particularly for items including payroll, administrative benefits and departmental organization. The RAB believes NYCHA could reduce some of the operating deficit by restructuring internal processes and cutting costs on these types of items.

NYCHA’s Response: *In compliance with the Single Audit Act, 31 U.S.C. §7502, NYCHA undergoes an annual audit by an independent auditor (external company), who uses generally accepted government auditing standards to review NYCHA's operations. The auditor determines whether financial statements are presented fairly; determines whether the schedule of expenditure of federal funds is presented fairly; obtains an understanding of internal controls, tests them, assesses control risks for each major program; and determines whether NYCHA complies with law, regulations, contracts, and grants having direct and material effect on each major program. This audit is then submitted to HUD.*

To review the Single Audit Act, please visit

https://www.whitehouse.gov/sites/default/files/omb/assets/about_omb/104-156.pdf.

7. Capital Improvements

- Residents of Rangel Houses would like to know what is being done with the \$300 million allocated for capital projects.

NYCHA’s Response: *Rangel Houses is part of the Sandy Repair & Resiliency program and is expected to receive an allocation of \$50M in FEMA funding for work on damaged buildings. The project scope of work includes: standby power generators, site restoration, roof replacement, new raised electrical annex, CCTV and layered access, and exterior site lighting. Additionally, this development is part NYCHA’s Bond B program. Exterior brick repairs and roof replacement totaling over \$4M are projected to be complete by the end of 2015. Further, there is active construction totaling \$6.7M for elevator work to be*

completed in 2015. A fire alarm improvement project at the daycare center totaling \$375,000 is expected to start construction in early 2016.

- New appliances and piping are needed at Drew-Hamilton Houses to compensate for rent increases.

NYCHA's Response: *This work is not currently in the five-year plan. Because of severe capital funding constraints, construction projects are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated level of available funding.*

- Residents would like to know if money is always pulled from capital projects in the event that a development has exhausted their budget in an emergency.

NYCHA's Response: *Because of NYCHA's high capital needs (\$16.9B) and ongoing federal underfunding, NYCHA makes every effort to find alternate ways to close operating budget gaps.*

- NYCHA should explain how developments will qualify to receive a portion of the \$3 billion Sandy relief grant.

NYCHA's Response: *To receive FEMA Public Assistance funding, a development/building needs to have sustained damages from a Federally-declared disaster (Superstorm Sandy). FEMA grants funds to restore the pre-disaster function and capacity and in some cases (where deemed cost effective) provides mitigation funding to prevent similar damages in a future event. NYCHA has received a commitment of \$3 billion from FEMA to restore and mitigate 35 of its developments because these developments sustained FEMA-eligible damages. Thirty-three NYCHA developments will be receiving funding through FEMA's 428 program and two developments will be receiving funding through FEMA's 404/406 program.*

- Resident leaders were told at pre-start meetings for capital projects that their residents cannot get jobs under Section 3 because of the Project Labor Agreement ("PLA") NYCHA signed in 2015 and they would like to know why this restriction is in place to hold back residents from employment opportunities.

NYCHA's Response: *Contractors and subcontractors on PLA covered projects are required to comply with all of their Section 3 requirements, as well as any contractual requirements with respect to labor force expenditures on NYCHA residents. Information regarding NYCHA's PLA is available online at <http://www1.nyc.gov/site/nycha/business/section3-business-concern-information.page>*

As NYCHA implements the PLA, it is taking proactive measures to ensure contractors understand both PLA and Section 3 requirements.

- A Sumner Houses resident would like the Department of Transportation ("DOT") to assist NYCHA in fixing the sidewalks around this building.

NYCHA's Response: *Sidewalk repairs fall under the purview of the DOT. Each year NYCHA provides DOT with a list of sidewalk repairs and typically DOT addresses the ones considered the highest priority only.*

- Residents of Thurgood Marshall request information on the schedule and timeline for roof repairs.

NYCHA's Response: *NYCHA has a \$5M construction projected planned for Thurgood Marshall that includes roof and window replacement. The project is currently being designed, and NYCHA expects to procure a contractor by the end of October 2015. Construction is expected to start in April 2016.*

- Residents of Coney Island Houses want upgrades and renovations under the Sandy relief funding. Residents would like to know how much money of the \$3 billion from HUD will go to consultant fees and if any of the recreational facilities will be removed during renovations.

NYCHA's Response: *The majority of the funding is from FEMA, not HUD. NYCHA and FEMA allocate funds for construction. NYCHA then adds 4% of the construction amount for NYCHA's administration of the construction. The scope of work at Coney Island Houses includes new elevated boiler rooms; new, protected electrical switch gear; layered access and CCTV; mailbox replacement; roof replacement; backup power generation; and new exterior site lighting. The playgrounds will also be completely replaced as part of the scope of work. No recreational space will be lost, but the outside seating and flagpole will be relocated.*

- Residents would like to know if it is possible for the approximately \$3 billion in federal funding that is being designated for repairs and resiliency measures at public housing developments that sustained severe damage during Hurricane Sandy to be utilized for mold/moisture abatement.

NYCHA's Response: *The FEMA funding is designated to address damage directly caused by Super storm Sandy. Apartments on the first floor that were flooded during the storm are eligible for repairs, including remediation of mold and moisture behind the walls and replacement of electrical components. Additionally, FEMA approved roof replacement work at many damaged buildings. Because leaking roofs are the root cause of many mold conditions, the FEMA funds will address this problem. In the meantime, NYCHA continues to address mold complaints as a priority.*

- Residents of Morrisania Air Rights are concerned about the structural integrity of the buildings. There are leaks, elevator malfunctions, and ever-present scaffolding with no sign of work in progress.

NYCHA's Response: *Facade repair work is scheduled to begin in October 2015 at three buildings at this development. Construction is expected to be completed by April 2016.*

- The Claremont Consolidated development is largely ignored by NYCHA in their long-term capital plans. What does NYCHA have planned to improve living conditions there?

NYCHA's Response: *This work is not currently in the five-year plan. Because of severe capital funding constraints, construction projects are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated level of available funding.*

- Capital projects at Gowanus Houses seem to be progressing slowly and the schedule for capital improvements needs to be disclosed.

NYCHA's Response: *Gowanus Houses is included in the \$3B FEMA Program. It is anticipated that the allocation for Gowanus will be approximately \$100M for extensive repairs and mitigation. NYCHA and FEMA are finalizing the funding and NYCHA anticipates construction will begin in late 2015. The City Capital allocations made by the City Council total \$675,000. However, those allocations are on hold pending coordination with the Sandy-related repair work. Additionally, NYCHA is nearing the completion of roof replacements totaling \$5.7M at 15 Gowanus buildings.*

- Douglass Houses needs capital dollars for repairs and maintenance after a winter of frequent heat and hot water outages. Repairs are poorly done, doors are broken and left ajar, and NYCHA hasn't kept its commitment to maintaining its aged housing stock. The capital plan should also include roof repairs.

NYCHA's Response: *This work is not currently in the five-year plan. Because of severe capital funding constraints, construction projects are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated level of available funding.*

- Grant Houses residents have questions about capital projects in their development. Locks aren't secure on doors, grounds are poorly kept, stoves are inoperable, and bathrooms and walls need attention. NYCHA should prioritize this development in future capital funding allocations.

NYCHA's Response: *NYCHA's current five year plan includes \$345,000 for the replacement of 17 interior compactors at Grant Houses. Construction is expected to start in November 2015.*

- Soundview Houses should not have been removed from NYCHA's five-year Capital Plan. This development needs better handicap accessibility and more security cameras.

NYCHA's Response: *NYCHA is finalizing an assessment and report of its entire portfolio that examines reasonable accommodations for persons with disabilities. NYCHA will then estimate costs and create a plan to implement recommendations.*

- Residents of 131 St. Nicholas Avenue in Manhattan are requesting mold abatement and would like to know how much capital funding they will be receiving.

NYCHA's Response: *This work is not currently in the five-year plan. Because of severe capital funding constraints, construction projects are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated*

level of available funding. All requests for mold abatement should be called into NYCHA's Customer Contact Center.

- Residents of Staten Island feel their developments are being short-changed in NYCHA's 5-Year Plan and call for more attention as long-term plans are developed.

NYCHA's Response: *The Authority has allocated approximately \$20M in capital projects for Staten Island, currently in planning and design, to include exterior rehabilitation, heating plants, fire alarms, and exterior lighting. NYCHA also has \$57M in brick repair and roof replacement projects under construction at 6 developments in Staten Island. There has been approximately \$36M worth of capital improvements completed in Staten Island developments over the last five years.*

8. Safety and Crime Prevention

- Residents are concerned that vertical patrols are no longer being conducted in NYCHA developments and would like to know if it possible for police officers to be retrained to better serve NYCHA residents rather than being removed entirely from the developments.

NYCHA's Response: *The NYPD continues to provide all services it has previously provided, including vertical patrols.*

- The mesh nets surrounding the scaffolding at many developments block the view of CCTV cameras and should be removed to improve security.

NYCHA's Response: *NYCHA's Capital Projects Division ("CPD") works closely with the Technical Services and Property Management departments during all Local Law 11 work involving the installation of protective sidewalk sheds. Before the contractor mobilizes at the development, CPD holds a pre-construction meeting to review the scope of work, schedule, shed location, and whether or not the work will require adjusted camera placement.*

The mesh on the sidewalk sheds must be installed as per the code requirements of NYC's Department of Buildings. A chain link fence is also installed along with the mesh to protect the debris from falling on the sidewalk. If the work is taking place at a high rise building (above 14 stories), a plywood fence/panel in addition to the mesh must be installed per the City's Site Safety Plan code. This is required for the safety of pedestrians during ongoing construction work. As soon as construction is complete, the mesh/fencing is removed.

9. Community Programs and Development

- Some residents want NYCHA to employ participatory budgeting practices to allow residents more input on what happens in their developments. They believe the Office of Resident Engagement should help facilitate this.

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

- There should be an overview for Tenant Associations (“TA”), especially for TA Presidents.

NYCHA’s Response: *The Resident Engagement Department is working on a website that will include information for each development including information on tenant association boards, scheduled meetings, TPA funds, and services.*

- NYCHA needs to explain how RAB members are part of the decision-making process with managers.

NYCHA’s Response: *Resident Engagement Liaisons work directly with RAB members, who are also Resident Association leaders.*

- Residents of Johnson Houses would like NYCHA to commit to preventing community centers at their development from closing.

NYCHA’s Response: *NYCHA worked with the Mayor's Office, City Council and the City’s Office of Management and Budget (“OMB”) to identify funds to operate 25 Community Centers, including Johnson, that were closed in 2008 due to funding shortfalls. In 2009, NYCHA partnered with the New York City Department of Youth and Community Development to launch the Cornerstone Program initiative to administer these funds and identify local community organizations to operate these centers. Though this initiative NYCHA was able to ensure that these centers continued to enjoy quality programming youth and prevent additional ones from closing.*

- The RAB would like to know how much TPA funding was spent on training NYCHA residents for Section 3 positions. They believe more money should be allotted for this.

NYCHA’s Response: *Since January 2010, NYCHA has funded 81 Section 3 workshops at an overall expense of approximately \$401,582.*

- NYCHA should provide details on what types of resident engagement were used for the redevelopment of Prospect Plaza.

NYCHA’s Response: *To help achieve the goal of revitalizing Prospect Plaza, NYCHA held a three-day Re-Vision Prospect Plaza community planning workshop at the Van Dyke Community Center, Brownsville, in June 2010. The workshop was attended by more than 100 people including former Prospect Plaza residents, neighbors, local leaders and representatives from the offices of elected officials. The Re-Vision Prospect Plaza workshop gathered input from participants on vision, goals, design and implementation steps that provided a blueprint to re-make Prospect Plaza into a vibrant place to live. NYCHA included the Community Plan in a Request for Proposals released by NYCHA and the New York City Department for Development (“HPD”) in December 20, 2011. The plan called for the demolition of three vacant towers, construction of approximately 360 new affordable housing units including 80 public housing units; a community center, retail space for a supermarket and a park on adjacent city-owned property. NYCHA and HPD selected a development team in January 2012. A video of the Re-Vision Prospect Plaza workshop can be seen at the project’s website: revisionprospectplaza.com*

The Community Plan is coming to life as the community envisioned. Construction of Phase 1, which includes 110 units (38 public housing units and 72 low-income affordable housing units), started in August 2014 with construction completion scheduled for June 2016. Construction of Phase 2, which includes 149 low-income affordable housing units (42 public housing units and 107 low-income affordable housing units), started in February 2015 with construction completions scheduled for December 2016. Closing of Phase 3 is scheduled for December 2015. This last phase will include 105 low-income affordable housing units with a supermarket at the ground floor, a community facility, and a park. Construction will be completed by the end of 2017. Priority for the 80 new public housing units at Prospect Plaza will be given to former residents who wish to return. Marketing of these units will start in October 2015.

- NYCHA should formalize a process with REES, OPMOM and RAB together in order to improve communication and work efficiently together. In addition, NYCHA should provide training for RAB members.

NYCHA's Response: *NYCHA is continually striving to develop new models to improve relationships and communication between NYCHA departments, as well as with NYCHA residents. Under the OPMOM Pilot, the Resident Engagement Department ("RED") has assigned 9 Resident Liaisons to 9 clusters of developments as the primary point of contact. Each Resident Liaison reports to the development on a schedule determined by the Property Managers and each liaison serves no more than 3,035 units. The role of Resident Liaisons is to serve a vital role in optimizing resident input for best overall outcomes. Liaisons facilitate regular meetings between the Property Manager and the Resident Leadership, assist the Manager in engaging residents on key decision, and receive support, as needed, from other staff in the Resident Engagement department.*

- NYCHA should clarify the difference between the CM Build program in 2000 and the new Project Labor Agreement ("PLA") that was signed in 2015.

NYCHA's Response: *With respect to apprenticeships, the CM Build Program ensured that one apprenticeship position was provided for each \$2,000,000 in aggregate construction funding assigned to the contractor participating in the CM Build Program. The agreement between NYCHA and the Building and Construction Trades Council of Greater New York and Vicinity ("BCTC") in connection with the 2015 Project Labor Agreement calls for the apprenticeships in programs jointly sponsored by affiliated unions of the BCTC and employers who signed collective bargaining agreements with these affiliated unions to reserve, for qualified NYCHA residents, 10% of new apprenticeships for residents of New York City. This will provide NYCHA residents with the necessary training and entry point into unions to support long-term careers.*

- Residents would like to know if Section 3 applies to the labor agreement signed between NYCHA and the Building and Construction Trades Council ("BCTC") and what the resident engagement process was during the process of drafting this Project Labor Agreement ("PLA").

NYCHA's Response: Yes, Section 3 applies to all HUD-funded construction work that is subject to NYCHA's Project Labor Agreement. NYCHA did not engage residents in its negotiation of the PLA.

- The RAB would like to know if the PLA was sent to residents for review and input before it was finalized and if the RAB was able to view drafts of the agreement and provide feedback.

NYCHA's Response: NYCHA did not engage residents in its negotiation of the PLA. NYCHA in its stewardship of resources may negotiate agreements, such as the PLA, that will create economy and efficiency in delivering critical repairs and services to residents.

- The RAB requested further information about what portion of the recently awarded \$3 billion HUD Sandy relief grant will be devoted to Section 3 hiring commitments and how much will be set aside for Resident-Owned Businesses ("ROB"), as well as what portion will be allocated to non-ROB hiring and apprenticeships.

NYCHA's Response: NYCHA and its contractors must create training, employment and contracting opportunities for residents to the greatest extent feasible. NYCHA entered into an agreement with the BCTC which calls for the apprenticeships in programs jointly sponsored by affiliated unions of the BCTC and employers who are signatories to collective bargaining agreements with these affiliated unions to reserve, for qualified NYCHA residents, 10% of new apprenticeships for residents of New York City. This will provide NYCHA residents with the necessary training and entry point into unions to support long-term careers. Residents completing NYCHA's Resident Training Academy will have the necessary pre-apprentice training to qualify. Interested residents can learn more about the NRTA online here: <http://opportunitynycha.org/workforce-development/nycha-resident-training-academy/>. Additional pre-apprentice training opportunities through the PLA will be coming online. Visit opportunitynycha.org for updates.

- The RAB requested last year that at least 15% of Section 3 hires be slated for ROBs and would like to know if this request was shared with NYCHA executive staff.

NYCHA's Response: All formal requests submitted by the RAB as part of the annual plan process are reviewed by NYCHA executive staff. NYCHA has created an online registry for Section 3 businesses, of which ROB's are a subset, to register with NYCHA. NYCHA has marketed this registry to ROB's, but encourages the RAB to share information regarding the registry with ROB's as means of increasing registration. In addition, NYCHA through its partners has services available to ROB's to increase their overall capacity.

- The RAB would like NYCHA to provide information on any for-profit ROBs participating in Section 3.

NYCHA's Response: There are a few for-profit ROBs that have received NYCHA contracts directly and some that have officially registered as a Section 3 Business Concern. The goal is to grow the capacity of these and other ROBs, through services provided by REES Zone partners so they can increase their capacity. Increased capacity

will enable them to better contract with NYCHA and other recipients of HUD funds, under the Section 3 regulations, and to also better compete in the general marketplace for work.

- NYCHA should explain the difference between the 1998 union agreement and the 2015 BCTC contract.

NYCHA's Response: *The 1998 Apprentice program, CM Build, ensured that one apprenticeship position was provided for each \$2,000,000 in aggregate construction funding assigned to the contractor participating in the CM Build program. The 2015 Project Labor Agreement applies to construction contracts with a value in excess of \$250,000, bid and let by NYCHA (or its construction manager, where applicable) that predominantly involve the renovation, repair, alteration, rehabilitation or expansion of an existing NYCHA building or structure. Through this agreement, NYCHA residents have access to 10% of all apprenticeships created across the BCTC union portfolio; contractors are required to meet their standard Section 3 and NYCHA labor cost expenditure requirements as well.*

- The RAB commented that more should be done to inform residents of new employment openings and they would like NYCHA to provide further information on how residents are currently notified of new Section 3 job opportunities.

NYCHA's Response: *REES performs routine outreach citywide to increase NYCHA resident registration for Section 3 opportunities. To accomplish this, REES operates information sessions at its central Brooklyn office twice per week and hosts offsite sessions at NYCHA developments on a regular basis in partnership with Resident Association presidents. These sessions are targeted to the developments where major work is planned in order to increase resident Section 3 registration and training enrollment prior to hiring activity. REES also promotes available Section 3 and other opportunities through its website, opportunitynycha.org, and bi-weekly e-newsletter.*

As Section 3 vacancies become available, residents who have registered their interest in Section 3 opportunities are queried from a central databank based on their qualifications and proximity to where work is occurring and referred accordingly. NYCHA also issues letters to the Resident Associations, with a copy to the property management, when Section 3 contracts are awarded. These letters provided details regarding the projected vacancies; include instruction for referring residents to NYCHA's REES office; and include flyers for posting.

Additional notice is also provided by the respective contract administering department wherein pre-start or "kick-off" meetings are organized and details regarding the projected vacancies are shared. Furthermore, when major work is planned, evening resident meetings and/or pre-screening events have been coordinated with contractors to communicate available opportunities.

NYCHA seeks to improve upon and increase the impact of its outreach efforts through new methods. REES has recently made a Section 3 registry for Section 3 individuals only available online through opportunitynycha.org so residents can independently register and receive outreach when positions matching their skill set are available. In addition, REES now posts certain Section 3 vacancies online and, through a new e-service

initiative, will be able to transition most vacancies online so that residents may apply directly for available opportunities. REES will continue to partner with Resident Associations to host offsite information sessions and looks forward to finding additional ways to partner with the RAB to increase resident outreach.

- The RAB believes that the requirement that NYCHA residents must attend an 8-week training session in order to be Section 3 eligible is an extra burden NYCHA has added without being required to by HUD and would like to know where this requirement is mandated in the federal regulations.

NYCHA's Response: *Residents are not required to enroll in the NYCHA's Resident Training Academy's ("NRTA") 8-week construction training to be Section 3 eligible. REES refers any NYCHA residents registered with our office for available opportunities based on their proximity to where work is occurring and skill set. It is important to note, however, that Section 3 jobs have a variety of skill set requirements. The NRTA is a free training program available to residents that can help them qualify for available opportunities. The NRTA provides the following benefits:*

- *8 weeks of full-time training that includes construction industry overview, general workforce development preparation and related training such as contextualized mathematics.*
- *OSHA 10 Certification;*
- *5 hr. Suspended Scaffolding;*
- *4 hr. Asbestos Awareness;*
- *4 hr. Confined Space Hazard Awareness.*

REES encourages the RAB to refer residents seeking construction training to this free program which also will serve to pre-qualify residents for forthcoming apprenticeship opportunities.

- The RAB needs further information about contractors hired by NYCHA to fulfill Section 3 hiring. Contractors are often unfamiliar with their obligations under Section 3 and would benefit from thorough training. It also appears as if the same contractors are chosen to do work, even if they prove to be incompetent.

NYCHA's Response: *REES works with residents and contractors to ensure that both sides understand how to participate in and comply with Section 3 requirements. Further, NYCHA's Capital Projects Department evaluates contractors after each project and compliance with Section 3 is always a part of the evaluation.*

- The RAB would like to know if NYCHA has assessed the skills of individuals in each job category employed under Section 3 and would like to know the number of individuals employed in each Section 3 job category.

NYCHA's Response: *NYCHA performs assessments of residents registering with REES for Section 3 opportunities. This assessment, compared to NYCHA's knowledge of the skillset requirement for forthcoming construction work, has been used to design the training offered by NYCHA through the NRTA. The NRTA includes rotation in multiple areas in which skills are typically required in NYCHA contract work.*

- The RAB requested further information about what type of monitoring system is NYCHA using to track how many contracts are being awarded to NYCHA residents that have Resident-Owned Businesses and where this report can be accessed.

NYCHA's Response: *NYCHA has launched an online registry for Section 3 businesses, of which ROB's are a subset. This registry is being integrated this year with NYCHA's i-Supplier vendor registry in order to track activity with these vendors.*

- The RAB requests to know if Section 3 resident-owned businesses are ready to receive monies for the work being done and if there are any skilled trades assessments in OPMOM developments.

NYCHA's Response: *NYCHA encourages Section 3 businesses to register online so that NYCHA has knowledge of these businesses and their capacity. This list can be shared with NYCHA property managers, including those participating in OPMOM. The Section 3 business registry can be completed online at: <http://opportunitynychanyc.org/business-development/section-3-business-concern>. Additionally, ROB's can access business support services through REES Zone partners to assist them in structuring and growing their businesses.*

- The RAB would like to know how residents were involved in the Section 3 hiring process for Prospect Plaza Phase 1.

NYCHA's Response: *To date, five NYCHA residents were hired as part of the Phase 1 Prospect Plaza redevelopment project.*

- The RAB would like further information about a Section 3 training/information program, NYCHA's rules and regulations pertaining to Section 3 and HUD's rules, and NYCHA's compliance with Section 3 and HUD.

NYCHA's Response: *HUD's Economic Opportunity Division, at the request of NYCHA, provided training on Section 3 to the RAB during summer 2014. NYCHA has invited HUD back to New York to offer similar training in the fall. NYCHA can provide an overview of its Section 3 performance and rules and regulations, in addition to what has already provided to the RAB as part of the annual plan process during that future training. Please be advised that FAQ's regarding NYCHA's Section 3 program are also available online in the policy and procedures section of NYCHA's website:*

<http://www1.nyc.gov/assets/nycba/downloads/pdf/section3-faq.pdf>

- The RAB wants to know how REES fits in with OPMOM, their role with resident leaders and management and how they engage with the management resident associations.

NYCHA's Response: *REES staff works with all property management offices and resident associations, including OPMOM developments, to connect residents to partner opportunities through its Zone Model.*

- The RAB believes that communication between residents and NYCHA is not strong. They would like more input in the policymaking process and do not appreciate being told of changes after decision have already been made.

NYCHA's Response: *The Resident Advisory Board ("RAB") consists of public housing and Section 8 residents. Their primary function is to address various aspects of NYCHA's Annual and Five-Year Agency Plans, which set forth NYCHA's priorities and policies in 18 core areas and chart the course for NYCHA's short-term and long-term future. RAB members express concerns, make recommendations and advise NYCHA management in the formulation of the Agency Plans. The RAB's recommendations are considered as the plan is drafted and their recommendations regarding the final plan become a part of the submission when the plan is submitted to the U.S. Department of Housing and Urban Development.*

- Residents of Van Dyke and Ingersoll raised questions and concerns about a potential mental health facility coming to the neighborhood under NextGen NYCHA. Residents feel there has not been enough engagement with them over NextGen NYCHA plans and believe they are being told after the fact about decisions that have been already made, but not sincerely consulted for feedback and input.

NYCHA's Response: *Beginning in the summer of 2014, in collaboration with community organizing partners, NYCHA worked with 900 participants in three developments, including Van Dyke Houses and Ingersoll Houses, to create community vision plans. 186 Van Dyke residents and 211 Ingersoll residents participated in multiple workshops with NYCHA, community organizers, elected officials, and other key stakeholders. NextGen NYCHA discusses the findings of these community visioning sessions, which were focused on identifying the six topics of highest importance to residents at each development out of the following list: safety and security, affordable housing, maintenance and repairs, job training, community services, senior services, afterschool programs, youth development, childcare, playground, abandoned buildings and lots, and community gardening.*

To review the specific findings from the community visioning sessions at Van Dyke Houses, please visit: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-van-dyke-summary-en.pdf>. The specific finding from the community visioning sessions at Ingersoll Houses can be found at: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-ingersoll-summary-en.pdf>

- The RAB requests further information about Section 3 requirements, particularly if 30% of new hires are supposed to be NYCHA residents or if only 30% of the compliance percentage need to be NYCHA residents.

NYCHA's Response: *Section 3 requirements are stated in HUD regulations in 24 C.F.R. Part 135. Under 24 C.F.R. § 135.1, the purpose of Section 3 is to "ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons." Recipients of HUD assistance and covered contractors may show compliance*

with the “greatest extent feasible” requirement by meeting certain numerical goals for providing training, employment, and contracting opportunities to Section 3 residents and Section 3 business concerns. See 24 C.F.R. § 135.30(a). Under 24 C.F.R. § 135.30(a), “Recipients of section 3 covered public and Indian housing assistance (as described in §135.5) and their contractors and subcontractors may demonstrate compliance with this part by committing to employ section 3 residents as: ...(iii) 30 percent of the aggregate number of new hires for one year period beginning in FY 1997 and continuing thereafter.” The regulations also outline ways in which recipients, contractors, and subcontractors on contracts in Section 3-covered projects may satisfy Section 3 requirements by committing to award work to Section 3 business concerns. See 24 C.F.R. § 135.30(c). The terms relating to Section 3 requirements, including “business concern,” “contractor,” “Section 3 resident,” “Section 3 covered contract,” and others, are defined in 24 C.F.R. § 135.5. Information about Section 3 is also available on HUD’s website at http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/section3/section3.

- For the Prospect Plaza Disposition Phase 1, although Section 3 regulation was proposed, 17 people were hired for Section 3, yet only 4 were NYCHA Resident Section 3 hires. The RAB would like to know how this is in compliance with Section 3.

NYCHA’s Response: Under the Section 3 regulation, contractors are required, “to the greatest extent feasible,” to hire public housing residents (or other low-income persons when no public housing residents are available or qualified for the position) when contracting with public housing authorities on HUD-funded contracts. Individuals hired under Section 3 can either be: (1) a NYCHA resident or (2) a low or very-low income person, residing in the metropolitan area. Low or very-low income persons are defined as families whose incomes do not respectively exceed 50% or 80% of the median income, which varies by household size. For further clarification on these definitions, please review HUD regulation 24 CFR §135.5 or view the latest income guidelines at <http://www.nyc.gov/html/nycha/html/community/section-3-faq.shtml>.

For Prospect Plaza Phase 1, 17 total individuals were hired under Section 3 and 5 of these individuals were NYCHA residents. The remaining 12 individuals were either low- or very-low income residents who were qualified and available for the positions.

10. Additional Comments from the RAB

- The RAB wants clarification over the Mayor’s affordable housing plan and how it is different from the plan for public housing. They would like clarity on which programs are for them and which are for private market tenants, such as Senior Citizen Rent Increase Exemption (“SCRIE”) abatements and 80/20 arrangements.

NYCHA’s Response: The Mayor’s affordable housing plan is a five-borough, ten-year strategic plan that aims to address the City’s affordable housing crisis by outlining more than 50 initiatives that will support the City’s goal of building or preserving 200,000 units of high-quality, affordable housing over the next decade. This plan includes specific initiatives that will engage and benefit NYCHA residents and developments, as well as other initiatives that will look at items such as new financing mechanisms, new programs requiring a certain number of units be established as affordable, and policy changes that

impact the New York City housing market, to name a few. Public housing is one component of this plan, but it is not the primary focus. Programs and policies are analyzed in the Mayor's plan that impact four income levels, ranging from extremely low income to middle income based on the household's percentage of the AMI. Some of these income levels would not be eligible for participation in the public housing program, depending on family size and income level.

The SCRIE program protects eligible seniors from rent increases. However, seniors living in NYCHA public housing units, or living in units subsidized through the Section 8 program, are not eligible for participation in SCRIE. More information on the SCRIE program can be found here:

<http://www1.nyc.gov/assets/finance/downloads/pdf/brochures/scriedriebrochure.pdf>.

The 80/20 program uses tax-exempt bonds to construct multifamily rental buildings and in exchange for low-cost financing, 20% of the apartment units are reserved for low-income tenants earning no more than 50% of the AMI. The New York City Department of Housing Preservation and Development ("HPD") oversees this process. HPD is separate from NYCHA.

- The pet policy needs to be enforced more vigorously. Several developments reported that there is too much dog waste on the grounds and it appears if breed and size restrictions are being violated. The RAB would like to know if the City of New York Department of Sanitation ("DSNY") can help clean up after pets and if they are allowed to serve on NYCHA property, or if the City is willing to make an exception to allow them to do so.

NYCHA's Response: *The DSNY is not responsible for cleaning NYCHA grounds. NYCHA maintains a pet policy as stated in the Fiscal Year 2016 Annual Plan. Please refer to this policy and report any violations of it to your Property Manager who will contact the tenant of record to discuss the complaint with them. A record of this complaint will be kept in the tenant's file and repeated violations will be dealt with according to NYCHA's pet policy and grievance procedures. The pet policy can also be viewed at http://www1.nyc.gov/assets/nycha/downloads/pdf/Pet_GM_Policy_Overview_2010_04_d2.pdf.*

- Residents of Ravenswood Houses are concerned about noisy Department of Sanitation ("DSNY") trucks in their development and would like NYCHA to mitigate this, if possible.

NYCHA's Response: *You can report a noisy City sanitation vehicle, including garbage trucks, snow melters, and specialized vehicles (including salt spreaders and plows), by calling 311.*

Investigations are most successful when you provide the truck number or vehicle plate number, district, and the time and place of occurrence. You can also report noise from a private garbage truck. This includes noise from any part of the truck but not noise from employees. If possible, you should provide a description of the truck, the license plate number, and times the noise occurs.

To report noise from a garbage truck online, please visit: <http://www1.nyc.gov/nyc-resources/service/2093/noise-from-garbage-truck>.

Comments from the Public on the FY 2016 Annual PHA Plan

- 1. MyNYCHA Mobile App** - NYCHA should integrate 311 into NYCHA's newly designed mobile app through which residents should be able to submit maintenance service requests.

***NYCHA's Response:** NYCHA is currently developing a web-based version of the mobile application. Once deployed, NYCHA will work with NYC Department of Information Technology & Telecommunications ("DoITT") to understand the feasibility of integrating a link to the application via the 311 website.*

- 2. Transparency** - NYCHA needs to be more transparent about the call center operations, as well as provide more information about the service request process for repairs.

***NYCHA's Response:** NYCHA continues its efforts to improve communication and share information with residents. In September 2015, the new smartphone application, MyNYCHA, is available for anyone with a smart phone or tablet and allows residents to request repairs, schedule the initial appointment, and check the status of any work orders for their apartment. In addition, NYCHA Alerts is a computer-based program that provides residents with email updates about service outages and service restoration. To sign up for NYCHA Alerts, please visit: <https://eapps.nycha.info/Alerts/>. Information on current gas, heat and hot water outages is available posted in real-time on the NYCHA Alerts page of NYCHA's website, available here: <http://www1.nyc.gov/site/nycha/residents/heat-hot-water-outages.page>.*

NYCHA continues to produce the NYCHA Journal and connects directly with residents through various resident engagement meetings. For example, the Department of Resident Engagement has organized and conducted hundreds of meetings with residents, in all five boroughs, covering subjects such as: Emergency Preparedness, CCTV Approvals and Installation, Recycling, Bond B, Capital Projects, Smoking Cessation, and Rodent Control.

- 3. Rent Delinquency** - NYCHA should evaluate what percentage of households that are classified as rent-delinquent are: (1) unable to pay their rent due to financial constraints and (2) not paying their rent due to pending litigation or outstanding repair requests or other actions with respect to the conditions of their unit.

***NYCHA's Response:** NYCHA will assist any households that are having difficulty paying their rent. If a household is having an issue making rent payments, NYCHA recommends that residents go to the property management office or to NYCHA's Family Services Department to discuss the situation and identify other options, such as paying rent on a payment plan. Contact information for NYCHA's Family Services Department can be found here: <http://www1.nyc.gov/site/nycha/residents/family-services.page>.*

4. **Parking Fee Increases** - NYCHA should phase in parking fee increases gradually, over a five-year period and also create a process to evaluate the impact on residents of such a significant increase in monthly parking fees. In addition, NYCHA should consider waiving the parking fee increase altogether in exceptional cases where the fee increases have a prohibitive impact on the household. NYCHA also needs to disclose whether or not there will be waivers granted for those who would otherwise be unable to pay their rent and the parking fee.

***NYCHA's Response:** NYCHA will continue to provide residents with first priority for parking spots and rates will be capped at no more than \$150 per month for parking spaces in the highest demand areas. NYCHA is in the process of finalizing the complete fee schedule City-Wide and residents will be advised as soon as the fees are finalized. Beginning in 2016, NYCHA will begin to phase-in price increases to market rates at 80 to 90 developments, containing approximately 6,000 spaces. A subsequent set of developments will follow in 2017 and the selection of lots for each phase will be guided by lot condition, ease of upgrade, and demand for spaces. All developments will have experienced phased-in fee increases by the end of 2017. NYCHA will consider providing waivers for those unable to pay increased parking rates in addition to their rent.*

5. **Parking Fees** - NYCHA should implement a sliding scale fee system for parking based on household income, rather than charging certain boroughs more money for parking than others.

***NYCHA's Response:** NYCHA is increasing parking rates based on local market rates. Market rates have historically been considerably higher than the rates NYCHA charges its residents. For example, in some neighborhoods, market rates are 12 times or more than NYCHA's current rates. Rate increases will be capped to local market rates for residents, while non-residents will pay full market rates. NYCHA is in the process of finalizing the complete fee schedule city-wide and residents will be advised as soon as the fees are finalized.*

6. **Parking Fees in Manhattan** - Increasing prices for parking in Manhattan developments only is unfairly punishing residents for which borough they live in.

***NYCHA's Response:** In order to generate operating revenues to become fiscally sound and attract outside funding, NYCHA needs to increase parking revenue by raising rates to market values in each borough. The market rate fee structure will be implemented city-wide and is not limited to Manhattan. Rates will be capped at \$150 per month for residents in the highest demand areas. Market rates for parking have historically been significantly higher than the rates NYCHA charges its residents. NYCHA's parking rate increases will be capped to local market rates for residents and will be full market rates for non-residents. NYCHA will begin to phase-in fee increases in 2016 and all developments will have experienced phased-in fee increases by the end of 2017. The market rates in each borough, including Manhattan, have not been finalized at this time. NYCHA is in the process of finalizing the complete fee schedule City-Wide and residents will be advised as soon as the fees are finalized.*

7. **Admission Preferences for Affordable Development** - NYCHA should specify admission preferences for all affordable housing developed on NYCHA land in which 25% of units are reserved for current residents and 25% are for the formerly homeless.

NYCHA's Response: NYCHA typically requires a rental preference for 25% of all units in affordable housing projects on NYCHA land. Admission preferences specifically for homeless families and individuals are subject to funding availability.

8. **Preference Policy** - NYCHA needs to clarify the preference process for NYCHA residents in any new housing created under the infill strategy proposed in NextGen NYCHA. In particular, clarification is needed if all NYCHA residents are considered first, and then others are eligible to apply, or if only a certain percentage of units will be reserved for NYCHA residents, as well as how families on the waiting list are considered.

NYCHA's Response: NYCHA has a marketing plan template for use by selected developers to follow in marketing and tenanting the NYCHA preference units. The marketing process involves rental advertisements and meetings with residents in nearby NYCHA developments well in advance of project completion. All rental applications are made through the City's Housing Connect. Eligible NYCHA applicants who rank high on the Housing Connect can be admitted without relying on the NYCHA preference. NYCHA's 25% preference units will give priority to eligible NYCHA residents, followed by certified applicants on the public housing waiting list and then new or transfer Section 8 voucher holders. NYCHA is working with HPD to insert "Certified Applicant on the NYCHA Public Housing Waiting List" as a field for Applicant Profile in Housing Connect in order to allow those on the waiting list to be considered for the NYCHA reference.

9. **Affordable Housing Development** - Publicly-owned NYCHA land should be used exclusively to support affordable housing for low-income New Yorkers, given the scarcity of land suitable for affordable housing development. NYCHA should abandon the mixed-income model, except where the resident community and NYCHA reach an agreement on the degree of affordability. Through the community visioning process, residents should have the opportunity to assess potential benefits and costs attached to mixed-income development, including whether the revenues generated by leasing and developer fees can be used to address on-site capital improvement needs. There must be a robust process, during which the consequences of NYCHA's plans for residents, communities, and the environment are shared publicly and addressed, and NYCHA and the stakeholders work together to create the best plan possible.

NYCHA's Response: NYCHA will continue to build consensus with residents and community stakeholders before developing affordable housing projects as well as 50/50 developments to raise revenues for on-site capital improvement needs.

10. **100% Affordability** - While the NextGen NYCHA strategy calls for the construction of both 100% and 50/50 affordable housing, residents believe all new developments should be 100% affordable housing.

NYCHA's Response: As outlined in NextGen NYCHA, the inclusion of market rate units will help NYCHA generate revenues to address operating deficit and capital improvement needs.

- 11. Long-Term Affordability** - NYCHA should give preference to nonprofit developers committed to long-term affordability, particularly those endorsed by the resident community, in assessing developer proposals.

NYCHA's Response: NYCHA encourages non-profit, Minority and Women Business Enterprises ("WMBE") and community-based developers to respond to Request For Proposals ("RFPs") for affordable housing development. NYCHA will work with HPD towards assigning extra points on proposal review score cards for development teams with non-profit, MWBE and community-based developers.

- 12. Affordability Term** - NYCHA needs to ensure that units in new developments are affordable and remain affordable for the life of the lease, rather than for a shorter term period (such as 30 years).

NYCHA's Response: All 100% affordable housing developments will be permanently affordable. HPD/HDC and NYCHA are committed to enforcing the perpetual use of land and buildings for affordable housing.

- 13. Use Restrictions** - NYCHA should define use restrictions (in regard to affordability and admission preferences) in any regulatory agreements developed for the life of any future ground leases.

NYCHA's Response: NYCHA and HPD/HDC will record ground leases and regulatory agreements with affordable housing use restrictions that cover admission preferences, affordability levels and rent stabilization.

- 14. Mayor Bloomberg's Development Plan** - NYCHA needs to explain how the proposed infill strategy in NextGen NYCHA is different from Mayor Bloomberg's infill plan.

NYCHA's Response: Please see the table below for the differences between the plans.

Plan Particulars	Previous Plan	Current Plan
<i>10 Year Target</i>	<i>165,000 new and preserved units</i>	<i>200,000 units = 80,000 new construction and 120,000 preserved</i>
<i>New Units</i>	<i>6,000 units</i>	<i>17,000 new units with 13,500 affordable and 3,500 market rate</i>
<i>Resident Consultation</i>	<i>Meeting HUD</i>	<i>Proactive outreach and engagement of</i>

	<i>requirements for Section 18 disposition application</i>	<i>residents through community visioning workshops and on-going meetings, in addition to Section 18 disposition process</i>
<i>Ground Lease</i>	<i>8 developments in Manhattan with 14 sites for 80% market and 20% affordable housing</i>	<i>Infill development sites for 17,000 units with 20% market and 80% affordable housing</i>

- 15. Land Lease Initiative** - NYCHA should provide residents with an update of what happened to the original developments that were proposed to be land leased under the Bloomberg administration.

NYCHA's Response: *Currently, there are no plans to go forward with that land-lease plan.*

- 16. HPD Term Sheets** - Since “infill housing” is a joint undertaking by NYCHA and the NYC Department of Housing Preservation and Development (“HPD”), proposals must conform to HPD “term sheets” that set out guidelines to developments for different models of affordable housing, including admission preferences. NYCHA should request new HPD term sheets that are consistent with revised admission preferences (and include specific admission preferences for NYCHA residents and the community at large) put forward in requests for infill development proposals.

NYCHA's Response: *All Requests for Proposals (“RFP’s”) jointly issued by NYCHA and HPD for affordable housing have stipulated requirements to meet both the NYCHA preference and the Community preference. Since admission preferences are covered by RFPs, NYCHA’s requirements can be met without the need to obtain a separate term sheet from HPD.*

- 17. T0 Priority Codes** - A NYCHA resident would like to know how long the waiting list is for someone with a T0 priority code.

NYCHA's Response: *The T0 priority is NYCHA’s highest priority. Among the seven categories of the T0 priority, families residing in an uninhabitable apt (T0-A priority) and families required to move to a smaller apartment as a result of termination of tenancy proceeding (T0-E priority) are ranked higher than the other five categories. The waiting time varies by development and room size required by the family. A family on a waiting list at a development with few move-outs will wait longer than a family on a waiting list with greater move-outs. Generally, families assigned the T0 priority is anticipated on average to be offered an apartment within three months.*

The Tenant Selection and Assignment Plan dated September 10, 2015 is posted on NYCHA’s website at: <http://www1.nyc.gov/site/nycha/eligibility/apply.page>. The TSAP

document lists and explains the transfer categories and describes the rental rotation in detail.

- 18. Vacancy Selection Process** - Residents would like to know about the selection process when a NYCHA apartment is vacant.

***NYCHA's Response:** Vacancies are filled on a rotating cycle. Two out of five vacancies are filled by new applicants and three out of five vacancies are filled by need-based transfers, based on transfer priority codes. One out of three of those vacancies are for disabled residents. The length of time a resident will spend on the waiting list depends on his or her location restrictions, desired apartment size, and transfer priority code.*

- 19. Section 8 Project-Based Vouchers** - NYCHA and HPD should commit Section 8 project-based vouchers to all housing developed on NYCHA land to deepen affordability and reach lower incomes.

***NYCHA's Response:** NYCHA plans to commit available Section 8 funding for project based vouchers to enhance project feasibility and housing affordability for those with lower incomes.*

- 20. Sale of NYCHA Land** - NYCHA should retain a 99-year ground lease for all affordable housing developed on NYCHA land. NYCHA should not sell its land to developers.

***NYCHA's Response:** NYCHA plans to retain land ownership in the development projects announced as part of NextGen NYCHA, including the 100% affordable and 50/50 projects.*

- 21. Ownership Structures** - NYCHA should retain the strongest possible role in any new ownership structures so that ongoing affordability is assured. NYCHA should, at the least, retain ownership of the land by leasing, not selling it to the new entity.

***NYCHA's Response:** NYCHA plans to maintain an ongoing role in any new developments on NYCHA land by retaining land ownership or retaining interest and control through development partnerships.*

- 22. Prevailing Wages** - NYCHA should include prevailing wages for all construction under NextGen NYCHA. Developers should be given the option of waiving the prevailing wage requirement by entering into a Project Labor Agreement ("PLA") with the Building and Construction Trades Council.

***NYCHA's Response:** For 100% affordable housing projects, prevailing wage is only assumed should construction and permanent financing sources require it. A Project Labor Agreement is not applicable to projects with HPD/HDC financing.*

- 23. Maximizing Revenues** - NYCHA should consider maximizing revenues from land-leasing, developer fees, and any other sources in evaluating proposals from developers.

***NYCHA's Response:** As further described in NextGen NYCHA, it is NYCHA's objective to maximize revenues from all available avenues including land lease, developer fees, inclusionary housing and marketing.*

- 24. Development Revenue Allocation** - Revenues generated by specific NYCHA developments should first be allocated to address the on-site backlog of needed major improvements. Any excess revenues should be allocated to other NYCHA developments.

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

- 25. Scattered Site Housing List** - A list of all developments that are considered to be scattered-site housing needs to be released by NYCHA. Developments that are technically assessed as "obsolete" should also be disclosed, and NYCHA must inform residents what category their developments fall into.

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

- 26. Scattered Site Housing** - NYCHA should press for scattered site developments to be included in the preservation component of the Mayor's Housing NY Plan, under which 120,000 existing affordable units are to be preserved over the next 10 years.

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

- 27. Scattered-Site Resident Rights.** NYCHA should explain the rights (with respect to permanent affordability, tenancy, and succession rights) that residents of the 15,000 scattered-site and "obsolete" units will retain if their homes are transferred from the public housing program to other forms of public subsidies, particularly the Section 8 Voucher program.

***NYCHA's Response:** At this time, NYCHA has not decided to transfer scattered site public housing out of the public housing program. NYCHA will inform residents and the public, and will engage residents in the process, if it decides to go forward with a transfer of these units to another form of subsidy.*

- 28. Tenant Rights** - NYCHA should provide information on how tenant rights will be impacted if the development a resident is living in is either (1) converted to a Public-Private Partnership ownership model or (2) undergoing infill development.

***NYCHA's Response:** NYCHA will consolidate the experience and lessons learned from RAD and the Section 8 Recapitalization in finalizing a manual of tenant rights for information in developments to be considered for RAD or Section 8 conversion. Pertinent information will be included for residents interested in applying for affordable housing units in the new buildings.*

- 29. Ground Floor Leasing** - When leasing non-residential ground floor space, NYCHA should encourage incoming commercial tenants to consult with residents and hire local NYCHA residents.

NYCHA's Response: NYCHA takes this under advisement.

- 30. Re-visioning New Developments** - NYCHA needs to engage with current residents of NYCHA developments that may undergo infill development and allow the residents decide how to collectively 're-vision' their homes.

NYCHA's Response: NYCHA plans to develop information for residents based on the experience and lessons learned from RAD and Section 8 Recapitalization, including how to apply for affordable units in new developments. NYCHA will keep residents fully informed of any development plans and will provide residents with opportunities to comment.

- 31. Community Steering Group** - NYCHA should create a Community Steering Group ("CSG") to drive and coordinate any future community visioning processes. The CSG should include the Board of the Resident Association and NYCHA representatives, and any other residents, community stakeholders or legal and technical assistance providers should be as viewed as potential contributors. The CSG should jointly decide on meeting schedules, agendas, committee structure, and hold periodic meetings of residents at large to keep them informed and obtain feedback on CSG direction and progress.

NYCHA's Response: This is an excellent suggestion to be incorporated into future Resident Engagement and Community Development efforts.

- 32. Resident Engagement and New Development** - Under NextGen NYCHA, the Authority should allow residents of developments subject to infill development to vote on whether or not the construction should take place and if it does, residents should have the right to be offered occupancy first in any new units that are constructed.

NYCHA's Response: NYCHA will involve residents at the affected developments in the re-visioning process. The new developments will include a preference for NYCHA residents.

- 33. New Development Process** - NYCHA should provide clarification on how it will be determined where infill development takes place and in what locations (boroughs, developments) the market rate buildings are likely to be constructed.

NYCHA's Response: Staff look for vacant sites with street frontage on NYCHA campuses that can accommodate a minimum building footprint of approximately 60' by 120' or 7,200 square feet. Staff then calculate the available floor area for the potential sites that can be developed, and prioritize the sites based on their existing capital needs, development potential for new construction, neighborhood needs, and the City's community development agenda. In order to generate more revenues, the market rate or 50/50 buildings are likely to be identified in locations with higher land values, such as Manhattan and Brooklyn.

- 34. Uniform Land Use Review Procedure** - In 2013, New York City Council passed two resolutions (2013-1719 and 2013-1770) that have not been put into effect by NYCHA. In particular, 2013-1770 called upon NYCHA to comply with the provisions of New York City's Uniform Land Use Review Procedure ("ULURP"). NYCHA needs to explain why

these resolutions have not been in effect and why the Authority will not comply with ULURP.

NYCHA's Response: *NYCHA must comply with the federal Section 18 process for the disposition of public housing properties, which requires HUD approval. Section 18 is similar to ULURP in many ways, including engagement of residents. Unlike ULURP, local elected officials have no formal veto power over proposed Section 18 dispositions. There are two other fundamental differences between Section 18 and ULURP:*

- 1. Section 18 has no formal timetable; once the application is submitted to HUD's Special Application Center ("SAC") in Chicago and deemed complete by HUD staff (the equivalent of ULURP certification), the HUD review takes 100 days on average but may be longer or shorter. If HUD requires additional information to complete its review, it will notify the public housing authority and the review process is placed on hold until SAC receives the required information. Once a ULURP application is certified, the review process must be completed in 7 months.*
- 2. Resident/local stakeholder/elected official consultation for Section 18 must take place before a housing authority submits a disposition application to HUD. The Section 18 regulations require the housing authority to provide details of consultations as part of the application. In contrast, ULURP applications are drafted and certified before formal consultation with public/elected officials occurs.*

In addition to complying with Section 18 federal regulations, NYCHA will adhere to the local review process as required.

35. Lenox Road Houses and RAD - Residents of Lenox Road Houses would like to know if their development is likely to be converted into a RAD development.

NYCHA's Response: *In order to participate in RAD, NYCHA must apply to HUD with evidence of resident engagement and a clear need for rehabilitation of the property. Currently, NYCHA has only applied to HUD to implement RAD at one development, Ocean Bay Apartments (Bayside). NYCHA is still analyzing the rest of the portfolio to determine future RAD sites. Once NYCHA selects prospective RAD sites, it will engage residents well in advance of submitting a RAD application to HUD.*

36. Resident Engagement and RAD - Residents living in developments that may be converted to RAD developments should be given the opportunity to provide feedback prior to any decisions being made.

NYCHA's Response: *NYCHA agrees, and has followed this process with respect to RAD conversion at Ocean Bay Apartments (Bayside). In 2013, NYCHA started the process of meeting with residents and community members to discuss ways to renovate, repair, and improve the quality of life at Ocean Bay Apartments (Bayside) through the RAD program. NYCHA applied for RAD and due to extraordinarily high demand in the program, NYCHA's application to HUD was waitlisted during Round 1 of RAD applications in*

2014. HUD accepted NYCHA's RAD application for Ocean Bay Apartments (Bayside) in March 2015.

Since March, NYCHA has continued and will continue to engage residents and key stakeholders as the RAD process goes forward. NYCHA held two public meetings with residents and a Town Hall meeting in June 2015, and held another public meeting in August 2015. NYCHA plans to hold monthly meetings at Ocean Bay Apartments (Bayside) on the general RAD program and on specific topics of concern to residents.

- 37. RAD Developments and Foreclosure** - NYCHA should explain what will occur if a RAD development defaults or goes into foreclosure.

NYCHA's Response: NYCHA would terminate the lease and seek a new developer to manage the building. Under the provisions of a ground lease, NYCHA would have the right to step in if conditions at the new housing deteriorate. Additionally, the RAD Use Agreement is recorded in a superior position to any new or existing financing or encumbrances on the property to ensure the development continues to serve low-income households.

- 38. Ocean Bay Relocation** - NYCHA should provide further detail about the relocation of residents at Ocean Bay Apartments (Bayside) in the RAD program.

NYCHA's Response: NYCHA is developing an RFP for this development which will request that developers do tenant-in-place rehabilitation so that residents do not have to move out during the renovations. If plumbing work or other extensive work is required where residents need to be moved, residents will be informed well in advance, and any move will be temporary. NYCHA is going to work closely with the residents of this community once it determines exactly what the rehabilitation will be.

- 39. Future RAD Developments** - Residents would like to know if NYCHA will implement other RAD developments after Ocean Bay Apartments (Bayside).

NYCHA's Response: Currently, NYCHA has HUD permission to implement RAD only at Ocean Bay Apartments (Bayside). The Ocean Bay Apartments (Bayside) development will help NYCHA learn how successfully this program can work for possible future RAD conversions. RAD conversions also depend on HUD's capacity to implement the program going forward.

- 40. RAD Developments in Manhattan** - Residents would like to know if there are any plans to do any RAD developments in Manhattan. In addition, a description of how tenant rights are protected in RAD developments needs to be provided.

NYCHA's Response: RAD cannot be implemented without HUD permission, and HUD has approved a limited number of units for RAD conversion. Ocean Bay Apartments (Bayside) is the only NYCHA development for which NYCHA has HUD permission to implement RAD. The RAD conversion at Ocean Bay Apartments (Bayside) will help NYCHA to determine whether RAD can work at other NYCHA developments.

- 41. Van Dyke RFP** - NYCHA should disclose the requirements included in the Request for Proposals (“RFP”) that will ensure the new development at Van Dyke Houses will provide affordable housing to new NYCHA residents.

NYCHA’s Response: For the Van Dyke RFP, developers will be scored on a point system and the contract will be awarded to the development that will provide the deepest affordability and reach the lowest possible income residents while returning the highest financial return to NYCHA. Once the RFPs have been received, NYCHA will review all applicants to determine the best possible partnership to benefit NYCHA’s residents and financial concerns. The RFP is available to view here:

<http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-rfp.pdf>.

- 42. Ingersoll and Van Dyke RFP** - NYCHA should clarify if the RFP for Ingersoll and Van Dyke developments will be mixed use housing and if there will be a lottery for tenant selection.

NYCHA’s Response: There will be a lottery process. Once the proposals are received, residents will be briefed on exactly how the lottery process and development will work. There is a community space planned for the ground floor at Ingersoll, and at Mill Brook, the community requested a senior center. There are no commercial or retail spaces planned at this time.

- 43. Ocean Bay and Scattered-Site Housing** - Residents want to know if Ocean Bay is considered to be scattered-site housing.

NYCHA’s Response: The Ocean Bay development is not considered scattered site housing. It is conventional public housing.

- 44. Scattered-Site Housing** - Residents want to know if NYCHA is selling scattered-site housing.

NYCHA’s Response: One of the concepts in NextGen NYCHA is to reduce NYCHA’s capital needs. Over 10 years, NYCHA could convert 6,380 public housing units in scattered-site developments to Project-Based Section 8. Since scattered-site buildings do not have their own property managers, it is more difficult and expensive for NYCHA to manage these units. NYCHA is currently working on a plan for the redevelopment of scattered-site housing and will work with the residents of these buildings moving forward once a plan has been developed. NYCHA is focusing on potential plans that maintain tenant rights, allow tenants to remain in place during redevelopment, and maintain NYCHA’s ownership of the structures.

- 45. Tapscott Street Ownership** - NYCHA should explain what happened with the ownership of the Tapscott Street building.

NYCHA’s Response: NYCHA has three developments with a Tapscott Street address (104-14 Tapscott Street, Howard Avenue and Tapscott Street Rehab). All of these developments and buildings are owned by NYCHA.

- 46. Campos Plaza Privatization** - Residents of Campos Plaza would like to know if there are any plans to privatize the development.

NYCHA's Response: Currently there are no plans to "privatize" the Campos Plaza II (federal public housing) development. However, the residents have expressed an interest in the Rental Assistance Demonstration ("RAD") program. While there is a limited opportunity to apply to HUD for RAD conversions, NYCHA may speak with residents about RAD and the opportunities it provides for capital upgrades to the development.

- 47. Development Income** - NYCHA needs to provide a breakdown of what other income NYCHA and local property managers receive other than rent to operate the developments. An explanation of how and who decides how money gets dispensed should be provided as well.

NYCHA's Response: Information on NYCHA's budget is available for review in the FY 2015 Budget Book which is available online, <http://www1.nyc.gov/assets/nycha/downloads/pdf/fy2015-budget-book.pdf>.

- 48. Income from Private Developers** - NYCHA needs to disclose how much money NYCHA is receiving from leasing properties to private developers.

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

- 49. Participatory Budgeting Process.** NYCHA should create a "participatory budgeting process" which allows residents to have a role in deciding how some portion of NYCHA operating and capital funds are allocated within all public housing developments over the near future.

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

- 50. Section 3 and New Developments** - Section 3 requirements should apply to all construction and permanent jobs generated by development activity and NYCHA should emphasize maximizing entry into state-certified apprenticeship programs to ensure career paths for residents.

NYCHA's Response: Section 3 requirements apply to federally funded programs. NYCHA is committed to ensuring a proactive and robust resident employment program for all of our development projects.

- 51. Resident Leader Training** - NYCHA and CCOP must see that effective training for resident leaders is provided on an ongoing basis by allocating a fixed portion of TPA funds every year. Training is sorely lacking in areas such as organizing skills, advocacy, and engagement with NYCHA and the community at large.

NYCHA's Response: NYCHA is open to enhancing its resident leadership development and training. As part of the Next Generation NYCHA plan, NYCHA has committed to developing formalized resident leadership training.

- 52. Leadership Training** - NYCHA should provide leadership training under contract with independent technical assistance providers, not by NYCHA itself. Resident preferences should be considered in selecting the provider.

NYCHA's Response: NYCHA will comply with all procurement rules and best business practices to provide effective training for resident leaders. NYCHA is open to collaborating with residents in developing resident leadership training.

- 53. Engaging Resident Groups** - NYCHA and CCOP should give major emphasis to engaging younger residents and those with limited English proficiency.

NYCHA's Response: As part of the Next Generation NYCHA Plan, NYCHA has committed to working with resident leaders to develop youth resident leadership councils. Employees throughout NYCHA volunteer to provide language services through a program known as the Language Bank, and will continue to be utilized to engage residents. Over the past year, 186 volunteers provided services in 34 languages.

- 54. Tenant Participation Activity ("TPA") Funds** - NYCHA should simplify and expedite the process through which resident leaders apply for Tenant Participation Activity ("TPA") funds.

NYCHA's Response: NYCHA is bound by federal regulations in administering TPA funds. NYCHA has made major strides in simplifying and expediting the TPA Process. Improving upon lessons learned following the release of the NYCHA TPA Guidebook in 2014, NYCHA will continue to work with resident leaders to improve the TPA process within the framework of federal requirements. The TPA guidebook is available to view here: <http://www.nyc.gov/html/nycha/downloads/pdf/tpa-guidebook-20140818.pdf>.

- 55. TPA Fund Availability** - NYCHA should make a portion of TPA funds available to resident leaders each year for expanding programs at senior and community centers.

NYCHA's Response: NYCHA will consider proposals from resident leaders for any program that qualifies for TPA funding under HUD regulations.

- 56. Auditing TPA Funds** - NYCHA should conduct an independent, external audit of the use of TPA funds to date, in order to assess and correct for past underutilization and any past misallocations.

NYCHA's Response: NYCHA works diligently to maintain proper controls and processes over the TPA process and the use of funds. NYCHA continues to improve policies and processes to ensure that resident leaders are effectively empowered to access TPA funds in accordance with HUD regulations.

- 57. TPA Funds and Administrative Fees** - NYCHA should not spend Tenant Participation Activity funds without engaging residents to understand the best uses for this money. Too much money is being spent on administrative fees. NYCHA should set aside TPA funds each year to train resident leaders, and these trainings should be taught by individuals other than NYCHA employees.

NYCHA's Response: *TPA funds must be administered in accordance with HUD regulations. NYCHA allocates these funds based on TPA proposals NYCHA receives from resident leaders. As specified in 24 C.F.R. § 964.150, NYCHA may use \$10 per unit per year to pay for costs it incurs in carrying out tenant participation activities.*

- 58. Community Center Planning** - To promote continuity of the transfer from NYCHA to Department for the Aging (“DFTA”) and Department of Youth And Community Development (“DYCD”), both DFTA and DYCD should plan programs at each center in coordination with the Board of the Resident Association at the development.

NYCHA's Response: *The Resident Associations are a strong part of the leadership of the NYCHA community. It is recommended that each of the community and senior centers develop an Advisory Board or other collaborative working relationship with DFTA and DYCD.*

- 59. Community Center Availability** - Each NYCHA development that experienced the transfer of the community center to DFTA or DYCD should retain rights to use the center facilities, when needed, for social functions, emergencies, or other special needs.

NYCHA's Response: *NYCHA retains the right to utilize centers in the event of an emergency.*

- 60. Social Workers and Homeless Residents** - NYCHA should employ more social workers in developments to assist residents with issues they may be facing. In addition, while the work NYCHA is doing to house formerly homeless individuals and families is admirable, NYCHA needs to provide social services and specific programs for formerly homeless residents in NYCHA developments.

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

- 61. Homeless Family Vouchers.** In 2008, NYCHA commenced a voluntary conversion agreement with HUD in which 8,400 public housing units located in former state and city developments were to be supported with Section 8 vouchers, but the program was voluntary and only 3,400 resident and waiting list families accepted the vouchers. When the developments were federalized in 2010, the outstanding 5,000 units were not included in federal calculations of operating and capital subsidy. For these developments, the current operating shortfall is over \$20 million annually. The estimated 500 to 600 vacancies per year in these buildings should be opened to homeless shelter families receiving HPD Section 8 vouchers through the Department for Homeless Services (“DHS”) and the Human Resources Administration (“HRA”). Many such families have had trouble finding apartments in the open market.

NYCHA's Response: *NYCHA has issued over 1,300 vouchers to homeless families and veterans referred by the Department of Homeless Services (“DHS”). As of September 2015, there have been 124 new admissions to these units.*

- 62. Homeless Family Priority Preference for Vacancies** - 25% of vacancies in NYCHA developments should be allocated for homeless families.

NYCHA's Response: NYCHA is currently reviewing its apartment allocation plan.

- 63. Homeless Family Priority Preference** - NYCHA should assign 750 homeless families with working members in the household into permanent housing in 2016 and provide supportive services throughout this transition.

NYCHA's Response: NYCHA will provide 750 working families referred from DHS with NYCHA public housing during 2016. DHS provides supportive services to formerly homeless families through its Homebase program.

- 64. CCTVs and Police Service Areas** - Video feeds from Closed Circuit TV ("CCTV") cameras in NYCHA developments should be linked to local Police Service Areas in order to facilitate more efficient and timely access to issues.

NYCHA's Response: This recommendation is part of ongoing conversations with the New York Police Department ("NYPD") regarding NYCHA security.

- 65. Reduced Payment Standards** - In 2016, NYCHA is intending to apply for a reduced payment standards of 105% of the HUD FMR, instead of the previous 110%. This reduction will cause approximately one-third of voucher holders to pay a larger share of their rent for their apartments. NYCHA should identify Section 8 households that will be adversely impacted by this change and work with the NYC Department of Finance to enroll these households, where possible, in the Senior Citizen or Disability Rent Increase Exemption Program ("SCRIE" and "DRIE").

NYCHA's Response: NYCHA will reach out to the City Agencies that administer these programs for more information and share relevant information with program participants.

- 66. Section 8 Shelter Allowance** - NYCHA and the city should press New York State to increase the shelter allowance for Section 8 voucher holders receiving public assistance to the levels now received by private landlords. Currently, the state and city pay discounted shelter allowances toward vouchered apartments.

NYCHA's Response: NYCHA agrees with this suggestion, which would require a change in state law. NYCHA is working with local representatives on proposed changes to the law.

- 67. Written Record of Materials** - NYCHA should provide a written record of all NYCHA presentations, documents distributed, and meeting minutes from all meetings with residents and community members.

NYCHA's Response: NYCHA staff holds scores of meetings with residents and community leaders every year. Although we do publish many presentations, reports and testimony on our website, it would be cost-prohibitive for us to maintain and publish the minutes from each meeting we attend. Given that we are making every effort to maximize the use of limited funding to maintain, repair and rebuild resident housing and we are downsizing our administrative staff by 10%, we could not justify the cost involved in an administrative task of this magnitude.

- 68. Community Center Staff Displacement** - NYCHA staff displaced by the transfer of the community centers should be given every opportunity to retain employment with the city at a comparable level.

NYCHA's Response: NYCHA worked closely with the City's Office of Labor Relations and our labor partners to ensure that all impacted staff successfully transitioned from NYCHA.

- 69. Central Office Staff Displacement** - NYCHA staff displaced by the elimination of 1,000 Central Office NYCHA positions, as mentioned in NextGen NYCHA, should be given every opportunity to retain employment with the city at a comparable level.

NYCHA's Response: All NYCHA employees will be integrated into other City agencies. No NYCHA staff will lose employment as a result of this effort.

- 70. Reduce Central Office Staff** - Instead of reducing the number of NYCHA employees on the ground at developments, NYCHA needs to work to reduce central office staff and reduce the hiring of consultants. The use of "outsourced consultants" in central administrative offices needs to be justified through a rigorous analysis of costs.

NYCHA's Response: The NextGen NYCHA plan focuses on ways to achieve short-term fiscal stability by significantly reducing headcount in redundant central office functions and integrating those services into City agencies based on their particular expertise. In addition, as part of the ongoing labor-management summit with a range of unions to address the critical challenges facing NYCHA, joint exploration will begin in September 2015 of possible ways to achieve savings through in-sourcing of work, which may reduce the use of consultants.

- 71. Resiliency Resident Engagement** - NYCHA should engage tenants on all future resiliency efforts and ensure integration with broader city and state efforts.

NYCHA's Response: NYCHA is continually working to increase preparedness awareness by partnering with City agencies and community based organizations that provide personal preparedness presentations to tenants to increase our NYCHA community's resilience. NYCHA has also significantly increased its emergency planning efforts in concert with New York City Emergency Management and other public safety partners.

NYCHA is actively engaged with the New York City's Volunteer Organizations Active in Disasters ("VOAD"), which organizes nonprofit, community-based and faith-based organizations to respond to a community in times of emergency to coordinate the administration of emergency services, distribution of supplies and deployment of volunteers.

NYCHA also makes it a priority to partner with sister agencies with active roles in disaster response. NYCHA participates on numerous City and State task forces and committees, which has fostered an unprecedented level of collaboration with local emergency managers. For instance, NYCHA has ensured that NYCHA employees are part of City Hall's emergency access list so that employees can quickly get to NYCHA developments after a disaster. NYCHA staff is also on City Hall's Priority Fueling

Designation List so we can access fuel for vehicles and equipment needed to bring our buildings back on-line after an emergency and keep developments operational. NYCHA is working directly with the Department of Health and Mental Hygiene (“DOHMH”) to create an outreach plan specifically for NYCHA residents to determine and remedy unmet human service needs post-disaster.

- 72. HUD 964 MOU** - NYCHA needs to write a Memorandum of Understanding (“MOU”) to make sure the Authority is in compliance with HUD Regulation 964.

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

- 73. Campos Plaza Safety.** The NYC Department of Buildings has declared two buildings in Campos Plaza unsafe and would like NYCHA to expedite repairs in these buildings to ensure safe living conditions for residents.

NYCHA’s Response: One building at Campos Plaza II (641 East 13th Street) is scheduled for brick/façade work. The works is scheduled to commence November 2015 and estimated completion date is November 2016.

- 74. Prioritizing Repairs** - NYCHA's deteriorating infrastructure is causing health complications for residents, including respiratory illnesses. The mold is not acceptable and is leading to chronic health conditions for many residents. NYCHA should prioritize repairs relating to mold, mildew and water damage to alleviate the health and safety concerns of residents.

NYCHA’s Response: Leaks are the major cause of mold. NYCHA received \$300 million of dedicated funding from Mayor De Blasio in May 2015 to replace the worst roofs at NYCHA over the next three years. This should significantly improve the conditions and result in eliminating the cause of some of the worst mold situations.

- 75. Private Sector Reliance** - NYCHA seems to be heading towards a new operating model that is reliant on the private sector. This will not be sustainable and is not the direction NYCHA should be headed in.

NYCHA’s Response: NYCHA has been struggling with an operating deficit of tens of millions of dollars each year for decades. The Authority has been forced to draw on its reserves and divert funds from critical needs, such as building repairs, in order to stay solvent. In order to ensure NYCHA’s long-term financial sustainability, NYCHA developed 10 strategies outlined in the NextGeneration NYCHA plan that will help it to generate modest annual operating surpluses over the next 10 years. While NYCHA is open to changing some methods of operations, including adopting a new capital planning strategy, constructing mixed-use properties on currently underutilized NYCHA property, and converting units to various HUD-funded programs, NYCHA is not creating a new operating model that will be reliant on the private sector.

- 76. Lenox Road Office Space** - Resident leaders at Lenox Road Houses would like access to use a currently unused office space in their development as an office.

***NYCHA's Response:** NYCHA has provided the Resident Association with access to this unused office space.*

- 77. Trash Disposal Procedure** - NYCHA should send letters to every household explaining the proper trash disposal procedure and should provide smaller garbage bags that will not get stuck in the trash chutes for residents.

***NYCHA's Response:** Proper trash disposal information is discussed and distributed regularly. The protocol is part of the resident lease agreement and on the house rules and regulations form that is signed by residents. The NYCHA Journal also contains proper trash disposal information. Proper trash disposal is discussed at monthly Resident Association Meetings. NYCHA has also posted flyers in the buildings and/or placed them under apartment doors. NYCHA currently cannot afford to provide small garbage bags to residents for trash disposal. However, it is important that residents use small garbage bags to avoid clogging the trash chutes and NYCHA training encourages the use of small bags.*

- 78. Repair Staff Mobile Devices** - NYCHA repair staff should be equipped with mobile devices that are connected to a centralized database so that every repair visit and work performed can be documented with residents' signatures and the status of the repair can be monitored in real-time.

***NYCHA's Response:** NYCHA is currently doing this with apartment inspections. Staff is equipped with hand held computers. Deficiencies are recorded and work orders are entered immediately and repairs completed during the inspection are updated in real-time.*

- 79. Astoria Road Development** - Residents of Astoria Houses are concerned about the decision to construct a two-lane road down the middle of their development. They would like to know why this decision was made, as residents feel that this road will cause a division in the community.

***NYCHA's Response:** The traffic safety concerns of residents for the reopening of Astoria Boulevard as a through street had been addressed before NYCHA submitted an application to HUD for approval to convey land for construction of affordable housing, a school, and a private street through an easement in favor of the City. The connector for the two Astoria Boulevard cul-de-sacs will be designed and constructed with traffic calming measures including raised pedestrian crossings and street trees. This connector will be provided towards the end of a multi-year development of Hallets Point with over 2,000 units, including some 340 affordable housing units along 27th Avenue on land to be acquired from NYCHA. The through street will shorten emergency response time, improve bus service for Astoria residents, and facilitate access to the proposed school on Astoria Boulevard and the proposed ferry landing. There will also be curb-side parking provided along the connector for use by residents only. Since more than 50% of the through street has been in place for access to the Astoria campus from 1st Street and 8th Street, the reopening of Astoria Boulevard currently in two cul-de-sacs will help reconnect the Astoria campus to the Hallets Point waterfront and the rest of the Astoria community.*

80. Rent Collection Company - Residents would like to know how NYCHA chose which company to partner with in terms of rent collection and why the particular company was chosen.

NYCHA's Response: Vendors selected as part of NYCHA's rent collection process have undergone a competitive bidding process in response to a Request for Proposal ("RFP"). As part of any RFP process, NYCHA forms an RFP evaluation committee to review the responses to the RFP. The responses to the RFPs are scored by an evaluation committee. NYCHA selects the vendor scoring the most points.

81. Flat Rent Increases - Residents received notification that their rents will increase in August 2015 and would like clarification on when the flat rent increases are going into effect.

NYCHA's Response: Flat rent increases are mandated under federal law, and must be phased in over a three-year period. Phase-in began with the June 2015 annual income reviews, with new flat rents to become effective in November 2015.

82. Utility Allowances and Flat Rent Increases - NYCHA should provide information to households undergoing flat rent increases on how the utility allowances will work and if utility allowances will be retroactive.

NYCHA's Response: The utility allowances are received as the flat rent increases go into effect. If residents underwent an annual income review in June 2015, families should be receiving their utility allowances in November 2015. The utility allowance reimbursement will not be retroactive.

83. High Rents - The rent for NYCHA apartments is too high. Residents are paying more than 30% of their income for rent and cannot afford to pay other bills due to the high rents.

NYCHA's Response: Public housing residents pay either a flat rent or an income-based rent, whichever is lower. Under federal law and regulations, income-based rents may not be higher than 30% of the family's income.

84. Resident Credit Eligibility - NYCHA needs to provide information about what types of credits residents may be eligible for, such as babysitting or extended medical leave.

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

85. Capital Pool Accounting - NYCHA should maintain an ongoing, open accounting of the capital pool generated within each development and its allocations over time to needed improvements.

NYCHA's Response: As part of the NextGeneration NYCHA strategic plan, NYCHA is adopting a new capital planning strategy to prioritize repairs and upgrades across the portfolio. The amount of capital funding available varies by development. NYCHA's annual capital funding through HUD – which averages less than \$300 million per year – represents a small fraction of its \$16.9 billion in unmet capital needs. The capital planning strategy is based on four factors: degree of building deterioration, operational

efficiency, availability of underutilized, vacant land, and potential to leverage multiple funding sources. Each development in NYCHA's portfolio has been analyzed through these four data points and then assessed comparatively. With this assessment, NYCHA can make rigorous, data-centered decisions on which developments to target for limited repairs versus comprehensive rehabilitation, which developments operate fairly efficiently and are not in need of major capital investments, and which developments could leverage other funding sources with their NYCHA funding.

- 86. Rat Mitigation** - NYCHA should develop a rat mitigation plan as part of the formation of any construction guidelines.

***NYCHA's Response:** Extermination services are typically coordinated by NYCHA's Property Management Department. The Capital Projects Department ("CPD") works closely with Operations and with property managers to ensure that construction activities have minimal negative impact on our residents' quality of life.*

- 87. Patterson Houses (Ramps)** - Patterson Houses needs ramps to be installed so seniors are able to safely and easily leave their building.

***NYCHA's Response:** NYCHA considers adding ramps when it is feasible, after evaluating the entire route, entrance, grounds, elevators, and suitability of apartment lines for conversion for full accessibility.*

- 88. Rangel Houses (Lighting)** - Residents of Rangel Houses would like to know when LED lighting will be installed in their development. The recent installation of LED lights at nearby Polo Grounds has caused higher crime at Rangel Houses.

***NYCHA's Response:** The exterior lighting at Polo Grounds was made possible through the Mayor's Action Plan for Community Safety, which provided funding for 18 high-crime developments. At this time, there is no exterior lighting work planned in the five year capital plan for Rangel Houses. Residents are encouraged to work with their elected officials to secure funding for projects at their developments.*

- 89. Patterson Houses (Capital Improvements)** - Residents of Patterson Houses would like to know what capital improvements are included in the FY 2015 - 2019 Capital Plan. New boilers, ramps, brickwork, and new indoor and outdoor lighting improvements are needed.

***NYCHA's Response:** There are two projects in the current five-year capital plan for Patterson Houses: Boiler replacement in 2016 and brick and roof replacement in 2017 and 2018.*

- 90. Ingersoll Houses (CCTV Cameras)** - Residents of Ingersoll Houses would like to know when CCTV cameras will be installed.

***NYCHA's Response:** CCTV installation at Ingersoll Houses is scheduled to be complete approximately 18 months after NYCHA receives funding from the Manhattan District Attorney's Office for this purpose. The Memorandum of Understanding ("MOU") to allow for the transfer of funds should be finalized this fall.*

- 91. Heating and Boilers** - NYCHA's heating systems are outdated and residents feel as if their units are always either too hot or too cold, particularly during the winter. Residents requested a timeline for when NYCHA will be replacing boilers and investing in the heating systems at each development.

***NYCHA's Response:** NYCHA is continually striving to be an effective landlord for our developments, and the 2014-2015 heating season was extremely challenging due to NYCHA's limited funding and unusually cold weather. NYCHA continues to explore creative funding strategies in order to finance capital improvements, including new boilers, for our developments. In the FY 2015 - 2019 5-Year Capital Plan, \$118 million has been allocated for heating and plumbing work, including \$82 million for the replacement of boilers in a critical state of repair. The Capital Plan is available on NYCHA's website: <http://www.nyc.gov/html/nycha/downloads/pdf/2015-2019-5-year-capital-plan.pdf>.*

- 92. Lenox Road (Capital Improvements)** - Lenox Road was renovated 30 years ago, and there are significant roof and façade repairs needed. Residents would like to know these renovations are part of the 5-year Capital Plan.

***NYCHA's Response:** At this time, these renovations are not part of the 5-Year Capital Plan. NYCHA continues to advocate for additional funding from HUD, state and city officials. We encourage residents to work with their elected officials to obtain funding for repairs that they desire at their developments.*

- 93. Sewage Backups** - Residents are concerned about sewage backups and would like NYCHA to invest capital funding into repairing damage and preventing future backups.

***NYCHA's Response:** Most of the time, sewage backups are not due to the need for a capital improvement or the replacement of pipes, but the lines simply need to be cleaned out. NYCHA is working to improve processes that will allow pipe clean outs to occur more regularly. Residents can help reduce sewage backups by avoiding putting grease/oil down any of the drains/toilets, and throwing it out along with their trash.*

- 94. Redfern Keycards** - Residents of Redfern would like to know if they will be receiving keycards for building entrances as part of the 5-year capital plan.

***NYCHA's Response:** Currently, key fobs at Redfern and other developments in Queens are not part of the 5-Year Capital Plan. NYCHA encourages residents to contact their local City Council representatives to seek funding for key fobs.*

- 95. Lincoln Houses Capital Plan** - A resident of Lincoln Houses would like to know how much of the 5-year capital plan will be allocated towards Lincoln Houses.

***NYCHA's Response:** In the FY 2015 - FY 2019 Capital Plan, Lincoln Houses is scheduled to receive: \$1.4 million for heating improvements and \$1.9 million for CCTV layered access enhancements. For more detail, the five-year Capital Plan for FY 2015 - FY 2019 is available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/2015-2019-5-year-capital-plan.pdf>.*

96. 5-Year Capital Plan. NYCHA should disclose how much money will be allocated to each development in the 5-year capital plan.

***NYCHA's Response:** NYCHA's 5-Year Capital Plan includes allocations for each development. To review the five-year Capital Plan for FY 2015 - FY 2019, please visit: <http://www1.nyc.gov/assets/nycha/downloads/pdf/2015-2019-5-year-capital-plan.pdf>.*

97. CCTV Cameras - CCTV cameras are desperately needed in NYCHA buildings to protect residents from outsiders, and to catch tenants that are not following NYCHA procedures.

***NYCHA's Response:** NYCHA has been very successful working with resident associations and elected officials to get CCTV cameras installed. NYCHA works with elected officials to identify funding in their discretionary budgets to install CCTV cameras in NYCHA developments. For developments needing CCTV cameras, NYCHA can provide estimates for the costs of CCTV cameras, but due to NYCHA's capital funding limitations, residents are encouraged to work with elected officials to obtain funding for camera installation.*

98. Resident Green Committees - NYCHA'S Resident Green Committees ("RGCs") should be doing more to educate tenants about the importance of recycling, how to recycle, and how to use less electricity in their apartments so they can save money. NYCHA seems to be focusing on putting gardens into developments, but tenants need outreach to learn how to keep areas clean and free of trash. NYCHA should provide tenant education about recycling and energy savings.

***NYCHA's Response:** In May 2015, NYCHA began to phase in a new recycling program. NYCHA will install recycling bins and separate recyclables for Department of Sanitation ("DSNY") pick-up in all housing developments by the end of 2016. Each development will have recycling stations consisting of a minimum of two (2) recycling bins: one for metal, plastic and glass; and one for cardboard/paper. As part of the roll out, every resident will receive a letter informing them that recycling is coming to their development. The letter explains why recycling is important, what to recycle, best waste disposal practices. Look out for a kick-off meeting flyer where further trash disposal and recycling information will be discussed.*

In addition to the resident letters, there are decals posted above every hopper door in four languages (English, Spanish, Chinese, and Russian) to instruct on waste disposal best practices and instructional recycling decals in English, issued by the DSNY, at every recycling station.

The final component to the roll-out is holding a kick-off meeting with residents. Since August 2015, NYCHA has held 28 of these meetings since the recycling initiative began in May, in partnership with the DSNY and the nonprofit group GrowNYC to explain what, where, and how to recycle. In addition, GrowNYC and Property Management discuss the other waste disposal best practices. They encourage residents to: (1) separate waste into three streams in their apartment, (2) use garbage cans in their units that use smaller bags, which will make for easier waste disposal of non-recyclables down the chute, and (3) bring recyclables and bulk to proper designated locations. A three stream recycling system includes: (1) Stream 1 (blue) for metal, glass and paper, (2) Stream 2 (green) for

mixed paper, and Stream 3 for regular trash. Every participant gets free recycling sort and store bags and literature on recycling at the event.

35% of NYCHA's waste can be diverted as recyclables. The more people recycle, the smaller their regular trash bag will be making it easier to use the chute for regular trash. These efforts will continue through the end of 2016.

- 99. Community Based Organizations and NYCHA** - NYCHA should designate one staff member to be the primary point of contact for each Community-Based Organization ("CBO") to improve the communication process and working relationships between NYCHA and CBOs. NYCHA should also expedite repairs in community facilities, as these centers provide valuable resources that residents rely on.

NYCHA's Response: Under Next Generation NYCHA, NYCHA is looking at the best practices model of the REES program to establish appropriate processes to engage community based providers to ensure effective partnerships. Community based providers on NYCHA properties are governed by lease agreements regarding repairs and maintenance.

- 100. CCC vs. 311** - Residents would like to know what the benefit of calling the Customer Contact Center ("CCC") for a complaint versus calling 311.

NYCHA's Response: 311 is New York City's main source of government information and non-emergency services. The majority of calls to 311 are for inquiries only.

NYCHA's CCC deals with a consistent customer base community, NYCHA's residents. The CCC opens, closes, and tracks service work orders related to public housing. The CCC also handles applications for public housing and Section 8 and fields calls from Section 8 landlords and Section 8 participants.

- 101. Expanding Resident Engagement** - Instead of only engaging CCOP and the RAB members for input, NYCHA should work to engage a broader base of residents. In addition, residents of some developments feel the CCOP and RAB members do not disseminate information from their meetings so residents do not receive information that is given only to these members.

NYCHA's Response: NYCHA is interested in engaging all residents. As part of Next Generation NYCHA, NYCHA has committed to forming resident associations at those developments without a resident association. Moreover, NYCHA uses various forums, including the NYCHA Journal and the NYCHA website to provide information to residents. Further, NYCHA staff host meetings throughout the developments to inform residents of current matters and concerns.

- 102. OPMOM Resident Leader Training** - Resident leaders requested to be trained as part of the OPMOM model and desired the same training that was given to property managers, but NYCHA did not allow these leaders to participate. As a result, property management at some OPMOM sites are now disengaging from and eliminating contact with resident leaders. Resident leaders would like to know why they were not allowed to receive the same training to participate on the same level as part of this pilot program.

NYCHA's Response: *The Resident Engagement Department ("RED") has assigned 9 Resident Liaisons to 9 clusters of OPMOM developments as the primary point of contact. Each Resident Liaison reports to the development on a schedule determined by the Property Managers. The role of Resident Liaisons is to serve a vital role in optimizing resident input for best overall outcomes. Liaisons facilitate regular meetings between the Property Manager and the Resident Leadership, assist the Manager in engaging residents on key decision, and receive support, as needed, from other staff in the Resident Engagement department.*

- 103. Interpreters** - NYCHA should provide interpreters at all meetings and should look into working with students from local universities that would be able to provide translation services at a lower cost.

NYCHA's Response: *NYCHA currently provides interpreters in Chinese, Russian, and Spanish, as well as sign language interpreters for the hearing impaired, for all Annual Plan town hall meetings, the annual public hearing on the Annual Plan, and all official meetings hosted by the Department of Resident Engagement. NYCHA will take under advisement the recommendation to provide interpreters for other meetings.*

- 104. Public Hearings** - NYCHA should host a public hearing for every amendment that is drafted for the annual plan. Too often NYCHA makes changes to the annual plan or in a strategy that has a significant impact on residents, yet residents are not provided with the opportunity to offer input until after the amendment has been passed.

NYCHA's Response: *NYCHA follows the same process for Significant Amendments to the Annual Plan as it does for the Annual Plan itself, as specified in HUD's regulations. In addition, NYCHA hosts a series of Town Hall meetings in all five boroughs in addition to the annual plan public hearing in order to gain resident feedback on the draft annual plan each year.*

- 105. Property Managers and Work Orders** - Property Managers should give residents the work order numbers for maintenance being conducted in their apartments.

NYCHA's Response: *As part of General Manager Kelly's new Fix-It-Forward Initiative, NYCHA is diligently working on improving work order processes. Residents can now view maintenance work order requests online, rather than going through the property manager. By using the MyNYCHA app, residents can create, submit, view, schedule/reschedule and update maintenance service requests, and view inspection work orders. The MyNYCHA app was launched on September 21, 2015.*

- 106. Repair Scheduling** - Residents would like to be able to request repairs to be conducted on nights and/or weekends. It is difficult for working residents to request time off of work to be home for repairmen.

NYCHA's Response: *While NYCHA understands the difficulties that residents face to be home for scheduled repairs, scheduling work to be completed on nights and weekends is a financial challenge for NYCHA. NYCHA does respond to emergency situations on nights and weekends. However, based on collective bargaining agreements, NYCHA skilled trade*

staff is paid higher rates on weekends and evenings. In order to develop a night and weekend work schedule for routine repairs, NYCHA continues to explore creative funding strategies that can improve the quality of life for its residents.

- 107. Property Management Staff** - Residents stated that property management staff do not seem competent or compassionate when working with and speaking to residents and they would like NYCHA to improve their policies to make sure property management staff are more successful managers.

***NYCHA's Response:** NYCHA continually aims to improve customer service and our relationships with our residents. NYCHA will review our training for property management staff and determine areas for improvement.*

- 108. Grounds Staff** - The grounds staff is significantly understaffed at developments, and more workers are needed.

***NYCHA's Response:** This year, NYCHA brought back the seasonal employment program in which NYCHA residents are hired and help maintain the grounds and public spaces. 439 NYCHA residents participated in this program in the summer of 2015. While this is a temporary program, it is a step in the right direction as NYCHA continually works to identify new funding sources while helping to improve conditions at the development.*

- 109. Trash Procedure** - Property managers have been telling residents that putting black trash bags into the trash compactor is the new normal procedure.

***NYCHA's Response:** This is not the new normal procedure. Trash procedures are discussed in the NYCHA Resident Handbook. Residents should place trash into small bags and put the bags into the garbage chutes on each floor. The trash is compacted once the trash has been placed into the garbage chutes. This enables the caretaker to bring the bags out to the curb for pick-up by the Department of Sanitation or NYCHA trucks. At developments with recycling areas, residents are expected to separate their recyclables and dispose of them in the appropriate bins.*

- 110. Cable and Digital Antennas** - Time Warner Cable should not be allowed to have a monopoly in the Red Hook developments. Digital antennas should be provided for free to all NYCHA residents.

***NYCHA's Response:** Time Warner does not have a monopoly at either Red Hook East or Red Hook West developments. These developments are also supported by a competing service from Verizon's FiOS. NYCHA does not promote or favor any specific vendor. It is up to the resident to select the provider.*

NYCHA recently announced a new broadband initiative in July 2015. The initiative, led by the Mayor's Office and in partnership with the Department of Information Technology and Telecommunications ("DOITT"), will bring up to \$10 million in free, high-speed broadband service to over 16,000 public housing residents at five public housing developments. The initiative is launching with a demonstration project that will bring wireless access to the 7,000 residents at Queensbridge North and Queensbridge South Houses. Following Queensbridge, the City will create a second network to serve the 6,500

residents of Red Hook Houses East and West in Brooklyn. A third network will also be created at Mott Haven Houses to serve the more than 2,500 residents.

- 111. Resident Internet Access** - Many residents do not have internet access. Residents would like a kiosk system to be implemented for computer use. Also, NYCHA should consider launching a ticketing system in management offices to reduce wait times and improve efficiency in the offices.

***NYCHA's Response:** NYCHA will take this recommendation under advisement. NYCHA is continually working to improve internet access and connectivity for our residents. In July 2015, NYCHA announced a new broadband initiative that will bring free, high-speed broadband service to 16,000 residents at 5 NYCHA developments.*

- 112. Town Hall Meeting Announcements** - Property managers are not giving out or posting flyers for annual plan town halls or public hearings. Residents need to be aware that a meeting is being held in order to provide feedback and communicate with NYCHA staff.

***NYCHA's Response:** NYCHA's Department of Communications is responsible for announcing upcoming town hall meetings, including distributing flyers and conducting robo-calls. There is also a meeting schedule posted in each property management office at each development that will list the dates of town hall meetings. This information is also posted on NYCHA's website: <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.*

- 113. Consolidation** - Residents of Parkside Consolidated are unsatisfied with the consolidation process and feel as though the development should be deconsolidated to improve operations and the quality of life for residents.

***NYCHA's Response:** As a result of NYCHA's financial challenges, NYCHA has consolidated some developments in the past several years. These consolidated developments are managed by one management office. As part of NextGen NYCHA, some developments were deconsolidated to improve customer service and operations for residents, but deconsolidating developments requires more staff to be hired and may be more expensive. NYCHA continues to review the cost and operations of consolidated developments as part of NextGen NYCHA.*

- 114. Summer Seasonal Employment Program** - NYCHA should explain if the summer seasonal employment program was in operation for the summer of 2015.

***NYCHA's Response:** This year, 439 NYCHA residents participated in the summer seasonal employment program at NYCHA.*

- 115. OPMOM Expansion** - Residents would like to know what developments are scheduled to become part of OPMOM beyond the initial pilot developments.

***NYCHA's Response:** Launched in January 2015, OPMOM is currently in operation at 18 developments. NYCHA will assemble best practices from OPMOM and begin to deliver them to all developments by 2016.*

- 116. Reviewing Resident Folders** - Residents in Manhattan feel they should have the right to review documents put into their folders in the management office at least once a year. Residents are not notified when papers are filed into their folders but they are then expected to be able to respond to the paperwork when meeting with management.

NYCHA's Response: A resident may make a request under the state Freedom of Information Law for documents in his/her file. In addition, if NYCHA starts a termination of tenancy proceeding against a resident, the resident has the right to review documents that NYCHA plans to use at the tenancy termination hearing.

- 117. Elderly Resident Engagement** - Elderly residents have issues operating computers and have been unable to receive assistance from NYCHA. It is suggested that NYCHA provides a call-back number so residents will be able to speak with someone directly when calling for assistance.

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

- 118. Senior Rightsizing** - NYCHA needs to stop harassing seniors to right size and allow them to downsize voluntarily.

NYCHA's Response: Public housing is an extremely scarce resource in New York City. NYCHA encourages all tenants who are under-occupying their apartment to right size in order to give other families living in overcrowded conditions the opportunity to transfer. NYCHA is sensitive to the concerns of senior residents. Generally, NYCHA is only requiring those residents who have two or more extra bedrooms to transfer. Those residents, including seniors, may request a grievance regarding the transfer requirement and have the opportunity to request reasonable accommodation of a disability.

- 119. Seniors and NextGen NYCHA** - The role of seniors in the NextGen NYCHA strategy should be explained. Seniors should not be forced to move as part of NextGen NYCHA.

NYCHA's Response: Senior citizens are absolutely part of the NextGen NYCHA strategy, and seniors will not be forced to move as part of the NextGen NYCHA Plan. Residents may be asked to right size if necessary, as the right sizing policy is a condition of the lease. However, as our buildings have aged, our residents are growing older as well, and the NextGen NYCHA Plan takes into account that NYCHA needs to continue to work to be a better landlord and serve our residents of all ages, including seniors. NYCHA is continually working to provide opportunities for seniors to live in places where their needs may be better served.

- 120. Collective Bargaining Agreements** - NYCHA needs to explain what happened to the proposal to renegotiate collective bargaining agreements ("CBAs") with NYCHA employees.

NYCHA's Response: NYCHA, in partnership with the NYC Office of Labor Relations, is in constant communication with the unions, with the focus of working collaboratively with NYCHA on joint problem solving. Most recently, NYCHA met with a coalition of unions

comprised of housing unique (only at NYCHA), citywide and trades titles. The meeting, held on July 28, 2015, was the initial Labor-Management “Summit to Address the Critical Challenges Facing NYCHA.” The focus of this Summit was a presentation on initiatives to improve the delivery of services and customer experience for residents. Discussions are ongoing.

- 121. NextGen NYCHA Committee Meetings** - NYCHA should explain why residents who attended several committee meetings for resident feedback of NextGen NYCHA were unaware that community centers were being transferred to be managed by DYCD because the committee meetings were scheduled at the same time.

***NYCHA’s Response:** NYCHA will make a better effort to coordinate the various meeting times for future committees to minimize conflicts.*

- 122. Section 3 and HUD 24 Part 963** - Residents need to get a better understanding of Section 3 and the HUD 24 CFR Part 963 Regulations. General Manager Kelly said that residents would be receiving training soon, but there has been no mention of when this training will occur. NYCHA should explain what can be done to improve resident understanding of Section 3 and the HUD 963 Regulation.

***NYCHA’s Response:** NYCHA is collaborating with HUD to facilitate resident leader training on Section 3 and topics relevant to the regulations at 24 C.F.R. Part 963, entitled “Contracting with Resident-Owned Businesses.” This training should occur in the fall 2015 and the RAB will receive notice accordingly. In the spring of 2014, NYCHA facilitated HUD-provided Section 3 training to the RAB.*

- 123. Section 3 Employment** - A Brooklyn resident would like to know how many residents from Farragut, Ingersoll, Walt Whitman, Atlantic Terminal, and Marcy Houses are employed under Section 3, as the resident does not believe NYCHA is in compliance.

***NYCHA’s Response:** Section 3 requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide economic opportunities for low- or very-low residents in connection with projects and activities in their neighborhoods. In addition to Section 3, NYCHA implements the Resident Employment Program (“REP”) policy which requires contractors expend 15% of the total projected labor cost, on capital and modernization contracts that are awarded in excess of \$500,000, on NYCHA resident hires. To ensure NYCHA residents access meaningful opportunities, NYCHA applies REP to federally funded and non-federally funded contracts where Section 3 requirements may not apply.*

Through NYCHA’s Section 3 and REP programs, 43 residents from the aforementioned developments were employed by NYCHA contractors in 2014, on local and citywide contracts. From January 2015 to August 31, 2015, 22 residents from the aforementioned developments were employed by NYCHA contractors, on local and citywide contracts.

NYCHA’s Section 3 program also extends to its direct hires. An additional 15 residents from the aforementioned developments were employed directly by NYCHA directly through its Resident Training Academy program between January 1, 2014 – August 31, 2015.