

Final PHA Plan

Annual Plan for Fiscal Year 2012



John B. Rhea
Chairman
Emily Youssouf
Vice Chair
Margarita López
Member
Victor Gonzalez
Resident Board Member
Vilma Huertas
Secretary
Atefeh Riazi
Acting General Manager

Date: October 18, 2011

Executive Summary

NYCHA's Agency Plan for FY 2012

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 Agency Plan for FY 2012 is available for public review at NYCHA's Central Office and each development's management office as well as on NYCHA's web page (www.nyc.gov/nycha). NYCHA has also provided a copy of the Agency Plan to each public housing Resident Association President.

NYCHA held five community roundtable meetings during July and August and a public hearing at Pace University in Manhattan on August 24, 2011. NYCHA accepted written comments on the Agency Plan through its post office box and fax through August 24, 2011. NYCHA also met with the Resident Advisory Board ("RAB") members for their comments.

NYCHA's final Agency Plan to the U.S. Department of Housing and Urban Development ("HUD") will be submitted on October 18, 2011. 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 2 through 21. These priorities include achieving fiscal stability in light of reduced federal funding, preserving and expanding NYCHA's public housing stock, and improving customer service and quality of life for NYCHA residents through operational efficiencies and the greening of public housing.

Achieving Fiscal Stability

On May 11, 2011, the New York City Housing Authority's (NYCHA) Board adopted a revised financial plan for Fiscal Years 2011 to 2015 that continues to fund priority services at developments and increases resources to address property-related needs. The plan addresses the \$42 million deficit originally projected for 2011, by utilizing a greater than anticipated operating subsidy during 2010.

While the plan successfully closes the gap for this year, recurring deficits of over \$60 million per year in the out-years remain. The financial viability of public housing continues to be shaped by fiscal policy at the national level. As a result, a significant funding risk has been identified for the Authority's public housing program in 2012. NYCHA encourages advocacy efforts, which press Congress for full funding of public housing operations.

The plan reflects NYCHA's commitment to invest in its properties. The current financial plan provides an additional \$31 million of funding over the next five years, \$11 million of which is dedicated in 2011. A significant amount of funding is still needed to fully address the work order backlog and ensure the apartments are in good repair. NYCHA is actively seeking partners to provide additional funding for this initiative.

This plan also provides \$9 million over the next five years for bed bug control through pest management services. This funding will augment the Authority's continuing efforts to prevent the spread of bed bugs at NYCHA. The spread of bed bugs is a growing concern for all New York City residents and these measures will treat and prevent the infestation in NYCHA's public housing developments.

NYCHA Resident Board Member

Pursuant to Section 402(3) of the New York Public Housing Law, on July 20, 2011, Mayor Michael R. Bloomberg appointed Victor A. Gonzalez as the first public housing resident to be named a member of the New York City Housing Authority (NYCHA) Board. More than 600 residents from all five boroughs applied. Gonzalez's appointment became effective July 20, 2011, when he joined NYCHA Chairman John B. Rhea, Vice Chair Emily Youssouf and Board Member Margarita López at his first board meeting. NYCHA board members form the Authority's governing body and are responsible for voting on contracts, resolutions, policies, motions, rules and regulations and administrative matters.

Victor Antonio Gonzalez has lived in NYCHA's public housing for 50 years, currently residing in the Rabbi Stephen Wise Towers on Manhattan's Upper West Side, where he has been president of the Residents Association since 2003. Gonzalez has served as an alternative member of NYCHA's Resident Advisory Board and several other boards, including the Goddard Riverside Community Center Board; Community Board 7 in Manhattan; the Neighborhood Advisory Board for the City's Department of Youth and Community Development; and he is a member of the NYC Residents' Alliance.

Gonzalez, who received his Bachelor's degree from Mercy College, also served for five years in the U.S. Air Force, honorably discharged after reaching the rank of Sergeant of Security Police. Following his military service, Gonzalez spent 33 years working for the United Parcel Service, retiring as an international Team Leader in Customer Service in 2005.

American Recovery and Reinvestment Act of 2009

The American Recovery and Reinvestment Act of 2009 ("Recovery Act") provides \$4 billion in supplemental "stimulus" funding for the public housing capital fund. HUD has allocated \$3 billion of the appropriation using the current formula.

The Recovery Act also provided for a one-time exception to the Faircloth Amendment which prohibits federal support for additional public housing units. It allowed for a one-time opportunity, which expired on March 17, 2010, for public housing authorities to bring additional money in from the federal government to fund public housing if a mix of public and private sector money is used to finance the transaction. NYCHA began pursuing such an agreement in September 2009. On March 15, 2010, HUD approved NYCHA's application to qualify 21 NYCHA developments – and their more than 20,000 housing units – for federal subsidies. In order to qualify for federal assistance, the developments were sold to an entity created and controlled by NYCHA. All 21 developments remain public housing and residents retained all of their rights and protections as public housing residents. NYCHA will continue to work diligently with HUD to secure annual federal subsidies for the remaining 5,018 public housing units that have no source of permanent funding.

On average, as of June 30, 2011, over 70% of NYCHA's 2,602 buildings are more than 40 years old. NYCHA is constantly challenged to maintain these older buildings' systems at a significant expense to the operating budget. NYCHA will use \$423 million in Recovery Act funds to further the Authority's commitment to the preservation of its aging housing stock. The Recovery Act funding had strict guidelines or the funds would be recaptured-- the funds needed to be obligated within one year of receipt, 60% of the funds needed to be expended by the second year and 100% of the funds needed to be expended by the third year. NYCHA met the first two milestones and is already 92% expended—well on its way to being fully expended by the March 2012 deadline. NYCHA is utilizing approximately \$322 million to fund the following major categories of work items: brickwork and roofing replacements, upgrading to more energy efficient refrigerators and elevator rehabilitation.

Housing Choice Voucher Program

In 2007, NYCHA launched a major multi-year initiative called NYCHA Improving the Customer Experience (*NICE*) to help staff provide a consistent, reliable and professional standard for each interaction with customers. *NICE* also will improve how the Authority manages its housing assets, so it can increase the useful life of assets and reduce the cost of maintenance.

NICE was implemented in two major releases; Release 1 went live during the second quarter of 2009. Beginning in May 2009 and continuing through July 2009, the Maximo residential property management commercial product and the Siebel call center management product were deployed. The combination of products are specifically configured to meet NYCHA's maintenance/asset management and related customer service support business processes.

In January 2011, the second phase of the NYCHA Improving the Customer Experience (NICE) was deployed to support the Application and Tenancy Administration (ATAD) processes for the Public Housing program and streamline and improve its administration of the Section 8 program and ensure compliance with federal regulations. Previously, NYCHA had manually performed all processes, including processing applications, annual reviews for all voucher holders, and annual inspections for all voucher holders. NICE has created a more rigorous document tracking process that does not rely on employee discretion and contains built-in quality control features.

During the implementation phase, NYCHA has continued to work with participating families and landlords to improve the administration of the program and ensure continued compliance with program requirements.

NYCHA is committed to improving service to the families who depend on Section 8 and the landlords who partner with the Authority to provide this vital housing resource. NICE supports that commitment today and will strengthen it in the years to come.

Outstanding Federal Issues - FY2011 and FY2012 HUD Appropriations

Because of the changes made by the 2011 Budget Control Act, the recommendations that may emanate from the Super Committee and the prospect of sequestration, it is not realistic at this time to estimate NYCHA funding levels for 2012.

Public Housing Operating Fund – The final FY2011 national appropriation for the Operating Fund was \$4.617 billion, \$158 million *less* than Congress provided in FY2010. We estimate that NYCHA will receive \$947.4 million, compared with \$920 million received in FY2010. The higher net subsidy for FY2011 reflects partial funding for the former State and City developed units that were brought into the Federal program under the federalization window authorized by the Recovery Act. It should be remembered that the Authority did not receive 100% of its eligibility under the *Operating Fund* formula. Thus, the FY2011 estimated allocation to NYCHA does not reach the full funding level we would otherwise expect.

The Administration sought only \$3.962 billion in new funding for FY2012 and proposes to achieve 100% funding a national off-set of \$1.0 billion to be drawn from agency Operating Reserves, thereby reaching the \$4.962 billion necessary to provide 100% funding for the Operating Fund. The House draft provides

\$3.862 billion, requiring an off-set of \$1.1 billion. The Senate follows the Administration's proposal for \$3.962 billion in new funding, but limits any off-set to a maximum of \$750 million. The Senate further allows an appeals process with adjustments allowed for several limited factors including prior funding reservations, mixed finance commitments and reporting errors. NYCHA has proposed expanding the list of factors to include self-insurance requirements and long-term contractual binding obligations.

The House bill contains a provision that would permanently bar federal operating, capital and Section 8 assistance to any unit that entered the federal program with assistance provided under the Recovery Act. There is no similar provision in the Senate bill. Should the House measure be adopted in the final legislation funding the operating fund, it will have a chilling effect on the ability to attract private capital to invest in public housing.

Public Housing Capital Fund – Congress reduced the national appropriation from \$2.5 billion in FY2010 to \$2.044 billion in FY2011, a \$456 million drop in capital funding. The amount provided barely addresses newly accrued capital needs and provides no funding for the growing capital needs backlog. We estimate that NYCHA's share of the FY2011 appropriation will be approximately \$191 million; compared with a \$327.1 million allocation received in FY2010.

The pending FY2012 Senate bill funds the Capital Fund at \$1.9 billion; the House measure funds Public Housing Capital at \$1.532 billion. Because the measures are \$368 million apart, and other factors related to the Budget Control Act, we cannot at this stage to make any estimate of NYCHA's possible FY2012 allocation.

Housing Choice Voucher Program (Section 8) – While funding to cover the renewal costs of the housing choice voucher program increased from \$16.3 billion in FY2010 to \$16.7 billion in FY2011, we estimate that NYCHA's share of the appropriation will be \$1.1 billion, compared with an allocation of \$977 million in FY2010. The pending House bill funds voucher renewals at \$17.044 billion while the Senate measure proposes a \$17.14 billion funding level. We note as well that the Senate measure includes, at \$235, a \$750 million rescission to be drawn from unobligated balances in the FY2011 advance appropriation or from excess net restricted assets or voucher reserves.

Again, in light of the difference in funding levels between the House and Senate proposed appropriations, the authorization in the Senate bill for the *Rental Assistance Demonstration*, the proposed Senate rescission of \$750 million from the voucher program and factors arising under the Budget Control Act, we cannot make assumptions regarding NYCHA's FY2012 allocation of renewal funding.

Section 8 Administrative Fee – The appropriation for the Section 8 Administrative Fee dropped from \$1.525 billion (FY2010) to \$1.397 billion (FY2011). We estimate that NYCHA will receive only \$66 million compared with the \$87 million received in FY2010. The *Fee* is funded at \$1.1 billion under the House bill and \$1.4 billion under the Senate measure. The funding reductions for FY2011 and those proposed for FY2012 threaten the Authority's ability to administer the program within existing statutory and regulatory requirements for processing applications, inspecting apartments, conducting annual income verifications, and making timely payments to building owners for units administered in FY2010.

Veterans Affairs Supportive Housing (VASH) – We expect an appropriation for an additional \$75 million in voucher assistance for homeless veterans in FY2012, representing 7,500 new vouchers nationwide. NYCHA is presently authorized to issue 1,595 vouchers and to date 1,145 are under lease. The use of these vouchers is restricted to homeless veterans on turnover.

Rental Assistance Demonstration (RAD) – The program has been known by various names including PETRA and TRA. As part of the FY2012 Budget, HUD has proposed a demonstration funded at \$200 million.

For the first time, the program would be authorized under the pending Senate appropriations bill. There is no similar provision in the pending House measure. The Senate authorizes up to 60,000 units for the Demonstration but provides no specific funding except that HUD may transfer amounts from the public housing Operating Fund or the Capital Fund to initially finance the program. The previous requirements for portability appear to be relaxed, allowing agencies greater flexibility on that aspect. NYCHA will actively seek to participate in this initiative as it represents the most viable means of accessing new capital dollars to meet growing the agency's growing capital needs especially in the face of steep declines in appropriations for the Capital Fund.

Increasing New York City's Stock of Affordable Housing

As part of Mayor Bloomberg's New Housing Marketplace Plan to produce 165,000 units of affordable housing by the end of 2014, NYCHA is expected to provide properties for 6,000 units through collaboration with the New York City Department of Housing Preservation and Development (HPD). A development pipeline initiated in 2003 has resulted in completion of 1,365 units, 939 units under construction, and approximately 1,850 units in pre-development for a total of 4,149 units. Additional sites are being identified and planned for development through Request for Proposals to be issued jointly by NYCHA and HPD.

In 2011, the following new affordable housing developments are scheduled to be completed.

- The Union Grove Housing Development Fund Corporation will complete construction of an eight story, 84-unit building as part of a three-phase housing project on a parcel of land that was conveyed in 2009 from the East 173rd Street-Vyse Avenue development in the Bronx. All 84 units will be affordable to households with incomes below 60% of Area Median Income ("AMI"). The developer has agreed to set aside 21 units for income eligible NYCHA residents or Section 8 voucher holders from the NYCHA waiting list upon completion of the building.
- UAC 3 Developer LLC will complete the rehabilitation of four former NYCHA buildings with 173 units in the Morris Heights section of the Bronx. Upon completion, 43 units will be rented to households at or below 60% of the Area Median Income ("AMI"). The remaining units will be marketed to households earning between 75% and 100% AMI with rents affordable to 75% AMI.

In 2010, NYCHA disposed of land at the following developments for the development of new affordable housing and the construction of new schools.

- In April 2010, NYCHA sold a parcel of land at Thurgood Marshall Houses in Manhattan at a price of \$5.2 million to the City's School Construction Authority for the construction of a 572 seat middle and high school.
- In July 2010, NYCHA sold a parking area at Chelsea Houses with additional development rights at a price of \$4 million to Artimus Construction to facilitate construction of a 168 unit mixed income building. Apartments will be affordable to households with incomes ranging from 40% to 195% of Area Median Income.

- In September 2010, NYCHA sold a parcel of land at Highbridge Gardens in the Bronx at a price of \$650,000 to Dunn Development to facilitate construction of 65 affordable apartments. Apartments will be affordable to households with incomes of 60% of Area Median Income or less.
- In December 2010, NYCHA sold a parcel of land at Forest Houses in the Bronx at a price of \$1,242,000 to Blue Sea Development to facilitate the construction of 124 units of affordable housing. Apartments will be affordable to households with incomes of 60% of Area Median Income or less. The development will feature a rooftop greenhouse.
- In December 2010, NYCHA sold a site for a 390 seat middle school on the periphery of Highbridge Gardens in the Bronx at a price of \$2 million to the City's School Construction Authority with a ground lease for an existing basket ball court to be upgraded for use by students and residents.

Activities for 2011 include the disposition of land at the following developments. These projects will contribute revenues towards NYCHA's goal of preserving public housing while meeting community needs for housing and educational facilities

- In April 2011, NYCHA sold a parcel of land at St. Nicholas Houses in Manhattan at a price of \$7,040,000 to Harlem Children's Zone to facilitate the development of a Charter School serving grades K-12.
- In July 2011, NYCHA conveyed a parcel of land at Markham Gardens in Staten Island for the development of an 80 unit senior building. Nineteen units will be set aside and marketed specifically to income-eligible residents over 62 years old in the Authority's public housing developments.
- NYCHA plans to sell a parcel of land at Boston Secor Houses in the Bronx at a price of \$1.5 million to the City's School Construction Authority for the ongoing provision of special education programs and a possible building replacement by SCA in the future. This project is now expected to close in early 2012.
- NYCHA plans to sell a parcel of land at Highbridge Gardens in the Bronx at a price of \$1,550,000 to Dunn Development to facilitate the construction of 155 units of affordable housing. Apartments will be affordable to households with incomes of 60% of Area Median Income or less.

Improving Customer Service & Quality of Life

NYCHA Improving Customer Service Experience

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Safety and Security Task Force

In December 2009, the New York City Housing Authority convened the newly constituted Safety and Security Task Force for public housing. The Task Force is a collaborative effort of NYCHA staff, residents and the New York City Police Department (“NYPD”) to improve safety in NYCHA developments and the quality of life of the residents.

The Task Force was charged with reviewing the policies and procedures that guide the relationship among residents, NYCHA and the police, with the goal of improving safety in developments and the quality of life for residents. The Task Force broke into five subcommittees, each with the responsibility of making recommendations to improve the living environment for residents:

- Resident Safety and Security Survey
- Resident Engagement
- NYCHA Rules and Regulations
- Security Measures
- NYPD Policies and Relationships with Residents

The recommendations made by the Safety and Security Task Force covered diverse areas, such as the volunteer Resident Watch, Family Day policies, closed circuit television (CCTV), new patrol guidelines for NYPD and signage on rules and regulations. This report, published in February 2011, outlines the recommendations, and looks at what their implementation will mean for the future of safe and secure housing for NYCHA communities.

(http://www.nyc.gov/html/nycha/downloads/pdf/safety_and_security_task_force_2-17-11_webfinal.pdf)

CCTV

After a thorough evaluation and review of NYCHA’s Small Scale CCTV program during 2010, NYCHA’s Safety and Security Task Force identified significant limitations to the current Small Scale system design. These limitations include substantial resources needed to maintain the systems; the lack of standardization with 11 different video management systems to operate and maintain and the limited communication between buildings with cameras installed resulting a system that is not scalable across NYCHA’s network.

To address these limitations, a new design standard was adopted by the Safety and Security Task Force. The highlights of the new design include:

- Establish a Fiber Optic Infrastructure to connect all buildings at a development (i.e. Fiber Backbone) when installing CCTV. The fiber backbone has an added benefit of supporting other smart building technologies (e.g. layered access control). NYCHA should leverage relationships with Cable/FIOS providers to assist with installing fiber infrastructure
- Establish a network operating or security operating center (NOC or SOC) for each CCTV installation which will reduce hardware, operational and energy costs and places equipment in an office environment and promotes use due to ease of access.
- Establish one Video Management System (VMS) standard such as NYPD's choice of Genetec which can be used on most servers (cost savings) with variable speed recording and increase storage from 14 to 21 days while reducing video storage requirements.
- Metrics for evaluating the Return on the Security Investment
- Strategically use CCTV to complement/supplement layered access control

During 2011, this new design standard will begin to be implemented with all new installations to augment the existing security surveillance cameras (large and small scale) that have been installed and are operational at 485 buildings in 93 developments citywide. CCTV security systems have been instrumental in improving the safety, security and quality of life for NYCHA residents, by reducing loitering and vandalism of NYCHA property and in assisting the NYPD in apprehending criminals and providing evidence in legal proceedings. NYCHA anticipates that the new design will increase the effectiveness and efficiency of our CCTV program going forward.

NYCHA's Partnership with Habitat for Humanity to Rebuild and Repair Housing in Haiti

On February 2, 2010, NYCHA announced it will work in collaboration with Habitat for Humanity New York City ("Habitat-NYC") and Habitat for Humanity International in efforts to rebuild and repair housing in Haiti after the devastation of the January 12, 2010 earthquake. NYCHA and Habitat-NYC are building on their ongoing partnership focused on housing revitalization and renovation. Both organizations will work together to assist in what is certain to be a multi-year effort to help provide homes in partnership with people devastated by the earthquake. Public housing residents and staff will have an opportunity to gain hands-on experience by joining with Habitat-NYC volunteers to take part in revitalization endeavors at NYCHA developments, at Habitat-NYC building sites around the city, and in the future rebuilding of permanent homes in Haiti.

As part of the collaboration, twelve NYCHA community centers have been "Brushed With Kindness" by numerous volunteers including dozens of residents that have consistently provided sweat equity to this project; a core value of the Habitat for Humanity model and the NYCHA model of community empowerment.

The twelve NYCHA Community Centers that have been repainted to date include:

- Lafayette Gardens, Brooklyn
- Campos Community Center, Manhattan
- Baruch Community Center, Manhattan
- Riis Community Center, Manhattan

- Gun Hill Community Center, Bronx
- DeHostos Community Center, Manhattan
- Wagner Community Center, Manhattan
- Wyckoff Community Center, Brooklyn
- Meltzer Community Center, Manhattan
- Manhattanville, Community Center, Manhattan
- Mariners Harbor Community Center, Staten Island
- Seward Park Community Center, Manhattan
- King Towers Community Center, Manhattan

There are four upcoming NYCHA Community Centers that will be repainted during the last quarter of 2011:

- Frederick Samuels Community Center
- Williamsburg Community Center
- Sedgwick Community Center
- Monterey/Twin Parks Community Center

Community Programs

Fatherhood Initiative

In support of the Mayor's citywide Fatherhood Initiative, NYCHA's Fatherhood Initiative (NFI) program launched July 31, 2010 at the Williamsburg Community Center in Brooklyn. The program is conducted by two NYC Department of Youth and Community Development (DYCD) contractor agencies: The Coalition of Hispanic Family Services conducts Fatherhood programming for fathers ages 25 and older, while Friends of Island Academy focuses on fathers younger than 25. The program brings NYCHA and city agencies together to provide workshops, services, and resources that will foster an environment where fathers will be encouraged not only to remain active in their children's lives, but to also support one another. The program has since expanded to an additional five sites (Justice Sonia Sotomayor and St. Mary's Community Centers in the Bronx, King Towers in Manhattan, Beach 41st and Woodside Community Centers in Queens). In June 2011 a seventh site will be rolled out to Berry Community Center on Staten Island. Current partners include Claremont, Visiting Nurse Services, Dads United for Parenting, Fund for the City of New York/Center for Court Innovation, and Forestdale Inc. The program is also serving as a national model for HUD for implementation throughout other public housing authorities across the United States.

Global Partners Junior Program

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. Global Partners Junior Program is an award-winning after-school program that fosters global understanding and communication by connecting 9-12 year old New Yorkers with their international peers on the internet. The Global Partners Junior Program began as a pilot program in the fall of 2007 and operates at eight locations.

The NYC Imagination Library Initiative

The Imagination Library is a birth-to-five early literacy program targeting all NYC children founded by singer-songwriter Dolly Parton. The program assists pre-school children in developing their vocabulary, school readiness, and love of learning and reading by ensuring that free, high quality, age-appropriate books are mailed once a month directly to their homes encouraging parents to regularly read aloud to their

preschool children. For the 2010-2011 school year, the New York City Department of Education is partnering with the Dolly Parton Imagination Library, NYCHA and other New York City agencies, to pilot an enhanced version of the Imagination Library in targeted high-need school communities in Manhattan, Brooklyn, the Bronx, and Queens, with the goal of citywide expansion of the piloted NYC Imagination Library Initiative beginning in the 2011-2012 school year.

BRIDGES

The Salvadori Center, a non-profit educational organization operating out of City College of New York, is working in partnership with the National Science Foundation and NYCHA to operate the B.R.I.D.G.E.S. (**B**uild, **R**esearch, **I**ntent, **D**esign, **G**row and **E**xplore through Science) Program. This after school program is designed to help 8-12 year olds improve their understanding of science, engineering, mathematics, design and technology through the use of real-world projects. Once a week, an architect-educator from the Salvadori Center works with youth at the community center on special projects to help the students extend their math and science learning. Because children in the program work mainly in small groups, they also learn to cooperate with one another, analyze problems to find solutions, and share what they have learned through writing and oral presentations. Some of the project based educational activities include: building scale models of the NYC Bridges (mathematics); create drawings of their communities (art); figure out why buildings stand up (physical science); construct models of skyscrapers (engineering); learn patience and precision in their work (life skills). The BRIDGES program operated at ten sites.

Broadband Technology Opportunity Program (BTOP)

The National Telecommunications and Information Administration, (“NTIA”), United States Department of Commerce is provided funding under the Broadband Technology Opportunities Program (“BTOP”). In partnership with DoITT and other City institutions, the Authority submitted a joint application through the NYC Connected Communities initiative established by DoITT. As a partner in NYC Connected Communities, NYCHA will bring broadband internet technology to community centers in 13 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.

Office of Public and Private Partnerships

NYCHA’s Office of Public/Private Partnerships (Partnerships Office) was established in February of 2010 to foster collaboration between the public and private sectors, to seek opportunities to improve the quality of services and programs for residents, and to better serve NYCHA’s 650,000 residents by linking partners to efforts to enhance educational, employment, health, and cultural needs. Recent successes include:

- **Lincoln Center Collaborative** - The Collaborative’s goal is to create meaningful connections between the local public housing neighborhoods and the surrounding communities with an initial focus on employment and career advancement. For the Fall 2011 Mercedes-Benz Fashion Week, more than 100 budding “fashionistas” – many of whom were NYCHA residents - got the Fashion 411 on what it takes to have a career in haute couture from a panel of industry experts at the second annual Life in Fashion Forum during Fashion Week at Lincoln Center. Five additional NYCHA residents were tapped for job prospects, and two of the five were hired to work during this season's Fashion Week.

- **Bloomberg LLP** – NYCHA continues to work with Bloomberg LLP to identify and renovate community centers for youth and to bring cultural activities to residents by providing hundreds of tickets to events around New York City such as the Big Apple Circus.
- **Children’s Museum of Manhattan (CMOM)** – NYCHA established a partnership with the Children’s Museum of Manhattan (CMOM) to replicate an early childhood learn-and-play model at Johnson Houses in East Harlem. The program will replicate the components from CMOM early childhood exhibition *PlayWorks* and the upcoming Health exhibition and programs inside of public housing. Johnson Houses has been selected and designated as the site to become the first public housing “hub” for early learning to prepare low income children for school and to develop healthy habits early in life. Both the exhibition and programs are rooted deeply in early childhood education principles and utilize arts as the foundation for learning. The first “hub” will be funded by the proceeds NYCHA received from the Mayor’s Fund to Advance New York City’s annual fundraiser, Fete de Swifty.

Resident Economic & Employment Opportunities

The Office of Resident Economic Empowerment & Sustainability (REES) was created in 2009 to develop and implement programs, policies and collaborations to measurably support residents’ increased economic opportunities with a focus on asset building, employment, advancement and business development. The Department of Resident Employment Services (RES) is under the purview of REES. With the formation of REES, an unprecedented agency prioritization and focus on resident economic opportunities, operational enhancements and new partnerships, progress is being made to drive greater outcomes for residents. In 2009, the Office was instrumental in facilitating 662 placements; an increase of 114% from 2008 and 953 placements in 2010; an additional 44% increase.

NYCHA, through REES, is implementing a new outcome-driven community economic opportunity platform focused on service coordination, strategic partnerships and leveraging localized resources and services on behalf of residents and public housing communities. Over the course of 2011, NYCHA is transitioning from primarily providing direct employment services to coordinating and facilitating greater access to services for NYCHA residents. NYCHA is one stakeholder within a broader community economic development ecosystem - community colleges, City agencies, non-profit social service organizations, workforce agencies, financial institutions, employers, residents, and philanthropies. Rather than duplicate services provided by other organizations, REES is developing additional service coordination capacity – better enabling it to become a strong partner and driving more resources and investment into public housing neighborhoods. Understanding that every public housing community is different with different needs and resources, NYCHA will use its assets to work with local partners to ensure that NYCHA residents are maximizing the use of existing resources including adult literacy programs, job training, support services, financial literacy and asset building programs and job placement assistance. At the same time, NYCHA will work with local partners to identify gaps in service offerings and develop strategies to attract the high-quality and relevant resources and proven economic opportunity models into public housing neighborhoods.

Community Economic Empowerment

- **Jobs-Plus Sites:** 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. Jobs-Plus has been proven to increase earnings for public housing residents by more than 14%. The first City-sponsored site launched in late 2009 at Jefferson Houses in East Harlem as collaboration between the Center for Economic Opportunity (CEO), CUNY, Human Resources Administration and NYCHA. Since its inception, the program has been instrumental in facilitating over 230 placements and/or promotions for residents of Jefferson Houses. In August 2011, the third New York City Jobs-Plus site launched in the South Bronx in collaboration with the NYC Center for Economic Opportunity, Office of Financial Empowerment and Bronx Works.
- **Lincoln Center Collaborative Employment Initiative:** In line with the goal to develop strategic partnerships and leverage localized resources, the Lincoln Center Collaborative was created to connect public housing residents in the developments surrounding Lincoln Center (Amsterdam, Amsterdam Addition, Douglass, Harborview, and Wise) to economic and educational opportunities with local institutions (Lincoln Center, Fordham University, Roosevelt Hospital, John Jay College, etc.). Since the formation of the Collaborative several activities and initiatives have taken place including: 1) a supply-demand community employment analysis; 2) resident employment at Lincoln Center, during Fashion Week and permanently with one of the vendors, and during the summer at member organizations; 3) NYCHA youth participated in career exploration panels with industry experts during Fashion Week in 2010 and 2011; and 4) a holiday toy drive was coordinated with Lincoln Center employees for youth served through Lincoln Square Neighborhood Center located in Amsterdam Houses.

Employment-Linked Training

- **NYCHA Resident Training Academy (NRTA):** The NYCHA Resident Training Academy is a public/private partnership between NYCHA and the Robin Hood Foundation - and some of the best employment trainers in New York City. The Academy offers a variety of different types of employment training to assist trainees in building technical and professional skills to best position them for future careers. During the first year, janitorial and basic construction training was conducted. Resident Training Academy staff provides job placement assistance for successful graduates with NYCHA and with NYCHA contractors. The pilot year of NRTA ended with the program exceeding all targets. There were 138 NRTA graduates, 123 of whom have been placed into jobs as Caretakers and Maintenance Aides with NYCHA, and in various construction-related positions with NYCHA contractors.

Building on the 2010 success of the Resident Training Academy, the program is expanding to serve more residents in 2011 and a pest control training track has been added. The Training Academy stands as a prime example of the ways in which NYCHA is leveraging its spending to attract external resources to support NYCHA resident outcomes as part of this new approach.

Job Development

- **Section 3:** One of NYCHA's assets is the creation of and access to jobs either directly or through the agency's contractors. The federally-mandated Section 3 regulation is one tool for generating economic opportunities for public housing residents tied to NYCHA's core

operations. NYCHA has instituted several process, monitoring and service enhancements to create increased job placement and advancement opportunities including new tracking tools, diversification of employment offerings, broader applicability of the REP (Resident Employment Program) requirement (15% of labor costs to hiring residents), and agreements with a few unions specifically created to increase access for NYCHA residents. Two additional areas of focus to address historical employment challenges have been developing a pool of qualified residents to meet contractors' workforce needs through employment-linked training, such as the Resident Training Academy, and establishing "re-placement" support to residents to foster employment continuity given the short-term and seasonal nature of many Section 3 jobs.

In 2008, there were 41 job placements with NYCHA contractors. The number of placements increased to 265 in 2009 and, again in 2010, to 623. REES will continue efforts to further improve placement, advancement, training and contracting supported by the regulation as well as identify opportunities to leverage other NYCHA spending to create additional jobs with vendors not subject to Section 3.

- **Green Jobs Initiatives:** As part of NYCHA's Green Agenda, REES' new approach is working to connect residents to green training and job opportunities through the development of local partnerships and leveraging access to NYCHA's space and resident communication channels. NYCHA has partnered with Green City Force (GCF) and jointly recruited for GCF's 2011 Clean Energy Corps. GCF Clean Energy Corps prepares young people between the ages of 18-24 for jobs in the green economy. NYCHA facilitated 200 NYCHA resident applications to the program through targeted outreach and development-based information sessions. The class of 30 are 100% NYCHA residents. Additionally, REES and the Consortium for Worker Education (CWE) have joined forces to bring their federally- funded Pathways Out of Poverty South Bronx Initiative to NYCHA developments given the presence of public housing in the target area. Through this collaboration, residents will be able to access green jobs training and placement assistance.

Asset Building/Financial Literacy

The implementation of a community economic development platform for public housing neighborhoods involves broadening NYCHA's support to residents beyond training and employment to driving other economic outcomes like asset building and savings, financial management and literacy, and connecting residents to mainstream financial institutions.

- **Financial Independence Today – United Way/ERDA Initiative:** The Financial Independence Today (FIT) program is an innovative partnership between the East River Development Alliance (ERDA) and the United Way NYC (UWNYC), in collaboration with NYCHA, focused on increasing financial stability of public housing residents, particularly those facing rental arrears. Over 1,000 residents of public housing in Western Queens have been served to date through Financial Independence Today interventions, including crisis one-on-one counseling for residents facing rental arrears, non-rental arrears long-term counseling, tenant advocacy services, comprehensive public benefits screening and enrollment, financial education workshops, and NYCHA rent payment at the ERDA Federal Credit Union. Intensive one-on-one program outreach targets all residents of Astoria, Pomonok, Woodside, Ravenswood, and Queensbridge Houses.
- **NYCHA Family Self Sufficiency:** 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. The FSS program is a national HUD program that

encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency. The goals of the program are to assist participating families in increasing earned income, reduce or eliminate the need for welfare assistance, increase financial literacy and promote asset building through the maintenance of an escrow account. Upon restarting the program, REES offered enrollment priority to families who were participants when the program was discontinued. Subsequently, enrollment will be offered to other Section 8 voucher holders. To date, the program has reenrolled 39 participants, 10 of whom have escrow accounts averaging \$4,846.

- **Prospect Plaza Credit Counseling & Financial Management:** As part of NYCHA's priority to redevelop and revitalize Prospect Plaza in the Ocean Hill-Brownsville community, through the HOPE VI grant, REES will contract with Credit Where Credit Is Due, Inc. to provide financial planning and management, and credit- and asset-building services to relocated residents of the former development. Former residents will have first priority to return to Prospect Plaza. NYCHA is committed to providing residents with the support needed to become economically prepared to qualify for the new housing and position them to exercise their option to return to the new development.

NYCHA's Green Agenda—Energy Efficiency and Conservation

In 2011, Mayor Michael R. Bloomberg launched a bold, updated agenda in PlanNYC2030 that builds upon the progress and lessons of the past four years, with NYCHA as critical partner in fulfilling the long-term vision of creating a more sustainable, greener city. Appointed in 2007 as NYCHA's Environmental Coordinator, Board Member Margarita López spearheads NYCHA's Green Agenda, which is built on a seven pillar framework. Six of these pillars: 1) Energy; 2) Water; 3) Waste; 4) Green Space; 5) Resilience/Emergency Preparedness, and 6) Green Media and Education link to the Green Agenda's seventh and central pillar – Green Jobs and Resident Empowerment. Following Board Member Margarita López's appointment, NYCHA created an Energy Conservation and Environmental Sustainability Committee ("the Green Committee") by Board Resolution, comprised of a principal from each department within the Authority.

Green Jobs

In collaboration with Green City Force, NYCHA is providing green collar training program for NYCHA's young adults. The first class graduated on November 9, 2010, and NYCHA's residents represented about 25% of the trainees. Upon graduation, the trainees are placed in jobs or receive a scholarship to go to college. In early 2011, NYCHA's Resident Green Committees, NYC Service Civic Corps and Resident Economic Empowerment and Sustainability (REES) joined forces to recruit the second class, which started in March 2011 with 100% of the class comprising of 30 NYCHA residents. They are graduating in November 2011.

NYCHA's young adults are also recruited for the MillionTreesNYC (MTNYC) Green Collar job training program. The first graduation class of the Million Trees NYC Program was held in May 2009 and the second class graduated in May 2010. For both classes, 25% of the participants were represented by NYCHA residents who received life skills and green skills training and job placement. A new class started in 2011 with NYCHA resident trainees.

Resident Empowerment and Engagement

In 2009, as part of its central pillar, Green Jobs and Resident Empowerment, Commissioner López embarked on an ambitious plan to meet with resident groups to create volunteer-based Resident Green

Committees at each development site. Presently, there are twenty-six (26) active committees, organized with the help of Civic Corps volunteers provided by NYC Service. Each member signed a Green Pledge committing to embrace a responsible, low-carbon lifestyle by switching to CFLs, recycling, conserving water, and taking care of newly planted trees. NYCHA will continue to work with the current Resident Green Committees, while helping to create new ones. Eight Resident Green Committees have to been awarded LOVE YOUR BLOCK grants to organize and implement their projects. Additionally, NYCHA has created the Green Corps, a group of volunteer staff who are also assisting residents with the formation of Resident Green Committees.

Energy

NYCHA utilizes the Computerized Heating Automated System (CHAS) to manage 210 of its largest central heating plants. CHAS is a powerful web based building management system that enables management staff and executives to monitor heating plant operation at a development from any internet equipped computer and control heating. NYCHA, in collaboration with NYPA, also has installed 783 instantaneous hot water heaters in over 80 developments. Through this program, NYCHA has reduced energy required to produce hot water by an average of 11%. In 2010, NYCHA installed approximately 200 instantaneous hot water heaters at various developments in the five boroughs.

In spring 2011, NYCHA, Speaker Christine C. Quinn, City Council Member Michael Nelson, the NYC Department of Citywide Administrative Services, and industry leaders released a Request for Applications (RFA) process for the new Municipal Entrepreneurial Testing System's (METS) program that will allow environmental products to be beta-tested in city-owned buildings. The platform will provide entrepreneurs a quicker way to reach potential customers, while creating a collaborative vetting process among city agencies where multiple products can be compared among a panel of energy and conservation professionals. Through this program, NYCHA will be able to accelerate the process by which new energy innovations are integrated into NYCHA developments, while improving the environment and attracting new companies from an emerging sector to create more jobs for the City. For example, the RFA seeks products targeting the following issues, among others: lighting, building management systems, and meters, sub-meters, and monitoring software.

Reflective and Eco-Efficient Roofs

Green Roof

With construction completed in June 2010, Corsi Houses Community Center has the first green roof installed at NYCHA. The promenade roof is over 13,000 square feet and above a 2-story building which enables the roofing material to be viewed from street level. The advantages of this roof include: reductions in storm water runoff and heating and cooling loads, prolonged life of the roofing membrane below the plantings, and it will provide a beautiful and interesting aesthetic to the neighborhood. Based on the performance of a green roof with a similar 4-inch depth modular sedum system recently installed in New York City, the average winter heat loss rate is approximately 34% lower compared to a black roof, while the summer heat gain rate is approximately 84% lower than under a black roof. These reductions in heat flows lead to energy savings in heating costs during the winter and cooling costs during the summer. NYCHA's Department of Capital Projects is assessing other buildings that may be suitable for green roofs.

Cool Roofs

To reduce greenhouse gases and conserve energy, NYCHA has joined NYC °Cool Roofs, collaboration between NYC Service, NYC Department of Buildings, NYC Department of Citywide Administrative Services, and Green City Force. Through this collaboration, approximately 32,000 square feet of

NYCHA's roofs have received a cool roof treatment or white coating sponsored by Mercer and another sponsor, with another 10,100 square feet scheduled in 2011. In addition, NYCHA held resident meetings in the selected developments before they received a cool roof to inform residents of this initiative and engage them to volunteer to help coat the rooftops alongside citizen volunteers. Cool roofs can reduce air conditioning costs by 10% to 30% on hot summer days when air conditioning accounts for up to 40% of daily electricity use, as well as reduce carbon emissions at a rate of 0.5 lbs per square foot.

In addition, in 2010, NYCHA officially established white gravel as standard procurement policy for its roofs. In addition in 2011, liquid applied roofing is under construction on building rooftops across five NYCHA developments (over 65,000 square feet of roof). Spray foam roofing is also under construction on buildings across four developments (over 382,000 square feet of rooftops), which includes 35 buildings or 300,000 square feet at Whitman and Ingersoll Houses.

Water Management

As part of the Green Agenda's second pillar, Water, NYCHA is committed to reducing combined sewer overflow (CSO) and harvesting rain for community gardens by piloting four - 200 gallon rain barrels at Bronx River Houses. An additional 5 rain barrels will be installed per year at other sites for a total of 20 rain barrels by 2015. NYCHA is also exploring techniques to implement large scale water harvesting program to meet its irrigation needs and to recycle grey water in its buildings.

In partnership with Department of Environmental Protection (DEP), NYCHA is piloting four innovative sustainable storm water Best Management Practices (BMP) at Bronx River Houses, as part of PlaNYC's recently announced Green Infrastructure Plan. Funded by DEP, the completion of this \$1 million green infrastructure pilot project at Bronx River Houses uses green elements to capture stormwater runoff to avoid Combined Sewer Overflows (CSO) into the Bronx River. The green infrastructure pilot project at Bronx River Houses includes the installation of a blue roof, which collects up to 750 gallons of stormwater in roughly 180 small trays installed on the top of the community center. Stormwater stored in the trays evaporates into the air or flows slowly into the roof drain. The landscaped areas are rain gardens where the water is infiltrated and cleaned in shallow basins or swales that can store more than 18,000 gallons of rainwater from surrounding grassed and paved areas. Basins and swales contain a mix of engineered sand and stone that provide temporary storage space for stormwater before the water is naturally absorbed by the ground instead of entering the sewer system. Lastly, the stormwater chamber and perforated pipe systems were installed beneath two different parking lots to collect and hold stormwater so it can be slowly released to the city's sewer system or infiltrate into the ground. The chambers have the capacity to collect up to 5,000 gallons of runoff and the perforated pipes can collect over 8,000 gallons. The vegetated infiltration swales, storage chambers and blue roof were installed in 2010. The fourth pilot, the perforated pipe beneath a parking lot, was installed in 2011. This green infrastructure project at the Bronx River Houses could capture up to 32,000 gallons of storm water in total during a rain event. DEP will maintain the pilot project, track performance and provide data reports for two years. NYCHA and DEP are planning to scale up these measures at other sites thus contributing to enhance the water quality for New Yorkers.

Waste Management

As part of the third pillar, Waste, NYCHA is piloting recycling programs with residents' engagement in several developments. These developments have been supplied with the proper receptacles and, to date, approximately 1,700 residents have been trained in workshops on recycling best practices and provided with educational materials.

Green Space

Million Trees NYC Initiative

As part of NYCHA's collaboration with Mayor Bloomberg's Million Trees NYC (MTNYC) initiative, 12,112 trees have been planted to date throughout NYCHA developments. In celebration of Arbor Day 2011, NYCHA partnered with the New York Restoration Project (NYRP), New York City Department of Parks & Recreation, lead sponsors BNP Paribas and Toyota, and more than 300 corporate volunteers, community volunteers, NYCHA residents and local fifth graders to plant an additional 100 new trees at Justice Sonia Sotomayor Houses in the Bronx. Not only does this initiative improve the physical beauty of the City, it also helps reduce the energy required to cool apartments in the summer while improving air quality. As mentioned above, as part of the "Green Jobs" section, NYCHA's young adults are also recruited for the MTNYC Green Collar job training program. A new class started in 2011 with NYCHA resident trainees.

Community Gardens

To improve quality of life of residents and preserve green space, NYCHA has 645 registered community gardens cared for by 4,000 residents. NYCHA will also expand its urban agriculture program by creating at least one urban farm and 51 new gardens per year until 2015.

On March 25th, NYCHA held its 9th annual "NYCHA Grows with its Gardeners" conference to discuss issues in creating and maintaining gardens on development grounds. Community and expert gardeners from the five boroughs met to share useful tips and also learned how to grow award-winning gardens. Over 20 collaborative organizations participated by providing tables with educational materials and other free or low cost gardening resources to resident gardeners who were in attendance.

Resilience/Emergency Preparedness

As part of the Green Agenda's resilience/emergency preparedness initiative, NYCHA launched a pilot program in six developments in the Rockaways to help residents prepare for climate change emergencies, in coordination with NYC's Office of Emergency Management (OEM). Forty-five percent of NYCHA's developments are in Hurricane Evacuation Zones and the six developments selected for this pilot are: Hammel Houses, Redfern, Ocean Bay Bayside, Ocean Bay Oceanside, Beach 41st Street, and Carlton Manor. NYCHA promoted the meetings at the pilot developments by informing residents door-to-door. At the meetings, Commissioner López and staff advised residents of all ages to prepare for emergencies by making a disaster plan, creating a "Go Bag" and "Emergency Supply Kit," and staying informed by getting emergency alerts/updates through radio and television news. Over 600 residents of all ages attended a meeting.

In an effort to protect the welfare of even more residents, NYCHA coordinated its first Emergency Preparedness Festival on September 17th, 2011 at Ocean Bay Apartments (Bayside). More than 400 residents from all six developments in Far Rockaway celebrated their success and learned more about emergency preparedness during the event, which began with a parade starting at Redfern, Hammel Houses, Carleton Manor and Beach 41st Street. During the festival, NYCHA and its partners offered information on planning for emergencies. The Authority was supported at the event by the Office of Emergency Management (OEM), NYPD, NYC Service, Federal Emergency Management Agency (FEMA), American Red Cross, New York State Department of Environmental Conservation and the U.S. Coast Guard. The FDNY gave CPR training to 40 residents who signed up during the event.

NYCHA's Green Committee, as part of its effort also to promote environmental awareness, had recycling companies on-site collecting electronic waste such as television sets, DVD players and computers and demonstrating how common household items can be recycled.

As part of its ongoing efforts to empower more public housing residents in low-lying coastal developments to be emergency-ready, NYCHA plans to expand its emergency preparedness forums to additional developments

Green Media and Education

As part of the Green Media and Education Pillar, NYCHA provides several green education programs, such as Global Partners, BRIDGES Program, and Green Futures Club, through its community centers with sponsorship from NYS Dept. of Education, Office of the Mayor, and the Natural Science Foundation. In addition, NYCHA's green guide, *The Power is in Your Hands*, provides 40 eco-friendly tips on how residents can adopt a low-carbon life style. In 2011, 29 of the eco-friendly tips have been incorporated into educational campaigns, such as the NYC Department of Housing Preservation and Development's NYC Green House Program, which is a broad-based knowledge source and online resource guide for multifamily property owners who want to save money by going green.

Green Procurement

NYCHA is incorporating sustainability into its procurement. In September 2009, the NYCHA Board gave the Standard Specification Committee the mandate of setting environmentally responsible procurement policies in the areas of its three subcommittees, Maintenance, Construction, and Administration. To date, NYCHA has purchased more than 179 green products. These items consist of energy-efficient appliances, toilet tissue and paper towels, envelopes, garbage bags with high recycled content, janitorial degreasers, joint compound, water saving toilets, shower heads and faucets, compact fluorescents lamps, electronic ballasts and 100 percent recycled AA, AAA, C, D and 9 volt batteries. In addition, NYCHA continues to purchase 100 percent recycled paper.

The Standards Committee also received approval to purchase two fully electric heavy-duty trucks for use at a development and for delivery of supplies as part of a Pilot Program. These cutting-edge technology vehicles can travel up to 100 miles on one overnight charge, have no emissions and produce no greenhouse gases. In support of NYCHA's efforts in greening its fleet, New York Power Authority (NYPA) has committed \$75,000 per truck to help offset the cost. The trucks should be delivered in the Fall of 2011.

Green Partnerships

NYCHA has established an ongoing collaboration with NYC's Office of Long Term Planning and Sustainability to identifying opportunities for collaboration and integration between NYCHA's Green Agenda and the PlaNYC 2.0.

NYCHA is collaborating with CUNY to have solar electric panels installed on NYCHA's buildings. A preliminary feasibility analysis was performed and 82 potential sites were identified for CUNY's Solar America City Program located in the three Mayoral Solar Empowerment Zones. NYCHA is developing next steps with CUNY.

Through a partnership with the national non-profit Environmental Defense Fund (EDF), NYCHA worked with two Duke University graduate students this summer helped detail new ways to save energy as part of the EDF's Climate Corps Public Sector program. The interns evaluated NYCHA's utility costs and

opportunities for decreasing energy use. They looked at wireless energy modules, which monitor and regulate individual apartments' thermostats, replacing exit signs with LED lighting and the maintenance of NYCHA's heating plant. Their research found that the Authority could save \$58 million per year on utilities if these efforts are put in place, a savings of 11 percent. The plan also could result in a 12 percent reduction in annual carbon dioxide emissions. NYCHA is the first public housing authority and New York-based organization to partner with EDF's Climate Corps Public Sector program. NYCHA is looking at ways to implement the interns' suggestions.

The New York City Housing Authority (NYCHA) joined with PLANTERS, The Corps Network, and Green City Force on October 3rd to expand open, green space access to Lillian Wald Houses residents. Funded by PLANTERS, the Lower East Side development will permanently host the *Planters Grove*, a program which transforms spaces in urban areas into green areas built by and for residents who will directly benefit from the space. The grove furthers Mayor Michael R. Bloomberg's PlaNYC goal of creating more accessible open space citywide and ensuring every New Yorker lives within a 10-minute walk from green space. The grove has many features that focus on environmental sustainability, including the removal of 80 yards of concrete that was replaced with soil. Designed with input from residents, *Planters Grove* covers 8,000 square feet of green space with flowers and plants that stay lush all year to attract birds and butterflies. There is also an area that used to flood, but will now collect rainwater and flow into the garden to irrigate plant life. The area also includes benches made from recycled plastic and many aromatic herbs that can be picked. Members of Green City Force, which provides NYCHA youth with green-collar job training, led the construction efforts and will join with NYCHA residents to care for the grove.

Changes to Appliance Surcharges

The Authority is required to assess an appliance surcharge for residents who voluntarily install large appliances, such as air conditioners and freezers, in their apartments. This fee was last revised in 2003. Since then, energy costs have increased by over 70% and are expected to continue increasing in the future. Appliance Surcharges will be increased in accordance to HUD mandates to accurately reflect the costs of the appliances based on current market rates.

Cessation of Oil Use in Heating Operations

In furtherance of the New York City Housing Authority's long-term environmentally sustainable strategic initiatives plan, the Operations and Energy Department's have jointly developed a plan to eliminate NYCHA's use of oil as a primary fuel in all developments. This plan is based on costs, environmental concerns, improved risk management practices and operational needs.

The Plan to Preserve Public Housing (PPPH)

In March 2010, NYCHA started on a process to produce a comprehensive vision that articulates the organization's strategy for preserving public housing and increasing the stock of affordable housing in New York City. The plan will set forth the agency's vision and ambitious goals, with an emphasis on ensuring fiscal stability, maximizing the value of NYCHA's assets in a way that preserves public housing and increases the number of affordable units, promoting environmental sustainability, improving quality of life and enhancing self-sufficiency for residents, improving safety and security and ensuring a productive and safe working environment that encourages growth and development.

In developing the strategic vision, NYCHA has used a transparent and inclusive process to engage key stakeholders including leadership, staff, residents, elected officials, unions, funders, community partners, thought leaders and other supporters of public and affordable housing.

May 24, 2011 marked the conclusion of the New York City Housing Authority's (NYCHA) unprecedented outreach to public housing and Section 8 customers to attend 10 Community Conversations citywide. Close to 1,000 customers participated in the unique forums, which provided NYCHA with an opportunity to discuss elements of the Plan to Preserve Public Housing (PPPH) and obtain feedback from the New Yorkers we serve. The Community Conversations presented a call to action for residents to stay involved to create a plan for NYCHA's future through many ways, including addressing immediate housing concerns, improving safety and security, supporting and empowering neighbors and communities, assisting more New Yorkers and transforming the organization.

NOTICE
New York City Housing Authority Draft Agency Annual Plan for FY 2012

AVAILABILITY OF THE DRAFT AGENCY ANNUAL PLAN FOR PUBLIC INSPECTION

The public is advised that the *Draft Agency Annual Plan for FY 2012* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting July 8, 2011 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-8202 to make an appointment to review the *Draft Agency Annual Plan for FY 2012* and supporting documents. *The Draft Agency Annual Plan for FY 2012* 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 a.m. to 7:30 p.m.:

Campos Plaza Community Center 611 East 13 th Street New York, New York	Sotomayor Houses Community Center 1000 Rosedale Avenue Bronx, New York	Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York
King Towers Community Center 2 West 115 th Street New York, New York	Hammel Community Center 81-14 Rockaway Beach Blvd Rockaway, New York	Breukelen Community Center 715 East 105 th Street Brooklyn, New York
St. Mary's Park Community Center 595 Trinity Ave Bronx, New York	Queens Community Operations Borough Office 70-30 Parsons Blvd Flushing, New York	Staten Island Community Operations Borough Office 140 Richmond Terrace Staten Island, New York

PUBLIC COMMENT

The public is invited to attend any of the five scheduled Round Table Discussions at which the public may raise questions regarding the *Draft Annual Plan for FY 2012*. These Round Table Discussions will be held from 6:00 p.m. to 8:30 p.m. on the dates and locations shown below. **Please call (212) 306-3800 to RSVP for the Round Table Discussions or send an email to EVENTSRSPV@NYCHA.NYC.GOV.**

Monday, July 25, 2011		Thursday July 28, 2011
<i>Brooklyn</i> Van Dyke Community Center 392 Blake Avenue Brooklyn, New York 11212		<i>Staten Island</i> Stapleton Community Center 230 Broad Street Staten Island, New York 10304
Wednesday, August 3, 2011	Thursday, August 4, 2011	Tuesday, August 16, 2011
<i>Manhattan - updated</i> Manhattanville Community Center 530 West 133 rd Street New York, New York 10027	<i>Queens - updated</i> Electrical Industry Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York, NY 11365	<i>Bronx</i> Classic (Melrose) Center 286 East 156h Street Bronx, New York 10451

The public is also invited to comment on the *Draft Annual Agency Plan for FY 2012* at a public hearing to be held on **August 24, 2011** from 5:30 p.m. to 8:00 p.m. at:

Pace University Auditorium
One Pace Plaza
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 Draft Annual Agency Plan for FY 2011 are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than August 24, 2011.** Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address:

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

Michael R. Bloomberg, Mayor

John B. Rhea, Chairman

AVISO

Borrador del Plan Anual de la Autoridad de la Vivienda de la Ciudad de Nueva York para el Año Fiscal 2012

Disponibilidad del Borrador del Plan Anual de la Agencia para la revisión del público

Informamos al público que *el Borrador Revisado del Plan Anual de la Agencia para el año fiscal 2012* estará disponible para su inspección en la oficina principal de NYCHA ubicada en el 250 Broadway, New York, NY a partir del 8 de julio de 2011 entre las 9:30 am y las 4:30 pm. Llame al (212) 306-8202 para concertar una cita y poder repasar dicho documento. El *Borrador del Plan Anual de la Agencia para el Año Fiscal 2012* también estará disponible en los lugares listados a continuación:

- En la página web de NYCHA en: <http://www.nyc.gov/nycha>
- En las Oficinas de Administración de *cada* residencial de NYCHA durante las horas laborales.
- En los Centros Comunitarios/Oficinas Municipales enumeradas abajo entre las horas de 9:00 am a 7:30 pm

Centro Comunitario Campos Plaza 611 East 13 th Street Nueva York, New York	Centro Comunitario Sotomayor 1000 Rosedale Avenue Bronx, New York	Centro Comunitario Atlantic Terminal 501 Carlton Avenue Brooklyn, New York
Centro Comunitario King Towers 2 West 115 th Street Nueva York, New York	Centro Comunitario Hammel 81-14 Rockaway Beach Blvd Rockaway, New York	Centro Comunitario Breukelen 715 East 105 th Street Brooklyn, New York
Centro Comunitario St. Mary's Park 595 Trinity Avenue Bronx, New York	Operaciones Comunitarias de Queens Oficina Municipal 70-30 Parsons Blvd Flushing, New York	Operaciones Comunitarias de Staten Island Oficina Municipal 140 Richmond Terrace Staten Island, New York

Comentarios del público

Invitamos al público a asistir a cualquiera de las cinco asambleas públicas donde podrán formular preguntas sobre el *Borrador del Plan Anual de la Agencia para el Año Fiscal 2012*. Estas asambleas se celebrarán de 6:00 pm a 8:30 pm en las fechas y lugares a continuación. Confirme su asistencia al diálogo de la mesa redonda llamando al **(212) 306-3800** o por correo electrónico a EVENTSRsvp@NYCHA.NYC.GOV.

Lunes 25 de julio de 2011		Jueves 28 de julio de 2011
Brooklyn Van Dyke Community Center 392 Blake Avenue Brooklyn, New York 11212		Staten Island Stapleton Community Center 230 Broad Street Staten Island, New York 10304
Miércoles 3 de agosto de 2011	Jueves 4 de agosto de 2011	Martes 16 de agosto de 2011
Manhattan - updated Manhattanville Community Center 530 West 133 rd Street New York, New York 10027	Queens - updated Electrical Industry Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York, NY 11365	Bronx Classic (Melrose) Center 286 East 156 ^h Street Bronx, New York 10451

También los invitamos a presentar sus comentarios sobre el *Borrador del Plan Anual de la Agencia para el Año Fiscal 2012* en la asamblea pública **el miércoles 24 de agosto de 2011** de 5:30 pm a 8:00 p.m. en:

Pace University Auditorium
One Pace Plaza
New York, New York 10038

Todos los lugares indicados arriba son accesibles para personas con limitaciones físicas, y además, se puede llegar a éstos usando el transporte público. Para obtener información sobre el transporte público visite la página web <http://tripplanner.mta.info> o llame a la línea de información de transporte de MTA/NYC al (718) 330-1234.

Alentamos al público a enviar por escrito sus comentarios sobre del *Borrador Revisado del Plan Anual de la Agencia para el año fiscal 2012*. Para que éstos se tomen en cuenta, deberá enviar sus **comentarios por correo postal de los Estados Unidos a más tardar el 24 de agosto de 2011**. También se aceptarán facsimiles al (212) 306-7905. Deberá enviar sus comentarios a la siguiente dirección:

NEW YORK CITY HOUSING AUTHORITY
Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422

Alcalde Michael R. Bloomberg

Presidente John B. Rhea



NYCHA'S DRAFT ANNUAL PLAN FOR FISCAL YEAR 2012

ROUNDTABLE DISCUSSIONS

**Annual Plan
Roundtable Discussions**
will run from 6pm to 8:30pm

JULY 25

BROOKLYN

*Van Dyke Community Center
392 Blake Avenue
Brooklyn, NY 11212*

JULY 28

STATEN ISLAND

*Stapleton Community Center
230 Broad Street
Staten Island, NY 10304*

NEW LOCATIONS!

AUGUST 3

MANHATTAN

*Manhattanville Community
Center*

*530 West 133rd Street
New York, NY 10027*

AUGUST 4

QUEENS

*Electrical Industry Center
67-35 Parsons Blvd at Jewel Ave
Flushing, New York, NY 11365*

AUGUST 16

BRONX

*Classic (Melrose) Center
286 East 156th Street
Bronx, NY 10451*

**Draft Annual Plan for Fiscal
Year 2012**

PUBLIC HEARING:

AUGUST 24

5:30pm to 8pm

Pace University

Auditorium

One Pace Plaza

New York, NY 10038

**Get informed about issues impacting your
home and community.**

- Safety and Security
- Management Policies
- Community and Employment Services



WE NEED TO HEAR FROM YOU!

GET INVOLVED!

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Approved for Posting _____
Human Resources



BORRADOR DEL PLAN ANUAL DE NYCHA PARA EL AÑO FISCAL 2012

MESA REDONDA

Los diálogos en mesa redonda
sobre el plan anual se
celebrarán de 6pm a 8:30pm

25 DE JULIO

BROOKLYN

Centro comunitario Van Dyke
392 Blake Avenue
Brooklyn, NY 11212

28 DE JULIO

STATEN ISLAND

Centro comunitario Stapleton
230 Broad Street
Staten Island, NY 10304

CAMBIO DE LUGARES DE LA REUNION

3 DE AGOSTO

MANHATTAN

Centro Comunitario de
Manhattanville en 530 West 133rd
Street- Entre Old Broadway y
Amsterdam Avenue,
New York, NY 10027

4 DE AGOSTO

QUEENS

Nuevo lugar
Electrical Industry Center
67-35 Parsons Blvd
intersección Jewel Ave
Flushing, NY 11365

16 DE AGOSTO

BRONX

Classic (Melrose) Center
286 East 156th Street
Bronx, NY 10451

Borrador del Plan anual para el
año fiscal 2012

AUDIENCIA PÚBLICA

24 DE AGOSTO

DE 5:30PM A 8:00 PM

Auditorio de Pace University
One Pace Plaza
New York, NY 10038

**Infórmese acerca de los asuntos
que impactan su hogar y comunidad**

- Seguridad y protección
- Políticas administrativas
- Servicios comunitarios y de empleo



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OPINIÓN!**

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Human Resources

PHA 5-Year and 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): 01/01/2012				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 179,571 Number of HCV units: 96,172				
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 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) provides decent and affordable housing in a safe and secure living environment for low and moderate- income residents throughout the five boroughs. To fulfill this mission, NYCHA must preserve its aging housing stock through timely maintenance and modernization of its developments. NYCHA also administers a citywide Section 8 Leased Housing Program in rental apartments. Simultaneously, we work to enhance the quality of life at NYCHA by offering our residents opportunities to participate in 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 E				
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 A				
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 B				

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>PLEASE SEE ATTACHMENT C</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>PLEASE SEE ATTACHMENT C</p>
8.3	<p>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.</p>
9.0	<p>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.</p> <p>PLEASE SEE ATTACHMENT D</p>
9.1	<p>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.</p> <p>PLEASE SEE ATTACHMENT D</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>PLEASE SEE ATTACHMENT E</p>
11.0	<p>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.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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) 306-8202 to make 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 policies for the prevention or eradication of pest infestation (including	Annual Plan: Operations and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	cockroach infestation)	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 (PHDEP) 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)

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ADDITIONAL ATTACHMENTS:

ATTACHMENT R: Capital Fund Program Annual Statement/Performance and Evaluation Report for FY 2012 (*ny005r03*)

ATTACHMENT S: Capital Fund Program Five-Year Action Plan (*ny005s03*)

ATTACHMENT T: Capital Fund Recovery Grant – FY 2009 (*ny005t03*)

ATTACHMENT U: Capital Fund Program Annual Statements FY 2007 – FY 2010 (*ny005u03*)

ATTACHMENT W: Replacement Housing Factor Funds Annual Statements FY 2000 – FY 2009 (*ny005w03*)

ATTACHMENT X: Capital Fund Recovery Competitive Grant – FY 2010 (*ny005x03*)

ATTACHMENT Y: Capital Fund Program Emergency Safety and Security Grant – FY 2009 (*ny005y03*)

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 Housing Factor (RHF) grants totaling approximately \$3,450,658 to acquire existing affordable housing units within a multi-family building in New York City. NYCHA needs to accumulate these grants in order to have sufficient funds to purchase and renovate the units. NYCHA will acquire units in accordance with the requirements found at 24 CFR Part 941 and will meet the obligation deadline of 10/29/2013.
- Performance and Evaluation Reports are not available for the following subject grants:
 - NY36R005501-07 \$254,139
 - NY36R005501-08 \$853,997
 - NY36R005501-09 \$790,086
 - NY36R005501-10 \$776,218
 - NY36R005501-11 \$776,218 (estimated)

2) Second RHF Funding Group – Second Increment RHF Plan

- NYCHA will accumulate five years of Second Funding Group, Second Increment Replacement Housing Factor (RHF) grants totaling approximately \$1,293,980 to acquire existing affordable housing units within a multi-family building in New York City. NYCHA needs to accumulate these grants in order to have sufficient funds to purchase and renovate the units. NYCHA will acquire units in accordance with the requirements found at 24 CFR Part 941 and will meet the obligation deadline of 10/29/2016.
- Performance and Evaluation Reports are not available for the following subject grants:
 - NY36R005502-10 \$258,796
 - NY36R005502-11 \$258,796 (estimated)
 - NY36R005502-12 \$258,796 (estimated)
 - NY36R005502-13 \$258,796 (estimated)
 - NY36R005502-14 \$258,796 (estimated)

ATTACHMENT A

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 • 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 • Capital Improvements • Housing Needs • Statement of Progress in Meeting Mission and Goals – FY 2010 to FY 2014 	<ul style="list-style-type: none"> • Admissions Policy for Deconcentration • Resident Advisory Board Members • Resident Advisory Board Comments • PHA Management Organizational Chart • Assessment of Site-Based Waiting List • Agendas of Meetings Held with NYCHA's Resident Advisory Board • Section 3 Program Summary Report • Resident Employment Data
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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 2012* 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 2012* is also 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 a.m. to 7:30 p.m.:

<p>Campos Plaza Community Center 611 East 13th Street New York, New York</p> <p>King Towers Community Center 2 West 115th Street New York, New York</p> <p>St. Mary's Park Community Center 595 Trinity Ave Bronx, New York</p>	<p>Sotomayor Community Center 1000 Rosedale Avenue Bronx, New York</p> <p>Hammel Community Center 81-14 Rockaway Beach Blvd Rockaway, New York</p> <p>Queens Community Operations Borough Office 70-30 Parsons Blvd Flushing, New York</p>	<p>Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York</p> <p>Breukelen Community Center 715 East 105th Street Brooklyn, New York</p> <p>Staten Island Community Operations Borough Office 140 Richmond Terrace Staten Island, New York</p>
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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 three Customer Contact Centers serving the five boroughs of New York City.

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? **Four**

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?

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

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 three 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% of all new admissions to public housing to families at or below 30% of median area income?

On average, more than 61% of the families admitted to public housing from January 2001 through December 2010 have been families with incomes at or below 30% of area median income.

b. Transfer policies:

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

- ☒ Emergencies (*fire related 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)

Families displaced for development renovation that must move within six months.

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

Accessible Apartments.

Underoccupied families as a result of a stipulation approved by the Board.

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

In general, pursuant to its Tenant Selection and Assignment Plan (TSAP), NYCHA tries to rent three out of every five vacancies to transfer, when a referral is available. When a public housing apartment becomes available, NYCHA's computer system automatically selects a household from among five waiting lists, on a rotational basis. Three of the five waiting lists contain only transfers, and the other two contain only new applicants.

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

Legally doubled up in apartment not subsidized by NYCHA .

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 or the HIV/AIDS Services Administration or the Administration for Children's Services or 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.

Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 3 Action of Housing Owner
- 3 Substandard housing
- 3 Homelessness

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 50% and 80% AMI), followed by Tier II (households with incomes between 30% 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
- ☐ 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 or the HIV/AIDS Services Administration of the Administration for Children's Services or the New York City Department of Housing Preservation and Development or the New York City Health and Hospitals Corporation.

1 - Intimidated Witnesses.

3 - 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 goals at targeted developments
If selected, list targeted developments below:

All lower income developments.

- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- ☐ Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

(1) Eligibility

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

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

NYCHA responds to landlord inquiries; i.e., whether damage claims were paid during prior Section 8 occupancies.

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

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

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

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)
NYCHA responds to landlord inquiries; i.e., whether damage claims were paid during prior Section 8 occupancies.

(2) Waiting List Organization

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

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

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

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

NYCHA maintains three Customer Contact Centers serving the five boroughs of New York City.

(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:

Initial voucher time is 120 days.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

Referrals from the New York City Department of Homeless Services.

Municipal employees who are homeless and referred by their representative union pursuant to an agreement with the Housing Authority

Intimidated witnesses, doubled up, overcrowded, NYCHA tenants who are required to move for modernization, and overcrowded in public housing.

Families with children in foster care whose only barrier to reunification is housing and who are not eligible for rental assistance through the City. These families must be referred by the New York City Administration for Children's Services (ACS).

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

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

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.

Date and Time

Former Federal preferences

- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 3 Substandard housing
- 3 Homelessness
- 3 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)

1 Referrals from the New York City Departments of Homeless Services.

1 Municipal employees who are homeless and referred by their representative union pursuant to an agreement with the Housing Authority.

1 Residents Required to move for modernization.

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

2 Intimidated Witnesses.

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

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

3 - 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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☒ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers

- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
☒ Other (list below)

Canvassing of applicants on regular waiting list who appear to meet qualification for special programs; referrals from City and other outside agencies.

Section 8 Project-Based Voucher Assistance

Federal law allows NYCHA to provide Section 8 project-based voucher assistance for up to 25% of the total units in HQS compliant, privately owned, substantially rehabilitated or newly-constructed multi-family residential developments. This limit can be exceeded if the units are made available to families that receive any type of qualifying supportive services. NYCHA may also provide Section 8 project-based voucher assistance for up to 100% of the total units in HQS compliant, privately owned, substantially rehabilitated or newly-constructed multi-family residential developments for elderly (62 or older) or disabled households.

Two Section 8 Project-Based developments have been approved by NYCHA within the past year. One is Riverway, a building with 114 units designated for senior residents in East New York, Brooklyn which is currently scheduled for a construction start in July 2011. The other is Genesis II, a 49-unit new construction building with a set-aside for VASH voucher holders that is now scheduled for completion in approximately December 2011.

Project-Based Conversions

At HUD's request, NYCHA will administer a program to assist families residing in developments assisted under the Section 8 project-based program, where the owner has elected to leave the program. Under the program, NYCHA will administer the conversion of existing project-based assistance to a tenant-based format, which will be provided to eligible residents of the affected properties. NYCHA anticipates that all residents certified by the owner as eligible for assistance will be accorded a streamlined application process that will include a NYCHA criminal background check.

Veterans Affairs Supportive Housing (VASH)

In 2009, the U.S. Department of Housing and Urban Development (HUD) awarded NYCHA an additional 280 Section 8 vouchers specifically for homeless veterans under the Veterans Affairs Supportive Housing (VASH) initiative. The Authority's total of 1,795 vouchers is roughly 10% of the national funding authorized by Congress for the VASH program.

NYCHA is administering these VASH vouchers in partnership with the federal Veteran's Administration ("VA") and the Department of Homeless Services ("DHS"). Applicants are identified and screened by the VA and DHS prior to referral to NYCHA for eligibility certification and voucher issuance. The VA and DHS then provide housing search assistance to help these voucher holders find appropriate apartments that will pass NYCHA's inspection and comply with the rent limits. The VA and DHS offer ongoing support services to the voucher holders in their transition to permanent residential housing.

Since program activity began in early 2008, a total of 1,930 Section 8 VASH vouchers have been issued through August 31, 2011. Among the vouchers already issued, 1,328 are now approved for rental with Section 8 subsidy.

Former New York City or New York State Built Developments

NYCHA will rent a designated number of apartments at these 21 developments to Section 8 participants and applicant voucher holders. Over time, these apartments will be converted from tenant-based to project-based vouchers.

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: 2012 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund	\$895,398,117	
b) Public Housing Capital Fund	\$273,059,437	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,077,065,972	
d) Community Development Block Grant	\$675,000	<i>Provide services to the elderly</i>
Other Federal Grants (list below)		
Childcare Feeding Program	\$2,000,000	<i>Provides meals and snacks at approximately 115 developments</i>
Summer Lunch Program	\$0	<i>Provides meals and snacks to youngsters under the age of 19</i>
Project-Based Section 8 Assistance	\$10,237,867	<i>Operations at the Project-Based Section 8 developments</i>
2. Prior Year Federal Grants (unobligated funds only) (as of September 16, 2010)		
FY 2008 Capital Fund	\$23,834,114	<i>Modernization</i>
FY 2009 Capital Fund	\$247,118,086	<i>Modernization</i>
Replacement Housing Factor	\$6,346,667	<i>Modernization</i>
Safety & Security Grant	\$250,000	<i>Modernization</i>
HOPE VI Revitalization	\$18,097,677	<i>Modernization and upgrades at Prospect Plaza and Ocean Bay (Oceanside & Bayside)</i>
FY 2007 ROSS/Neighborhood Networks Grant	\$23,473	<i>Provide NYCHA residents with computer literacy and internet usage training, job training for youth, adults and seniors; expand educational opportunities; offer homework assistance and provide GED and career guidance to High School students</i>
FY 2009 Multifamily Housing Service Coordinator Program	\$477,350	<i>To provide services to ensure that the elderly residents are linked to the specific supportive services they need to continue living independently</i>

Financial Resources: 2012 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
FY 2007 ROSS/RSDM Grant	\$135,466	<i>Provide vocational training, job search assistance, and job placement assistance to NYCHA residents</i>
FY 2009 ROSS/Service Coordinator Program	\$720,000	<i>To provide services to help residents attain economic and housing self sufficiency. These services will help participating residents and families to increase earned income, reduce or eliminate the need of welfare assistance and make progress toward achieving economic independence</i>
Public Housing Development Grants	2,252,631	<i>Modernization of City/State developments</i>
3. Public Housing Dwelling Rental Income (includes City and State Developments)	\$882,271,745	<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)	\$14,183,600	<i>Public Housing Operations</i>
Interest Income	\$6,265,000	<i>Public Housing Operations</i>
Miscellaneous Income (includes Debt Service)	\$15,455,565	<i>Public housing operations, safety and security, and supportive services</i>
4. Non-federal sources (list below)		
21 st Century Community Learning centers	\$232,920	<i>Support community learning centers that give students from low-performing and high-poverty schools academic enrichment opportunities</i>
Total resources	\$3,747,982,633	

3. Rent Determination

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Rather than subject public housing residents to a two-step system, NYCHA has adopted a policy of allowing families with severe hardships, to have their rent obligation immediately reduced to a level reflecting the family's verified income. In an appropriate case, rent could be as low as the minimum rent set out above. However, nothing in the Authority's policy lessens the family's obligation to cooperate and to verify the household's current income.

Residents may apply for an interim rent change when there is a 5% reduction in gross income, the current rent is more than 30% of net income and the reduction of income has lasted two months. The new policy reduces the waiting period from 3 months to 2 months of unemployment or long term disability.

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

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

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

NYCHA's Flat Rents as shown in the tables below.

Apartment Size	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Greater than 80% AMI
Studio	\$422	\$508	\$661
1 Bedroom	\$511	\$616	\$802
2 Bedroom	\$602	\$725	\$943
3 Bedroom	\$752	\$906	\$1,179
4 Bedroom	\$842	\$1,015	\$1,320
5 Bedroom	\$969	\$1,166	\$1,518
6 Bedroom	\$1,095	\$1,319	\$1,716

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

Decreases in family income must be reported 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)

Households at Flat Rent will pay according to how their household income compares to the Area Median Income (AMI) by family size. Flat Rent households with incomes less than 60% of AMI will pay rents ranging from \$422 to \$1,095, depending on the number of bedrooms in the apartment. Flat Rent households with incomes between 60% and 80% of AMI will pay rents ranging from \$508 to \$1,319.

Flat Rent households with incomes above 80% of AMI will pay rents ranging from \$661 to \$1,716. The rent schedule on page 38 shows the rents by apartment size for each income band.

B. 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% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- ☐ Annually
 - ☒ Other (list below)
- Payment standards are reevaluated on an as needed basis.*

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

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

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

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

Exemption policies are described in the Section 8 Administrative Plan, which is a supporting document available for review.

4. Operation and Management

[24 CFR Part 903.7 9 (e)]

During FY 2011, 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 2011	Expected Turnover
Public Housing	179,571	5,500
Section 8 Vouchers	96,172	4,500
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included in voucher numbers	N/A
ROSS/RSDM '07 - HUD grant funded program provides training opportunities in computer literacy, construction skills, and workforce training & advancement to 100 NYCHA residents. Grant was awarded to NYCHA on March 4, 2008. NYCHA submitted a no-cost extension request to HUD in February 2011 which was approved on March 23, 2011. The new grant end date is December 12, 2011.	124	N/A
ROSS/Neighborhood Networks '07 – HUD grant funded program will provide access to computer technology and Internet access for 720 NYCHA residents through specialized programming for teens and unemployed adults.	239	N/A
HOPE VI Community and Supportive Services Sustainability Plan-Prospect Plaza. Balance of HUD Grant- to assist 426 relocated residents between the ages of 19 and 64 achieve economic self-sufficiency through training, business development, supportive service and educational opportunities.	25	N/A
Service Coordinator	An average of 701 residents served monthly	N/A
Other Federal Programs(list individually)		
Child Care Feeding	5,343 youth served daily	N/A
Summer Lunch	Anticipate serving 4,800 youth daily	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

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 Correspondence Unit

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.

The New York City Housing Authority (NYCHA) received HUD approval on June 15, 2011 for a two year extension of the designation of a portion of its housing stock for occupancy by elderly-only families. This designation encompasses 9,849 units (5.5% of NYCHA’s total units) in buildings originally constructed for, and intended to be occupied by, elderly families. These units are located in 41 “elderly” developments and 14 “elderly” buildings throughout the five boroughs of New York City.

On July 28, 2011, NYCHA received approval to remove the 178 designated apartments (35 studios and 142 one-bedroom units) in the Forest Hills Cooperative development from the Authority’s Designated Plan. Forest Hills Cooperative is a unique low-income housing development completed in 1976 with 430 apartments. Although the Authority has been responsible for the management of this development, it is under lease to the Cooperative pursuant to a lease-purchase agreement under Section 5(h) of the United States Housing Act of 1937, as amended. The development was constructed by the Authority with funds from HUD and the City of New York. However, the Cooperative is not eligible for nor has it received any operating subsidies, and its operating budget is fully dependent upon revenues obtained through carrying charges paid by the cooperators. In order to maintain the fiscal viability of the development, the Board of Directors of the Forest Hills Cooperative Corporation requested that NYCHA seek approval to remove the elder-only designation and allow families of all ages to move into the studio and one-bedroom units. This action will benefit non-elderly applicants including those that are disabled that are currently ineligible for these units.

Please note that NYCHA’s plan to remove the elderly-only designation at Forest Hills Cooperative will only apply to new rentals or transfers; no existing tenants will be evicted or asked to voluntarily relocate because of the removal of the designation. In 2010, only 9 (5%) of the 178 designated units in Forest Hills Cooperative had a new move-in or transfer.

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

Designation of Public Housing Activity Description
1a. Development name: Louis Armstrong I
1b. Development (project) number: NY00501200
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: NY005011250
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: 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: June 15, 2011
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: 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: June 15, 2011
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: 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: June 15, 2011
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: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 96 7. Coverage of action (select one)

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Claremont-Franklin
1b. Development (project) number: 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: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 116
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: College Ave/East 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: June 15, 2011
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: June 15, 2011
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 LIFHE 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: June 15, 2011
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: June 15, 2011
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: NY00513420
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: June 15, 2011
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: June 15, 2011
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: Forest Hills Cooperative 1b. Development (project) number: NY005002000
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: June 15, 2011 <i>NYCHA submitted a request to HUD to remove Forest Hills Cooperative from NYCHA's Designated Plan in June 2011. On July 28, 2011, NYCHA received approval from HUD to remove the 178 units at Forest Hills Cooperative from the Designated Plan.</i>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 178 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Fort Washington Avenue 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: June 15, 2011
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: June 15, 2011
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: 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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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/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: June 15, 2011
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: June 15, 2011
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: NY005011250
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: June 15, 2011
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
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: NY00501240
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: June 15, 2011
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: June 15, 2011
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
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: June 15, 2011
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: June 15, 2011
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 – Balcolm 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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: 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: June 15, 2011
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: 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: June 15, 2011
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: 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: June 15, 2011
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: NY005013240

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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: June 15, 2011
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: 108
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: June 15, 2011
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: West Tremont/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: June 15, 2011
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: June 15, 2011
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 247
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Carter G. Woodson
1b. Development (project) number: 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: June 15, 2011
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

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: June 15, 2011
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: New Lane
1b. Development (project) number: NY00510350
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: June 15, 2011
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

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*

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
For the earned income of a previously unemployed household member, NYCHA has implemented the 24-month earned income disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).
- ☒ Public housing admissions policies
Working family priorities are assigned by income tier with the first number representing Tier III (households with incomes between 50% and 80% 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 table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Intake & Assessment. Provides recruitment, orientations, job preparation workshops, assessments and referrals to NYCHA training programs, outside training programs and employment.	2,260 Public Housing residents per year	Self referred, unemployed and under-employed public housing & section 3 residents	RES offices located at central office location in Downtown Brooklyn.	Public Housing Residents
Employment Assistance. The goal is to place job-ready residents in gainful employment.	330 residents per year.	Self referred unemployed and under-employed public housing residents	RES offices located at central office location in Downtown Brooklyn,.	Public Housing Residents
FY 2007 Resident Opportunities and Self-Sufficiency- Family and Homeownership Program (ROSS). HUD grant funded program provides training opportunities in computer literacy, construction skills, and workforce training & advancement to 100 NYCHA residents. NYCHA submitted a no-cost extension request to HUD in February 2011 which was approved on March 23, 2011. The new grant end date is December 12, 2011.	Enrollments 124 Completions 89 Placements 43	Public Housing residents are referred based on interest and employment goals	Year Up and City College of New York Adult and Continuing Education (CCNY/ACE). RES offices at Downtown Brooklyn,	Public Housing Residents
NYCHA Resident Training Academy Provides employment-focused training and job placement assistance to NYCHA residents in the constructional and janitorial fields (supported by the Robin Hood Foundation)	150 residents	Public housing residents are referred based on interest, qualifications and employment goals	NEW/Building Works/ Brooklyn Workforce Innovations	Public Housing Residents
Jobs Plus	230	Self-referred	Jobs Plus Office at	Public Housing

<p>The Jobs Plus employment center seeks to raise the level of employment for the residents of Jefferson Houses by increasing family income through:</p> <ul style="list-style-type: none"> • Supportive Service • Education • Employment related services • Rent Incentives • Neighbor to neighbor support to work 	residents placed	unemployed and under-employed public housing residents	Jefferson Houses	Residents of Jefferson Houses
<p>Training Referrals and Enrollments Provide referrals services to various vocational training and educational institutions. This includes slots purchased for construction related training,</p>	2600 enrolled	Public Housing residents are referred based on interest and employment goals	RES offices located at central office location in Downtown Brooklyn. Training providers and CBOs	Public Housing Residents
<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. 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>	670 projected hires	Public Housing and Section 3 Residents	RES offices at Downtown Brooklyn, Mgmt offices, contractors	Public Housing & section 3 residents

(2) Family Self Sufficiency program

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2009 Estimate)	Actual Number of Participants (As of: 06/30/11)
Public Housing	0	0
Section 8	0	39

- 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:

NYCHA's Office of Resident Economic Empowerment & Sustainability (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. Subsequently, enrollment will be offered to other Section 8 voucher holders. To date, the program has reenrolled 39 participants, 10 of whom have escrow accounts averaging \$4,846.

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 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**.

**TO REPORT A VICIOUS, THREATENING, OR PROHIBITED ANIMAL WITHIN YOUR DEVELOPMENT:
CALL THE NYC 24 HOUR CITIZEN SERVICE CENTER (CALL 311)**

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?

The Single Audit Report and the Management Letter will be submitted to HUD by the end of July 2011.

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

One finding was related to non-compliance with eligibility requirements (annual review errors), and the other finding was related to non-compliance with reporting requirements (submission of HUD-50058 forms to HUD).

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)?

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 has promulgated procedures pursuant to the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) that facilitates the bifurcation (splitting) of a public housing tenancy or of Section 8 assistance in order to terminate the tenancy rights of an abuser who commits criminal acts of physical violence against another household member (CAPV) while preserving the victim's tenancy rights. NYCHA is in the process of updating the VAWA GM to add strangulation to the list criminal acts and additional recommendation made by NYCHA's Law Department.

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.
- Intensive case management and social work services, in conjunction with several agencies of the City of New York, 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.
- Sensitivity training and education on domestic violence for NYCHA staff and NYPD Housing Bureau Domestic Violence Police Officers.
- NYCHA's Domestic Violence Intervention and Education Program (DVIEP) combines experienced Safe Horizon counselors with uniformed police officers who jointly contact and counsel NYCHA families where there has been a police report of domestic violence. The Safe Horizon contract was transitioned to HRA which provided the opportunity for the DVIEP program to expand to all Housing Authority Police Service Areas in the city.

ATTACHMENT B
**HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT,
DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING,
HOMEOWNERSHIP, AND PROJECT-BASED VOUCHERS**

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: **Ocean Bay – Bayside**
2. Development (project) number: **NY005010980**
3. Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Ocean Bay – Oceanside**
2. Development (project) number: **NY005010980**
3. Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Prospect Plaza**
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:

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 thirty-seven, two-family homes. All homes were completed and occupied during the summer of 2005, with thirty-two 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.

It is anticipated that the balance of the Prospect Plaza redevelopment will be accomplished through a mixed-finance, mixed-income development comprised of rental units owned and managed by private, third party development and management entities. The proposed scope includes development of public housing and affordable rental units. It is further intended that any non-public housing units will be affordable to low- and moderate-income households, and incorporate federal Low Income Housing Tax Credits. In addition, NYCHA intends to provide open space, a community center, and retail space, as per the Re-Vision Prospect Plaza Community Plan developed in June 2010 with input from relocated Prospect Plaza residents and other community stakeholders. In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes demolition of the remaining three vacant buildings.

Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza public housing 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.

☒ 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:

Markham Gardens Redevelopment - NYCHA has been working closely with residents, local officials, and community organizations towards redeveloping Markham Gardens in Staten Island. In partnership with the New York City Department of Housing Preservation and Development (HPD), a Request for Proposals (RFP) for redevelopment was issued on August 29, 2005 and a developer was selected in April 2006. The approved plan for development provides an 80 unit senior building, 240 rental units and 25 two-family townhouses for homeownership. Construction began in the summer of 2007 and the rental portion was completed in the summer of 2009. All units are now rented with Section 8 vouchers provided to a total of 16 former residents who elected to return. The for-sale townhouses are being marketed to households with income from 70% to 130% AMI. So far fifteen purchasers including three NYCHA residents have purchased townhouses. NYCHA is working with a not-for-profit sponsor who has been awarded Section 202 funding by HUD to construct and operate the proposed 80-unit senior building. In order to accommodate seniors who currently occupy units with more bedrooms than the number of registered occupants, NYCHA has obtained HUD's approval to allow 25% of the units to be set aside for eligible NYCHA senior residents. **The proposed building is projected to be completed in 2013.**

1070 Washington Avenue in the Bronx –NYCHA will use approximately \$5.2 million of replacement housing factor funds to finance the construction of a proposed privately owned and managed affordable housing

development. As part of the construction sources, NYCHA will issue predevelopment and construction loans equal to \$1.3 million and \$3.9 million, respectively, to Bronx Pro Real Estate Management for the development of a 49-unit building containing 20 public housing units on privately-owned land. The predevelopment loan was issued and expended in September 2010. The remaining \$3.9 million in RHF grants was obligated in September 2010 with the expectation that NYCHA will begin construction in September 2011.

Bronx Pro is a well-respected affordable housing developer that has worked with both NYCHA and HPD in the past. Using RHF funds to create public housing at a private development on privately-owned land would represent an innovative new investment/development model that could be duplicated in future NYCHA projects.

West Side Developments – Chelsea-Elliott, Fulton and Harborview Terrace - In December 2006, HPD and NYCHA jointly issued an RFP for approximately 450 units at the West Side Developments as part of the Mayor's Housing Marketplace Plan.

- Harborview - 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, HPD and the developer.
- Elliott/Chelsea - NYCHA and HPD selected a developer in September 2007 to construct a building on the Chelsea Houses parking lot at West 25th Street and 9th Avenue with retail stores on the ground floor. Construction closing took place in July 2010, and construction is underway. The building will contain 168 units, requiring approximately 30,000 sq. ft. of unused floor area from Elliott Houses, and approximately 62,000 sq. ft of transferable development rights from Chelsea Houses.
- Fulton - NYCHA selected a developer in September 2007 to construct a building with approximately 100 units on the Fulton Houses parking lot on West 18th Street (mid-block) between 9th Avenue and 10th Avenue. The proposed development will also provide community space. This moderate and middle income housing project is on hold pending financial feasibility review of more family-sized units and the current level of subsidies.

Bronx Properties at University Avenue Consolidated (UAC), Forest, Soundview and Highbridge Gardens – On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 1,000 units including rehabilitation of 10 buildings with 463 units and new construction of 536 units, including 16 two-family townhouses at Soundview for homeownership.

- University Avenue Consolidated - Developers have been selected to renovate 463 apartments in two phases. The first six buildings (270 units) were conveyed to Arista Development at the end of June 2009; and the remaining four UAC buildings (173 units) were conveyed to Bronx Pro Real Estate Management at the end of December 2009. NYCHA has set aside 25% of the units for former UAC residents wishing to return as well as other NYCHA residents qualifying for Section 8 rental subsidies who wish to move in to the rehabilitated units.
- Forest - NYCHA disposed of a lot within Forest Houses at the corner of Tinton Avenue and East 166th Street in December 2010 to a developer to build 124 rental units for low-income households.

- Soundview - NYCHA intends to dispose of a vacant site consisting of an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. A developer was selected to build approximately 238 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. This project was delayed due to financing issues because of the economic downturn in the economy and the extra cost of building a road. The project is back on track and we expect to close in 2012.
 - Highbridge Gardens - NYCHA is disposing of a 2.5 acre parcel of vacant land at the intersection of Sedgwick Avenue and West 167th Street. The parcel will provide sites for a dual-phase affordable housing project and a public intermediate school. A developer was selected to build two buildings with approximately 220 rental units for low-income households. One of the new buildings will include a community room with a Resident Services Plan focusing on recreational activities for youth and services for seniors. The developer was recently awarded low income housing tax credits which will support construction and affordability of the project. Closing for one building took place in December 2010, and the second building will close in late 2011. In addition, in December 2010, NYCHA conveyed a site on West 167th Street to the NYC School Construction Authority (SCA) for a 390-seat middle school. Execution of a long term ground lease with SCA to provide for SCA maintenance of the housing development's existing basketball court as well as its shared use by the new school's students and Highbridge Gardens' residents is pending.
 - Pomonok – A non-profit housing sponsor has obtained Section 202 funding reservation from HUD for development of a 78-unit building for elderly residents with supportive services on a parking lot at Pomonok off 71st Avenue. The closing took place in June 2010.

NYCHA's Federalized Developments (21 Former City/State Funded Developments) - On March 15, 2010, HUD approved NYCHA's application to qualify 21 NYCHA developments – and their more than 20,000 housing units – for federal subsidies. In order to qualify for federal assistance, the developments were sold to an entity created and controlled by NYCHA. This transaction was made possible with the passage of the necessary legislation to address the State's bond commitments to the property in February 2010 to approve the sale of the developments to a NYCHA-controlled entity. As a result of the transaction, NYCHA will receive more than \$400 million in public and private funding, the majority of which will go to capital improvements that will begin immediately and continue for two years. The upgrades, which will create hundreds of construction jobs, will include brick work, façade and roof repairs, elevator replacement, front and rear entrance renovations and heating upgrades. The sale will also enable HUD to include the buildings in a federal subsidy program that will deliver \$65-\$75 million every year for ongoing maintenance.

All 21 developments remain public housing and residents retain all of their rights and protections as public housing residents. NYCHA's existing federal developments would also benefit as less of its federal public housing subsidy will have to be diverted to support units that receive no federal money or other funds. The 21 developments are: Bay View, Boulevard, Bushwick, Independence, Linden, Marlboro and Williams Plaza in Brooklyn; Baychester, Castle Hill, Marble Hill, Murphy and Saint Mary's Park in the Bronx, 344 East 28th Street, Amsterdam Addition, Chelsea, Drew-Hamilton, Manhattanville, Rutgers, Samuel and Wise Towers in Manhattan; and Stapleton in Staten Island. NYCHA will continue to work diligently with HUD to secure annual federal subsidies for the remaining 5,018 public housing units that have no source of permanent funding.

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: Amsterdam Addition
1b. Development (project) number: NY005001870
2. Activity type: <input type="checkbox"/> Demolition Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 164
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Baychester
1b. Development (project) number: NY005001260
2. Activity type: <input type="checkbox"/> Demolition Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the</i>

mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.

3. Application status (select one)

- Approved ☒
 Submitted, pending approval ☐
 Planned application ☐

4. Date application **approved**, submitted, or planned for submission: **March 15, 2010**

5. Number of units affected: 406

6. Coverage of action (select one)

- ☐ Part of the development
☒ Total development

7. Timeline for activity:

- a. Actual or **projected** start date of activity: **Fall 2009**
 b. **Actual** end date of activity: **March 16, 2010**

Demolition/Disposition Activity Description

1a. Development name: **Bushwick**

1b. Development (project) number: **NY005000860**

2. Activity type: Demolition ☐

Disposition ☒ *As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.*

3. Application status (select one)

- Approved ☒
 Submitted, pending approval ☐
 Planned application ☐

4. Date application **approved**, submitted, or planned for submission: **March 15, 2010**

5. Number of units affected: 1,117

6. Coverage of action (select one)

- ☐ Part of the development
☒ Total development

7. Timeline for activity:

- a. Actual or **projected** start date of activity: **Fall 2009**
 b. **Actual** end date of activity: **March 16, 2010**

Demolition/Disposition Activity Description

1a. Development name: **Castle Hill**

1b. Development (project) number: **NY005000800**

2. Activity type: Demolition ☐

Disposition ☒ *As part of the mixed finance modernization plan, NYCHA will be a general*

partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.

3. Application status (select one)

Approved ☒

Submitted, pending approval ☐

Planned application ☐

4. Date application **approved**, submitted, or planned for submission: **March 15, 2010**

5. Number of units affected: 1,771

6. Coverage of action (select one)

☐ Part of the development

☒ Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Fall 2009**

b. **Actual** end date of activity: **March 16, 2010**

Demolition/Disposition Activity Description

1a. Development name: **Chelsea**

1b. Development (project) number: **NY005001340**

2. Activity type: Demolition ☐

Disposition ☒ *As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.*

3. Application status (select one)

Approved ☒

Submitted, pending approval ☐

Planned application ☐

4. Date application **approved**, submitted, or planned for submission: **March 15, 2010**

5. Number of units affected: 401

6. Coverage of action (select one)

☐ Part of the development

☒ Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Fall 2009**

b. **Actual** end date of activity: **March 16, 2010**

Demolition/Disposition Activity Description

1a. Development name: **Drew-Hamilton**

1b. Development (project) number: NY005001110
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 1,048
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Independence
1b. Development (project) number: NY005001400
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 704
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: Fall 2009 b. Actual end date of activity: March 16, 2010

Demolition/Disposition Activity Description	
1a. Development name: Manhattanville	
1b. Development (project) number: NY005000810	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010	
5. Number of units affected: 1,272	
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: Fall 2009	
b. Actual end date of activity: March 16, 2010	
Demolition/Disposition Activity Description	
1a. Development name: Marlboro	
1b. Development (project) number: NY005000830	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010	
5. Number of units affected: 1,765	
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: Fall 2009 b. Projected end date of activity: Spring 2010
Demolition/Disposition Activity Description
1a. Development name: Murphy 1b. Development (project) number: NY005001330
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 220
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Rutgers 1b. Development (project) number: NY005000990
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 680

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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Stapleton 1b. Development (project) number: NY005001140
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 625
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Williams Plaza 1b. Development (project) number: NY005001280
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 542
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Wise Towers 1b. Development (project) number: NY005001270
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 367
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: 344 East 28th Street 1b. Development (project) number: NY005001850
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 197
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Bay View
1b. Development (project) number: NY005000920
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 1,418
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Boulevard
1b. Development (project) number: NY005000460
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization</i>

activities, the 21 developments will receive ongoing operating and federal subsidies.
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: March 15, 2010
5. Number of units affected: 1,281
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Linden 1b. Development (project) number: NY005000950
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.</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: March 15, 2010
5. Number of units affected: 1,375
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: Fall 2009 b. Actual end date of activity: March 16, 2010
Demolition/Disposition Activity Description
1a. Development name: Marble Hill 1b. Development (project) number: NY005000490
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the</i>

mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.

3. Application status (select one)

Approved ☒

Submitted, pending approval ☐

Planned application ☐

4. Date application **approved**, submitted, or planned for submission: **March 15, 2010**

5. Number of units affected: 1,570

6. Coverage of action (select one)

☐ Part of the development

☒ Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Fall 2009**

b. **Actual** end date of activity: **March 16, 2010**

Demolition/Disposition Activity Description

1a. Development name: **Saint Mary's Park**

1b. Development (project) number: **NY005000930**

2. Activity type: Demolition ☐

Disposition ☒ *As part of the mixed finance modernization plan, NYCHA will be a general partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.*

3. Application status (select one)

Approved ☒

Submitted, pending approval ☐

Planned application ☐

4. Date application **approved**, submitted, or planned for submission: **March 15, 2010**

5. Number of units affected: 960

6. Coverage of action (select one)

☐ Part of the development

☒ Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Fall 2009**

b. **Actual** end date of activity: **March 16, 2010**

Demolition/Disposition Activity Description

1a. Development name: **Samuel (City)**

1b. Development (project) number: **NY005003770**

2. Activity type: Demolition ☐

Disposition ☒ *As part of the mixed finance modernization plan, NYCHA will be a general*

partner/managing member in a limited liability partnership/limited liability company. NYCHA will ground-lease the land at the 21 Developments to the limited partnership/limited liability company and sell the buildings to the partnerships/limited liability companies at their appraised value. With the funding from the mixed finance modernization plan, NYCHA will be renovating portions of the 21 Developments under approximately thirty-six contracts for capital improvements. The modernization work will commence in March 2010 and will be completed by the first quarter of 2013. Upon completion of the modernization activities, the 21 developments will receive ongoing operating and federal subsidies.

3. Application status (select one)

Approved ☒

Submitted, pending approval ☐

Planned application ☐

4. Date application **approved**, submitted, or planned for submission: **March 15, 2010**

5. Number of units affected: 634

6. Coverage of action (select one)

☐ Part of the development

☒ Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Fall 2009**

b. **Actual** end date of activity: **March 16, 2010**

Demolition/Disposition Activity Description

1a. Development name: **Prospect Plaza**

1b. Development (project) number: **NY005002440**

2. Activity type: Demolition ☒

Disposition ☐ *NYCHA is undertaking a phased HOPE VI supported revitalization of Prospect Plaza, which includes completed homeownership and rental units. It is anticipated that the balance of the Prospect Plaza revitalization project will be comprised of mixed-finance, mixed-income rental units owned and managed by private, third-part development and management entities. The proposed scope includes development of public housing and affordable rental units. It is further intended that any non-public housing units will be affordable to low income households. 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. In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes the demolition of the three remaining buildings.*

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date application approved, **submitted**, or planned for submission: **March 2011**

5. Number of units affected: 267

6. Coverage of action (select one)

☐ Part of the development

☒ Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **December 2010**

b. **Projected** end date of activity: **May 2012**

Demolition/Disposition Activity Description

1a. Development name: FHA Repossessed Houses – 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 at 113-44 Springfield Boulevard, 144-29 105th Avenue, and 69-33 Bayfield Avenue. Due to their scattered locations and wood frame construction, the FHA houses cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority.</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: Winter 2012
5. Number of units affected: 11
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 2013
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – 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. Due to their scattered locations and wood frame construction, the FHA houses cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority.</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: October 2008
5. Number of units affected: 11
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 2011
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – 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 thirty-seven (37) units of vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, the FHA houses cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority.</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: Fall 2012
5. Number of units affected: 37
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 2009 b. Projected end date of activity: Fall 2013
Demolition/Disposition Activity Description
1a. Development name: Markham Gardens 1b. Development (project) number: NY005009
2. Activity type: Demolition <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <i>NYCHA and HPD issued a Request for Proposals (RFP) on August 29, 2005 and selected a developer in May 2006 to demolish Markham Gardens in Staten Island. The developer has built a total of 290 units on the site including 240 rental units to allow 202 former Markham Gardens households to move back to the development, if they so choose. Section 8 vouchers will be provided by NYCHA to qualifying displaced residents in good standing who elect to return. The development also provides 25 two-family townhouses for affordable homeownership with preference given to former residents who are financially eligible. Construction began in summer 2007, and the rental portion was completed in the summer of 2009. A site at the northeast corner of Markham Gardens is reserved for senior housing and was conveyed in 2011 to a non-profit housing sponsor who has been awarded HUD funding in 2009 to construct and operate a building with supportive services for 80 low-income seniors.</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 13, 2006
5. Number of units affected: 360
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2007 b. Projected end date of activity: Fall 2013
Demolition/Disposition Activity Description
1a. Development name: Linden Houses and Boulevard Houses 1b. Development (project) number: NY005000950 and NY005000460
2. Activity type: Demolition <input type="checkbox"/> <input checked="" type="checkbox"/> <i>In December 2006, NYCHA in collaboration with HPD, issued an RFP to developers to build 53 two-</i>

and three-family townhouses for homeownership, and invited a non-profit housing sponsor to seek HUD funding to develop an 80 unit senior residence with supportive services on a parking lot currently in the middle of Linden and Boulevard Houses in Brooklyn. This lot is largely vacant and NYCHA intends to provide replacement parking spaces elsewhere within the developments for existing permit holders in order to make this under-utilized land resource available for housing development. Financially eligible NYCHA households will be given an opportunity to purchase a townhouse. A developer was selected in November 2007.

3. Application status (select one)

Approved ☐

Submitted, pending approval ☒

Planned application ☐

4. Date application approved, **submitted**, or planned for submission: **March 26, 2007**

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: **2012**

b. **Projected** end date of activity: **2014**

Demolition/Disposition Activity Description

1a. Development name: **Fulton Houses**

1b. Development (project) number: **NY005001360**

2. Activity type: Demolition ☐

Disposition ☒ In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to construct a building with approximately 100 units on the Fulton Houses parking lot on West 18th Street (mid-block) between 9th Avenue and 10th Avenue. A developer was selected in September 2007. The proposed development will provide community space on the ground floor.

3. Application status (select one)

Approved ☐

Submitted, pending approval ☒

Planned application ☐

4. Date application approved, **submitted**, or planned for submission: **March 20, 2007**

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: **2013**

b. **Projected** end date of activity: **2015**

Demolition/Disposition Activity Description

1a. Development name: **Harborview Terrace Houses**

1b. Development (project) number: **NY005010220**

2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, 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. A developer was selected in September 2007.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: April 5, 2007
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: 2015
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. The first phase will include the development of public housing units and other rental units for low-income households on the south side of the street. The buildings on the north side of the street will be rehabilitated as the second phase, and are anticipated to include a mix of low- and moderate-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 and who wish to return to the rehabilitated development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: November 30, 2007
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 2016
Demolition/Disposition Activity Description
1a. Development name: Soundview Houses 1b. Development (project) number: NY005000710

<p>2. Activity type: <i>Demolition</i> <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD and as part of the Mayor's New Housing Marketplace Plan, NYCHA intends to dispose of a vacant site including an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park through a Request for Proposals, which was issued in September 2007. A developer has been 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.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: November 2011</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 2012</p> <p>b. Projected end date of activity: 2014</p>
<p align="center">Demolition/Disposition Activity Description</p>
<p>1a. Development name: Highbridge Gardens</p> <p>1b. Development (project) number: NY005000780</p>
<p>2. Activity type: <i>Demolition</i> <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, NYCHA is disposing of a vacant 2.5 acre parcel of land at the intersection of Dr. Martin Luther King, Jr. Boulevard and West 167th Street through a Request for Proposals, which was issued in September 2007. A developer has been selected to build 220 rental units for low-income households. Construction commenced on the first phase building in January 2011 and construction start is projected for the final phase in late 2011. A portion of the parcel was conveyed to the School Construction Authority (SCA) to site a 390-seat intermediate school. Execution of a long-term lease of the housing development's existing basketball court to provide for SCA maintenance as well as shared use by the new school's students as well as Highbridge Gardens' residents is pending.</i></p>
<p>3. Application status (select one)</p> <p>Approved <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: December 1, 2010</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 2009</p> <p>b. Projected end date of activity: Fall 2011</p>
<p align="center">Demolition/Disposition Activity Description</p>
<p>1a. Development name: East 165th – Bryant Avenue</p> <p>1b. Development (project) number: NY005015300</p>

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 senior housing by a non-profit housing sponsor. This disposition is pending funding approval for the sponsor to undertake the housing project.</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 : Autumn 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: July 2009 b. Projected end date of activity: 2014
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 a non-profit housing sponsor to facilitate the provision of low income housing for seniors requiring supportive services. This disposition is pending funding approval for the sponsor to undertake the housing project.</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 : Spring 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: July 2009 b. Projected end date of activity: 2013
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: July 2011
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. On November 17, 2010, NYCHA issued an RFP soliciting proposals from qualified developers and managers of supportive housing to construct a building with approximately 90 units for homeless and low income families. Four proposals were received and are in the review process.</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 : November 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: 2012
b. Projected end date of activity: 2014
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 87 units of affordable 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: March 11, 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: May 2011 b. Projected end date of activity: 2014
Demolition/Disposition Activity Description
1a. Development name: St. Nicholas Houses 1b. Development (project) number: NY005000380
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA disposed of approximately 60,000 square feet of land located at St. Nicholas Houses; an approximately 25,000 square foot light and air easement and an approximately 25,000 square foot fire egress easement. The property and easements accommodate construction of a charter school for 1,300 students ranging from kindergarten to 12th grade and a new public West 129th Street between Seventh and Eighth Avenues.</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 16, 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: March 15, 2009 b. Projected end date of activity: August 2011

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

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name: 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) As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.	
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) As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.	
Conversion of Public Housing Activity Description	
1a. Development name: Harrison Avenue Group I	
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) As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.	
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)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☒ Other: (describe below) **As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.**

Conversion of Public Housing Activity Description

1a. Development name: **Harrison Avenue Group B**

1b. Development (project) number: **NY005013410**

2. What is the status of the required assessment?

- ☐ Assessment underway
- ☐ Assessment results submitted to HUD
- ☐ Assessment results approved by HUD (if marked, proceed to next question)
- ☒ Other (explain below) **As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.**

3. ☐ Yes ☒ 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)

- ☐ Conversion Plan in development
- ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
- ☐ 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)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☒ Other: (describe below) **As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.**

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. The Section 8 Voluntary Conversion Program has and will continue to bring much needed resources to the City and State-built developments thereby ensuring that the rents remain affordable and the developments are preserved.

Further, the HUD approval provides that if fewer than the 8,400 public housing units have been converted by the end of the initial 3-year period, NYCHA may initiate a process to achieve the approved number of conversion units. Of the plan-approved 8400 public housing units, as of June 26, 2011, there were 2,530 Section 8 rentals in the City and State-built developments. 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.

Reflecting the fact that Congress has failed to address the increasing capital needs of public housing, which HUD estimates ranges between \$25-\$30 billion, the Administration proposes converting public housing, along with several other rental assistance programs, to a form of project-based assistance. Such conversion will facilitate NYCHA's ability to access funding on the private market to address its increasing costs and unmet capital needs. To promote its goal of maintaining the long-term sustainability of its properties, and assuming a sufficient level of appropriations, the Authority anticipates that it will participate in the proposed conversion program.

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 I
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> <input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
5. Number of units affected: 30
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group II
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> <input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
5. Number of units affected: 14
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group III
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> <input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
5. Number of units affected: 14
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group IV
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> <input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
5. Number of units affected: 19
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group V
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> <input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
5. Number of units affected: 36
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group VI

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> <input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
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
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group VII
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> <input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
5. Number of units affected: 12
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group VIII
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> <input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i> <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>

5. Number of units affected: 11
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group IX
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>
<input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i>
<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
5. Number of units affected: 5
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group 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>
<input checked="" type="checkbox"/> Submitted, pending approval – <i>potential Section 5(h) plan revision</i>
<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted , or planned for submission: <u>(April 2009)</u>
5. Number of units affected: 30
6. Coverage of action: (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

2. Section 8 Tenant Based Assistance

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

streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

D) Project-Based Vouchers

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:

1. As of Jan. 31, 2011, NYCHA has executed HAP contracts for 38 buildings at which 623 apartments were receiving subsidy.
2. Of NYCHA's approved HUD funding for 98,307 Section 8 tenant based vouchers as of Jan. 31, 2011, NYCHA expects to utilize no more than approximately 1,000 vouchers for this initiative, representing less than 1% of the total available units.
3. NYCHA understands that all new project-based assistance agreements must be for units within census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exception. 66 Fed. Reg. At 3608.
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 Initiative will be consistent with NYCHA's FY 2010 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 and acts as a resource to stabilize developments with desirable families who can no longer afford the rent that is charged.
 - 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 deconcentrates poverty and expands economic opportunities.

ATTACHMENT C

CAPITAL IMPROVEMENTS

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

(1) Capital Fund Program Annual Statement/Performance and Evaluation Report

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments.

Select one:

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

Capital Fund Program Annual Statement/Performance and Evaluation Report for FY 2012 (ny005r03)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Consistent with 9(g)(1) of the Housing Act of 1937, as amended, 42 USC 1437g(g)(1), NYCHA reserves its right, with respect to any allocation of Capital Funds, to exercise flexibility to the fullest extent permitted by law.

(2) Capital Fund Program Five-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

Capital Fund Program Five-Year Action Plan (ny005s03)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

ATTACHMENT D

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	638,995	5	5	4	1	3	4
Income >30% but <=50% of AMI	409,205	5	5	4	1	3	4
Income >50% but <80% of AMI	509,522	5	5	3	1	3	3
Elderly (62+)	749,244	5	5	4	4	2	3
Families with Disabilities	469,244	5	5	3	4	3	3
Race/Ethnicity							
Hispanic	722,321	5	5	4	1	3	4
Black	684,483	5	5	4	1	3	4
White	1,311,860	5	5	4	1	3	4
Asian	315,479	5	5	4	1	3	4
Other	53,520	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: **2011 (Proposed)**
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☒ American Housing Survey data
Indicate year: **2009**
- ☒ Other housing market study
Indicate year: **2008**
2008 Housing and Vacancy Survey, conducted by the US Bureau of the Census, as tabulated by the New York Department of Housing Preservation and Development
- ☐ Other sources: (list and indicate year of information)

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 1/31/2011)			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of Families	% of Total Families	Annual Turnover ¹
Waiting list total	143,960 ²		3.0%
Extremely low income <=30% AMI	106,741	74.2%	
Very low income (>30% but <=50% AMI)	28,399	19.7%	
Low income (>50% but <80% AMI)	8,820	6.1%	
Families with children	56,716	39.4%	
Elderly families	22,087	15.3%	
Families with Disabilities ³	29,548	20.5%	
Race/Ethnicity			
White	12,018	8.3%	
Black	45,215	31.4%	
Hispanic	61,913	43.0%	
Asian	17,110	11.9%	
Other	7,704	5.4%	
Characteristics by Bedroom Size			
1BR	82,389	57.2%	
2 BR	50,366	35.0%	
3 BR	10,581	7.4%	
4 BR	592	0.4%	
5+ BR	32	0.0%	

¹ Figure represents turnover (move-outs from Public Housing) during FY 2010.

² Includes 6,967 Public Housing waiting list applicants who have been interviewed but not yet certified.

³ "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 1/31/2011)**

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 1/31/2011)**

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 ⁴	124,617 ⁵		8.0%
Extremely low income <=30% AMI	92,706	74.4%	
Very low income (>30% but <=50% AMI)	31,911	25.6%	
Low income (>50% but <80% AMI)	0	0	
Families with children	56,583	45.4%	
Elderly families	21,259	17.1%	
Families with Disabilities ⁶	20,402	16.4%	
Race/Ethnicity			
White	18,366	14.8%	
Black	39,777	31.9%	
Hispanic	53,683	43.1%	
Asian	6,766	5.4%	
Other	6,025	4.8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	69,862	56.1%	
2 BR	40,839	32.8%	
3 BR	12,728	10.2%	
4 BR	1,059	0.8%	

⁴ Waiting list total includes both *extremely low-income* (below 30% of Area Median Income) and *very low-income* (30% to 50% of Area Median Income) families.

⁵ Includes 716 Section 8 waiting list applicants who have been interviewed but not yet certified.

⁶ "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 1/31/2011)			
5+ BR	129	0.1%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p><i>NYCHA's Section 8 Waiting List was reopened on February 12, 2007 to non-emergency applicants for a ninety day period. It closed on May 14, 2007.</i></p> <p>If yes:</p> <p>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 53 MONTHS AS OF JUNE 30, 2011.</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			

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 61% of the families admitted to public housing from January 2001 through December 2010 have been families with incomes at or below 30% of Area Median Income.*
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly

The New York City Housing Authority (NYCHA) received HUD approval on June 15, 2011 for a two year extension of the designation of a portion of its housing stock for occupancy by elderly-only families. This designation encompasses 9,849 units (5.5% of NYCHA's total units) in buildings originally constructed for, and intended to be occupied by, elderly families. These units are located in 41 "elderly" developments and 14 "elderly" buildings throughout the five boroughs of New York City, as well as 178 apartments in the Forest Hills Low-Income Cooperative development. On July 28, 2011, NYCHA received approval to remove the 178 designated apartments (35 studios and 142 one-bedroom units) in the Forest Hills Cooperative development from the Authority's Designated Plan. HUD's letter of approval, as well as the Plan originally submitted by NYCHA, are supporting Agency Plan documents and are available for public review.

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

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

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

ATTACHMENT E

ADDITIONAL INFORMATION

1) STATEMENT OF PROGRESS IN MEETING MISSION AND GOALS – FY 2010 TO FY 2014

HUD Strategic 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 utilization rate for the total Section 8 program was 97.2% as of January 31, 2011. NYCHA intends to apply for 200 additional VASH vouchers set aside for homeless veterans referred to NYCHA by the Veterans Administration in June 2011.

Objective: Leverage private or other public funds to create additional housing opportunities.

Progress: As part of Mayor Bloomberg's New Housing Marketplace Plan to create and preserve 165,000 units of affordable housing by the end of 2014, NYCHA currently has over 4,000 units in the development pipeline. In 2006, NYCHA, along with the Department of Housing Preservation and Development (HPD) and the Housing Development Corporation (HDC), celebrated the completion of Phase I of University Macombs Apartments in the Bronx, which is the first HPD/NYCHA collaboration project under the Mayor's Plan. This project involved the rehabilitation of 180 units in four former University Avenue Consolidated (UAC) buildings and the construction of a new 30 unit building for low income families. A total of 42 former UAC residents returned to the rehabilitated units. Phase II of this collaboration includes a total of 111 dwelling units in three vacant UAC buildings. The three vacant buildings were transferred to the selected developer to rehabilitate. The City's contribution of bond financing, tax credits and property tax abatement as well as NYCHA's provision of Section 8 vouchers for 39 of the units ensured restoration of the three buildings as affordable housing for low-income residents, including homeless families and former NYCHA residents.

As part of the continuing collaboration between NYCHA and HPD, the Brook Willis Apartments in the Mott Haven section of the Bronx started construction in the fall of 2006. The plan was to rehabilitate 121 residential units in 8 vacant buildings. The first four buildings were completed in 2007, and the remaining four buildings were completed in fall 2010. All 8 buildings are tenanted.

In partnership with HPD, a RFP for redevelopment of Markham Gardens was issued on August 29, 2005 and a developer was selected in April 2006. Following demolition of the 360 public housing units at Markham Gardens, 11 acres of the 12 acre property were redeveloped with 25 for-sale townhouses and 240 rental units including 150 units for Section 8 voucher holders referred by NYCHA and 40 units for residents with income up to 120% AMI. Twenty-five two-family townhouses are available for homeownership to households with income from 70% to 130% AMI. Thirteen townhouses have been sold, including three to NYCHA residents.

All 202 former residents living at Markham Gardens as of April 1, 2004, were given the right to return as tenants or priority to buy a townhouse if they qualify for a mortgage. Of the 202 former residents, 16 returned and were admitted as tenants. A total of 142 NYCHA voucher holders are living in Markham Gardens. Section 202 funding was obtained by Sisters of Charity from HUD in January 2009 to build and operate an 80-unit senior residence with supportive services. Twenty-five percent of the units will be set aside for eligible

NYCHA seniors. Closing took place in June 2011. Upon completion of the senior housing project, the redeveloped Markham Gardens will provide a total of 370 units for a revitalized mixed income neighborhood.

In December 2006, HPD and NYCHA jointly issued three RFPs for an estimated total of 1,000 units on three West Side sites in Manhattan, one site in East Harlem, and one site in Brooklyn. The three West Side sites include the development of affordable housing at Fulton Houses, Elliott-Chelsea Houses, and Harborview Terrace. The East Harlem site consists of the redevelopment of 17 buildings at Metro North Rehab. The Brooklyn site at Linden and Boulevard Houses will provide opportunities for affordable homeownership of two- and three-family townhouses with priority given to NYCHA residents. Selected developers were announced in September and December 2007, respectively.

An RFP for four sites in the Bronx was released in September 2007. This latest round of HPD/NYCHA collaboration will add approximately 1,000 units to the affordable housing inventory. Construction is underway at the two sites of Metro North Rehab in Manhattan for a total of 340 units. Rehabilitation has been completed for 463 units in 10 former University Avenue Consolidated buildings in the Bronx. Pre-development planning is underway for two rental buildings with 206 units and 16 for sale two-family townhouses at Soundview Houses. Construction is underway for the 168 unit building at Elliott Chelsea in Manhattan, a building with 65 units as the first of two phases at Highbridge Gardens, and a 124 unit building with a rooftop greenhouse at Forest Houses.

NYCHA has also embarked on a phased redevelopment effort at Prospect Plaza in the Ocean Hill-Brownsville section of Brooklyn. In the first phase, the developer selected by NYCHA constructed 37 two-family homes, 32 of which were purchased by former public housing residents. In the second phase, 150 rental units were constructed, 45 of which were set aside for relocated Prospect Plaza and other public housing residents. It is anticipated that the balance of the Prospect Plaza redevelopment will be accomplished through a mixed-finance, mixed-income phased development comprised of rental units owned and managed by private, third party development and management entities. It is intended that any non-public housing units will be affordable to low income households below 60% AMI.

NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses in two phases. The first phase will include the development of public housing units and other rental units for low-income households on the south side of the street. The buildings on the north side of the street will be rehabilitated as the second phase, and are anticipated to include a mix of low- and moderate-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 and who wish to return to the rehabilitated development.

Objective: Acquire or build units or developments

Progress: Please see above.

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 voucher management (SEMAP)

Progress: NYCHA continually conducts staff training to improve voucher management.

Objective: Increase customer satisfaction

Progress: Section 8 landlords have been provided with the ability to register for on-line access to the email addresses of NYCHA's borough offices to facilitate communication, register available apartments for Section 8 rental, and to enroll in NYCHA's Direct Deposit program that provides for electronic payment of subsidies.

Section 8 tenants have also been provided with the ability to schedule the submission of their rental packets through NYCHA's Customer Contact Center. This has greatly reduced customer wait times at NYCHA's Section 8 borough offices.

Objective: Concentrate on efforts to improve specific management functions (list; e.g., public housing finance; voucher unit inspections)

Progress: NYCHA implemented a new computer system for automated program management on January 31, 2011

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. Disposition was completed for sixteen former UAC buildings, one vacant lot, and eight former Betances buildings in the Bronx. Disposition of Markham Gardens for redevelopment of rental and for-sale housing was completed in 2006 and 2007. Three buildings at Metro North Rehab with structural damage were demolished in February 2008. Closing on Metro North occurred June 30, 2009 and Phipps Houses has started construction on the East 102nd Street site that it cleared of the old development buildings. Rehabilitation of the East 100th Street site is underway.

A phased redevelopment of the original four Prospect Plaza buildings on three blocks in Brooklyn will be implemented under a HOPE VI Revitalization Plan. Achievements under the Revitalization Plan has included the development of homeownership units (Phase I), additional low-income rental housing on an adjacent site (Phase II), and community supportive services, including education and employment training. Of the 37 two-family homes in Phase I, 32 units were purchased by former public housing resident as first-time home buyers. Of the 150 rental units in Phase II, 45 were 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 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 phased development including public housing and affordable rental units. 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. In addition, NYCHA intends to provide open space, a community center, and retail space, as per the *Re-Vision Prospect Plaza Community Plan* developed in June 2010 with input from relocated Prospect Plaza residents and other community stakeholders.

Objective: Pilot a clean, onsite energy source in at least one development.

Progress: In October 2010, NYCHA was awarded a \$650,000 competitive grant from Stimulus for the installation of a hybrid geothermal hot water system at 344 East 28th Street in Manhattan. Work will begin on this project in the second part of 2011.

Objective: Develop at least one urban farm in 2011 to provide affordable fresh food to residents and the surrounding community, as well as to expand green space.

Progress: Currently, NYCHA is developing partnerships to create at least one urban farm by end of 2011.

Objective: To reduce greenhouse gases and conserve energy, apply a white reflective coating to approximately 40,000 square feet of NYCHA's rooftop.

Progress: Currently underway, NYCHA is a partner of the NYC °Cool Roofs program, a collaboration between NYC Service, NYC Department of Buildings, NYC Department of Citywide Administrative Services, and Green City Force. Through this collaboration, approximately 32,000 square feet of NYCHA's roofs have received a cool roof treatment or white coating sponsored by the Mercer and another sponsor, with another 10,100 square feet scheduled in 2011. In addition, NYCHA held resident meetings in the selected developments before they received a cool roof to inform residents of this initiative and engage them to volunteer to help coat the rooftops alongside citizen volunteers.

In 2010 through this collaboration, NYCHA identified 100,000 square feet of rooftop to be coated on its buildings, or 10% of the City's goal. This goal was exceeded by 6.5% with a total of 106,538 square feet of roof coated by volunteers from NYC Service, NYCHA residents and the private sector. The NYC °Cool Roofs Program is a public-private partnership that engaged 17 companies in providing volunteers and resources to coat rooftops. Of the 15 NYCHA buildings coated, six buildings were sponsored by Bloomberg LP, Moody's, Ernst and Young, and Disney.

Objective: Develop a greenhouse gases (GHG) inventory of scope 1 and 2 with a baseline of 2005.

Progress: In 2010, NYCHA joined The Climate Registry and developed its first verifiable baseline GHG inventory of scope 1 and 2 and an inventory management plan for the Authority. This tool will allow NYCHA to set targets for emission reductions in alignment with the Mayor's PlaNYC Goal.

Objective: Launch a pilot to prepare residents for climate change emergencies, as well as other emergencies, in six developments in the Rockaways. In addition, NYCHA will work with its residents and staff to assess how to best advance the pilot program and team up with relevant community based organizations.

Progress: Completed in May 2011, NYCHA launched a pilot program in six developments in the Rockaways to help residents prepare for climate change emergencies, in coordination with NYC's Office of Emergency Management (OEM). Forty-five percent of NYCHA's developments are in Hurricane Evacuation Zones and the six developments selected for this pilot are: Hammel Houses, Redfern, Ocean Bay Bayside, Ocean Bay Oceanside, Beach 41st Street, and Carlton Manor. With a meeting scheduled at each development, NYCHA promoted the meetings by informing residents door-to-door reaching over 3,900 households. At the meetings, with materials and videos provided by OEM, Commissioner López and staff advised residents of all ages to prepare for emergencies by making a disaster plan, creating a "Go Bag" and "Emergency Supply Kit," and

staying informed by getting emergency alerts/updates through radio and television news. Over 600 residents attended the meetings.

In an effort to protect the welfare of even more residents, NYCHA coordinated its first Emergency Preparedness Festival on September 17th, 2011 at Ocean Bay Apartments (Bayside). More than 400 residents from all six developments in Far Rockaway celebrated their success and learned more about emergency preparedness during the event, which began with a parade starting at Redfern, Hammel Houses, Carleton Manor and Beach 41st Street. During the festival, NYCHA and its partners offered information on planning for emergencies. The Authority was supported at the event by the Office of Emergency Management (OEM), NYPD, NYC Service, Federal Emergency Management Agency (FEMA), American Red Cross, New York State Department of Environmental Conservation and the U.S. Coast Guard. FDNY gave CPR training to 40 residents who signed up during the event.

Objective: Expand partnerships with the private sector to help develop/expand various green initiatives aimed at preserving/expanding green space, providing green education, and promoting resident empowerment.

Progress: In addition to expanding its existing partnerships with DEP, NYRP, Department of Buildings and other city agencies, Green City Force, MillionTreesNYC, NYCHA is pursuing new partnerships in the public and private sector to fund and provide volunteers for green initiatives, such as urban farms, gardens, green education programs, and green collar job trainings. As mentioned in the Executive Summary, NYCHA partnered with the Environmental Defense Fund in May 2011 and worked with two EDF Climate Corps Public Sector fellows who helped identify strategies to reduce energy usage that could save \$58 million per year on utilities if the suggestions are put in place, a savings of 11 percent.

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 May 31, 2011, 98.8% 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 voucher landlords

Progress: The Leased Housing Department maintains an outreach hotline to provide general information to landlords and brokers about the Section 8 program. Landlords are also able to call the number to list available apartments.

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. The Leased Housing Department has also designed and has made available an online version of the "Landlord Briefing" on the NYCHA website.

Objective: Implement public housing or other homeownership programs

Progress: At Prospect Plaza, the Authority provided homeownership counseling, and credit/budget training and financial literacy training to NYCHA residents wishing to buy a first home as part of the HOPE VI Revitalization Plan. This educational effort enabled residents to prudently save and ultimately shop for a first home.

At Prospect Plaza, the Authority also assisted in financing the construction of 37 two-family homes for purchase by first-time home-buyers. The home-buyers had the option to rent the second dwelling unit in the two-family homes. The new homes were fully occupied in 2005. The majority of the 37 homes were purchased by NYCHA residents who had taken advantage of the abovementioned Authority-supported homeownership counseling program.

The redevelopment of Markham Gardens provided 25 attached two-family townhouses for homeownership with purchase priority given to former Markham Gardens residents. These homes are affordable to a range of incomes from 70% of AMI to 130% of AMI or approximately \$50,000 to \$92,000 for a family of four persons assuming that the second unit in each townhouse is rented and the rental revenue is used for mortgage payment.

Development of 15 two-family townhouses and 38 three-family townhouses at the central parking lot of Linden and Boulevard Houses has been on hold since the economic downturn of 2008. NYCHA families at Linden Houses and Boulevard Houses who are eligible to become homeowners will be given preference in the marketing process. NYCHA residents interested in purchasing a home will be required to enroll in a homeownership education course. Potential homebuyers may be eligible for down payment and closing cost assistance for up to 6% of the purchase price through HPD's HomeFirst program.

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.

A program may be developed as a pilot under an approved Section 5(h) plan by HUD to provide homeownership opportunities to qualified public housing residents of NYCHA's FHA Repossessed Homes.

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

Progress: On September 11, 2008, HUD approved NYCHA's Section 8 Voluntary Transition Plan to move 8,400 apartments at the 21 City/State developments into the Section 8 Program as they become vacant. As of October 10, 2011, there were 2,619 Section 8 rentals in the 21 developments. The Section 8 Voluntary Transition Plan was expected to reduce the operating deficits at the City and State Developments by \$75 million annually. However, lower turnover and federal budget cuts to the Section 8 program will result in a much lower projected number of Section 8 conversions.

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 Operations has leverage partnerships with public and private agencies to provide the following programs.

Fatherhood Initiative - In support of the Mayor's citywide Fatherhood Initiative, NYCHA's Fatherhood Initiative (NFI) program launched July 31, 2010 at the Williamsburg Community Center in Brooklyn. The program is conducted by two NYC Department of Youth and Community Development (DYCD) contractor agencies: The Coalition of Hispanic Family Services conducts Fatherhood programming for fathers ages 25 and older, while Friends of Island Academy focuses on fathers younger than 25. The program brings NYCHA and city agencies together to provide workshops, services, and resources that will foster an environment where fathers will be encouraged not only to remain active in their children's lives, but to also support one another.

The program has since expanded to an additional five sites (Justice Sonia Sotomayor and St. Mary's Community Centers in the Bronx, King Towers in Manhattan, Beach 41st and Woodside Community Centers in Queens). In June 2011 a seventh site will be rolled out to Berry Community Center on Staten Island. Current partners include Claremont, Visiting Nurse Services, Dads United for Parenting, Fund for the City of New York/Center for Court Innovation, and Forestdale Inc. The program is also serving as a national model for HUD for implementation throughout other public housing authorities across the United States.

Global Partners Junior Program - 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. Global Partners Junior Program is an award-winning after-school program that fosters global understanding and communication by connecting 9-12 year old New Yorkers with their international peers on the internet. The Global Partners Junior Program began as a pilot program in the fall of 2007 and operates at eight locations.

The NYC Imagination Library Initiative - The Imagination Library is a birth-to-five early literacy program targeting all NYC children founded by singer-songwriter Dolly Parton. The program assists pre-school children in developing their vocabulary, school readiness, and love of learning and reading by ensuring that free, high quality, age-appropriate books are mailed once a month directly to their homes encouraging parents to regularly read aloud to their preschool children. For the 2010-2011 school year, the New York City Department of Education is partnering with the Dolly Parton Imagination Library, NYCHA and other New York City agencies, to pilot an enhanced version of the Imagination Library in targeted high-need school communities in Manhattan, Brooklyn, the Bronx, and Queens, with the goal of citywide expansion of the piloted NYC Imagination Library Initiative beginning in the 2011-2012 school year.

BRIDGES - The Salvatori Center, a non-profit educational organization operating out of City College of New York, is working in partnership with the National Science Foundation and NYCHA to operate the B.R.I.D.G.E.S. (Build, Research, Invent, Design, Grow and Explore through Science) Program. This after school program is designed to help 8-12 year olds improve their understanding of science, engineering, mathematics, design and technology through the use of real-world projects. Once a week, an architect-educator from the Salvatori Center works with youth at the community center on special projects to help the students extend their math and science learning. Because children in the program work mainly in small groups, they also learn to cooperate with one another, analyze problems to find solutions, and share what they have learned through writing and oral presentations. Some of the project based educational activities include: building scale models of the NYC Bridges (mathematics); create drawings of their communities (art); figure out why buildings stand up (physical science); construct models of skyscrapers (engineering); learn patience and precision in their work (life skills). The BRIDGES program operated at ten sites.

Broadband Technology Opportunity Program (BTOP) - The National Telecommunications and Information Administration, ("NTIA"), United States Department of Commerce is provided funding under the Broadband Technology Opportunities Program ("BTOP"). In partnership with DoITT and other City institutions, the Authority submitted a joint application through the NYC Connected Communities initiative established by DoITT. As a partner in NYC Connected Communities, NYCHA will bring broadband internet technology to community centers in 13 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.

NYCHA's Office of Public and Private Partnerships was also able to leverage funding and resources which included securing funding and grants to support educational enrichment, resident training, health awareness, and recreational activities.

Mary J. Blige and Steven Stoute Foundation for the Advancement of Women Now (FFAWN) - FFAWN was founded in 2007 to inspire young women to gain the confidence and skills they need to reach their individual potential. NYCHA partnered with FFAWN to pilot a girls-only program for eighty 12-15 year old young women in the Sotomayor and Manhattanville Houses.

The Sylvia Center - Thanks to a partnership with celebrity chef and author Rachael Ray and The Sylvia Center, NYCHA introduced a new program, *Fun Food, Smart Food*, to our young residents, ages nine and ten. The program ranged from seven to 14 weeks and received support from Rachael Ray's Yum-o! organization. Both Ray's organization and the Fun Food program allow young people to learn about cooking in new ways, including how to make better food choices without sacrificing great taste. The initiative includes classes hosted at Rutgers Community Center in Manhattan and Williamsburg Community Center in Brooklyn. The budding chefs are all participants in each of their respective developments' summer camp program.

TD Bank - This first-time partnership between NYCHA and TD Bank launched with a summer-reading program at five NYCHA community centers (Jacob Riis, Sheepshead/Nostrand, South Beach, Manhattanville, and Pelham Parkway) to teach NYCHA youth the benefits of financial literacy and summer reading. TD Bank contributed \$10 into a new Young Saver account for each of the 500-plus children who read a minimum of 10 books throughout the summer.

NYCHA/NFL Officiating Academy - The National Football League and the New York City Housing Authority have partnered to establish the NFL Officiating Academy. This specialized, first-of-its kind football officiating training program in public housing began in Manhattan over the past summer in 2010 and is offered again this summer. This program provides over sixty men and women, ages 18-24, with the critical skills necessary to become a game official. The program also teaches valuable life skills, and provides participants with potential opportunities for careers in sports officiating.

Lincoln Center Collaborative - The Collaborative's goal is to create meaningful connections between the local public housing neighborhoods and the surrounding communities with an initial focus on employment and career advancement. For the Fall 2011 Mercedes-Benz Fashion Week, more than 100 budding "fashionistas" – many of whom were NYCHA residents - got the Fashion 411 on what it takes to have a career in haute couture from a panel of industry experts at the second annual Life in Fashion Forum during Fashion Week at Lincoln Center. Five additional NYCHA residents were tapped for job prospects, and two of the five were hired to work during this season's Fashion Week.

Bloomberg LLP – NYCHA continues to work with Bloomberg LLP to identify and renovate community centers for youth and to bring cultural activities to residents by providing hundreds of tickets to events around New York City such as the Big Apple Circus.

Children's Museum of Manhattan (CMOM) – NYCHA established a partnership with the Children's Museum of Manhattan (CMOM) to replicate an early childhood learn-and-play model at Johnson Houses in East Harlem. The program will replicate the components from CMOM early childhood exhibition *PlayWorks* and the upcoming Health exhibition and programs inside of public housing. Johnson Houses has been selected and designated as the site to become the first public housing "hub" for early learning to prepare low income children

for school and to develop healthy habits early in life. Both the exhibition and programs are rooted deeply in early childhood education principles and utilize arts as the foundation for learning. The first “hub” will be funded by the proceeds NYCHA received from the Mayor’s Fund to Advance New York City’s annual fundraiser, Fete de Swiftly.

HUD Strategic goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

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

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:

See Attachment F

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.

Progress: The Housing Authority has installed 15 large scale CCTV systems citywide that have reduced crime 10% since 2005 at those locations. 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.

Progress: Small Scale Program was initiated in 2004

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. The CCTV Program in the Manhattan Program Unit of Capital Projects administers contracts for the purchase, installation and maintenance of CCTV Systems.

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. For FY 2009, elected officials allocated \$15.5 million for the installation of CCTV at 28 NYCHA developments within the five boroughs. NYCHA will install 1,305 cameras to provide coverage for 102 residential buildings. For FY 2010, elected officials allocated \$12.3 million in funding for installation of CCTV at 27 NYCHA developments. For FY 2011, elected officials allocated \$11.3 million in funding for installation of CCTV at 35 developments.

Since the inception of NYCHA's CCTV program, over 6,300 security surveillance cameras (large and small scale) have been installed and are operational at 470 buildings in 85 developments citywide. In 2011, as a result of the recommendations of the Safety and Security Task Force, NYCHA has revised its CCTV design standard. The goal of the new design to maximize the crime reduction benefits of CCTV systems while minimizing the financial burden of maintaining and operating these systems. By maximizing the latest technology, NYCHA will continue to focus on improving the safety, security and quality of life for NYCHA residents, by reducing loitering and vandalism of NYCHA property.

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 new Special Hearing Part with a designated Chief Hearing Officer has been organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a new Holdover Unit will monitor these matters when they reach Landlord/Tenant court, and help to expedite the actual eviction process. Under these new procedures, cases involving these serious crimes will be completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of April 30, 2011, 2,978 terminations of tenancy proceedings have been concluded under Operation Safe Housing.

From January 1, 2005 through April 30, 2011, the Authority initiated a total of 655 Registered Sex Offender (RSO) cases, of which 9 are pending a decision, and a total of 646 have been closed as follows: 454 Registered Sex Offenders have been permanently excluded from NYCHA property; 52 have had their tenancy terminated; 18 are on probation, 5 tenancies were found eligible after a hearing, 4 were remaining family member grievants who lost their grievance cases and the apartments were recovered, and 113 cases have been withdrawn due to the RSO being incarcerated, deceased or the resident has moved out of NYCHA.

PHA Goal: *Create a roadmap for moving from outmoded, dated technology to more modern technology that utilizes internet capability, enabling the Authority to provide more efficient, resident-centered service delivery.*

Objective: Replacement of 80% of NYCHA's "legacy" systems.

Progress: The Enterprise Technology Portfolio Management Department is responsible for managing key aspects of NYCHA's multi-year IT Strategic Plan which is aimed at implementing an integrated Enterprise-wide Resource Planning (ERP) / Customer Relationship Management (CRM) system to replace the Authority's stand-alone legacy financial, supply chain, contract management, physical plant maintenance and asset management, application, leased housing, and energy systems.

Phase I and II of the initiative have been completed including the implementation of the Oracle 11i Financial Suite (Oracle) and integration of the Capital Projects Management System (Primavera).

Oracle e-Business Suite (EBS)

The Oracle (EBS) implementation included the following modules; General Ledger, Cash Management, Fixed Assets, Accounts Payable, Accounts Receivable, Grants Accounting, Position Budgeting, Public Sector Budgeting, Order Management, Inventory, Purchasing, and iProcurement. The Oracle implementation serves as

the enterprise-wide standard, adopting and maintaining standard business practices, implementing an Authority-wide budget process, utilizing the latest technology to achieve operational efficiencies, adopting single-source data sharing and entry practices, and accessing real-time information.

Capital Projects Management System (Primavera).

Primavera is an integrated construction project management product configured to prioritize, plan, manage and execute construction and facilities rehabilitation projects, programs and portfolios across NYCHA's Public Housing portfolio. By utilizing Primavera modeling, capacity analysis, tabular scorecards and optimization functionality, Capital Projects Department is able to align its portfolios with NYCHA's strategic objectives. Other capabilities of Primavera include project proposal workflow, automatic portfolio creation and maintenance, configurable criteria modeling, top-down planning, interactive scorecards, rich graphics, portfolio capacity planning, team collaboration and performance reporting related to the vendor.

Phase I and Phase II represent approximately 30% of the 80% of the legacy systems scheduled to be replaced. The replaced legacy systems included: FMS, CAMPS, PICK AND PACK, TSAP and Contract Tracking (AS400) and many smaller homegrown databases and supporting spreadsheets.

NiCE - NYCHA Improving Customer Experience

In 2007, NYCHA began implementation of an integrated system to support NYCHA's re-engineered residential property management and customer relationship management processes (NiCE - NYCHA Improving Customer Experience). NYCHA acquired software and hardware solutions along with system implementation services from IBM that expanded its existing ERP (Oracle) system while leveraging customer relationship management (CRM) capabilities related to the call center, business process management (BPM), document imaging, handheld data capture, customer flow systems and residential property management maintenance management. This suite of integrated systems will:

- automate the housing application and eligibility processing;
- automate Section 8 Program processes and procedures;
- support NYCHA public housing facilities maintenance and skilled worker scheduling;
- improve resident access to customer data and Call Center agent productivity;
- increase preventive maintenance and capital work planning;
- expand NYCHA's physical plant management capabilities; and
- expand field force automation for both NYCHA's Public and Leased Housing inspection staff using advanced handheld technology.

NICE was implemented in two major releases; Release 1 went live during the second quarter of 2009. Beginning in May 2009 and continuing through July 2009, the residential property management commercial product, Maximo, together with the Siebel call center management product was successfully deployed. The combination of products are specifically configured to meet NYCHA's maintenance / asset management and related customer service support business processes.

The Release 2 portion of the NICE program, currently was deployed January 31, 2011.

Release 2 automated many manual processes within Leased Housing, Application and Tenancy Administration, thus allowing staff to more efficiently do paperwork and free up more time to work with customers. Additionally, the expansion of the Customer Contact Center and expanded use of handheld computers for inspections are part of this initiative. *NICE* will improve the overall customer experience and increase operational efficiency.

Among the notable improvements *NICE* Release 2 will provide NYCHA and our customers include:

- Increasing both the internal and the external customer experience through our ability to access and provide up-to-date information for current and prospective customers thereby improving first contact resolution of customer inquiries
- Reducing the operational costs of our business processes by reducing the number of times information must be entered into the system
- Improve the consistency, accuracy and timeliness of information and process measurement by providing easy access to electronic folders
- Increase the tools and training available to employees to efficiently perform their job by implementing cutting edge technologies.

NYCHA recognizes that this endeavor will result in a significant organizational transformation, but it is confident that it is an essential step to improve service delivery to its customers while reducing operating costs.

The Energy Information System - UMIS currently is hosted on the mainframe and will be replaced in mid 2011 by a ASP solution that will help NYCHA effectively monitor and manage its energy consumption supporting its residents' utility requirements.

The implementation of NICE and UMIS will result in the replacement of an additional 30% of existing legacy systems Work Order and Asset Management (10% in 2009), HATS (5% in 2011), and Section 8 (10% in 2011) including EZ Trak Handheld Inspection for Section 8 inspections, UMIS (5% in 2011).

The remaining legacy applications including Tenant Data Systems (TDS), Rent Collection System (RCS), and miscellaneous small Public Housing systems and applications that are not part of the NICE scope described above which constitute the final 20% of our legacy systems replacement program will be addressed in a fourth and final phase of this multi-year initiative planned for 2012/2013.

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

Objective: Provide the technical tools/support to assist the business with reducing TNH (tenant not-at-home) instances by 75% and increase customer satisfaction with work ticket completion and handling by 75%.

Progress: In 2005, NYCHA rolled out the "Customer Contact Center" (CCC) for residents living in developments on Staten Island and Queens as part of NYCHA's ongoing tenant and property management enhancement initiative. By the first quarter of 2008, NYCHA residents in all five boroughs had access to the CCC. To support this initiative, NYCHA implemented an enterprise class IP Telephony Contact Center (IPCC) system for the NYCHA CCC during the fall of 2006. In May 2009, Release 1 of the NiCE - NYCHA Improving Customer Experience program was deployed which integrated the CCC, Siebel CRM and Maximo Enterprise Asset Management (EAM) technologies to eliminate NYCHA's dependence on legacy maintenance and operations technology.

In addition, 100% of calls are recorded via the Calabrio recording technology and Siebel has the capability to survey customers in order to capture the customer experience. These technologies have enabled the CCC to create visibility into multiple areas within the organization in order to drive continuous and sustained improvements in the areas of wait time and quality.

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

Progress: NYCHA operates 39 Senior Centers, many of which provide meals, and social services as well as recreational programs specifically geared toward seniors. NYCHA also provides the following on-site services to the elderly at developments and buildings designated for elderly residents.

Senior Companion Program, located in all five boroughs, this program is funded by the Corporation for National Service. Senior Companions are assigned through the Henry Street Settlement and provide assistance to homebound, socially isolated, and frail elderly residents at selected NYCHA developments. The program provides friendly home visits, crisis intervention, telephone reassurance, runs errand, escort and light shopping services.

Senior Resident Advisor (SRA)/Service Coordinator Programs provide daily on-site assistance to the elderly and non-elderly disabled residents living in public housing to prevent isolation, victimization and unnecessary or premature institutionalization. The SRA program is operated in 22 NYCHA developments and the Service Coordinator is operated in 17 NYCHA developments. Some Senior Resident Advisors live on-site at selected developments, and others work on a 9 to 5 basis. Services provided include, assistance accessing government benefits, monitoring health care needs, crisis intervention, assistance in obtaining entitlements, health services, mental health services, assistance with daily living, home care services, senior legal services, outreach, meals for the homebound, and recreational activities through NYCHA & Community-based Senior Centers. The SRAs and Service Coordinators organize floor captains/buddy systems of senior residents who volunteer to make daily contact with residents on their floor, assist the SRA with advocating for tenant services, advocate with service providers and monitor the health and well-being of the residents through home visits and telephone check-ups. These programs are funded by public housing operating funds as well as Community Development Block Grant (CDBG) funds.

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 twelve 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 & referral services, assistance with activities of daily living (ADL), and instrumental activities of daily living (IADL).

2009 Multi Family Service Coordinator Program was implemented on February 28, 2011 to enhance the functioning of, and maintain a good quality of life for the residents of Saratoga Square. This program provide participants a comprehensive array of supportive services to enable them to continue living safely, healthfully, and independently in their NYCHA homes, while minimizing the prospect of early institutionalization.

Elderly Safe-At-Home Program, formerly known as the Claremont Village Anti-Crime Program, provides supportive services to residents at seven (7) New York City Housing Authority 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.

Additionally, NYCHA holds several events to celebrate the holidays and to promote participation, which include “Senior Day” and “Family Day” and also encourage the seniors to participate in the several trips in and out of town for fun, recreation, socialization and education. NYCHA continues to promote the Floor Captain Program where seniors continue to 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.

In its continuing efforts to improve health status and diversified services to elderly residents, NYCHA has implemented an array of initiatives including:

Senior Benefit & Entitlement Fair: The 5th annual Senior Benefit & Entitlement Fair’s theme was “Health & Financial Fitness II”. Over 1,500 seniors attended the event and were provided with box lunches we arranged for 1,000 residents to be bused from NYCHA developments citywide. There were a series of 20 minute workshops held on “Identity Theft” and “How to Make the Most of Your Money”. One-to-one financial counseling was provided at private tables. Representatives from banks and financial advocacy organizations were available to present information and answer questions. Additionally, health information and screenings were offered, including screenings for Diabetes/Glucose, cholesterol, vision/Glaucoma, blood Pressure and flu-shots. Group exercise classes, dancing, massage therapy and cooking demonstrations were also provided. Sixty-two (62) agencies and senior focused organizations participated. Eighty percent of expenses were covered by outside contributions. The event was a major success.

Flu Immunization Program: An annual collaboration takes place between Resident Support Services and DOHMH to assure that NYCHA residents have access to the flu vaccine and information pertaining to it. The program places special focus on high-risk populations the elderly, very young and immuno-compromised. October through January are prime target months for vaccination. Our department utilizes the following health promotional tools NYCHA Journal, presentations to resident groups, posters and flyers, and scheduled vaccinations at select NYCHA sites. Over two hundred NYCHA senior residents were vaccinated at this years’ Senior Benefit & Entitlement Fair.

HEALTHSTAT: HealthStat is a mayoral initiative that facilitates the provision of health insurance to uninsured New Yorkers. The Authority’s efforts to facilitate health insurance enrollment among NYCHA residents have resulted in a year-end total for 2010 of 31,169. For the 7th consecutive year NYCHA has led all other city agencies who participate in the program.

Strategic Alliance Collaboration: DOHMH received a grant to develop the Strategic Alliance for Health initiative in the South Bronx, and East Harlem over a five year period. DOHMH’s District Public Health Offices in Central Harlem and in the South Bronx are the hubs for the initiative. NYCHA’s Department of Resident Support Services is an active participant given the large number of NYCHA developments in both areas.

The goal is to provide opportunities for residents in these areas, which have high rates of poverty and chronic illness, to reduce smoking, increase physical activity and improve access to healthy foods in these neighborhoods. Their methods include; training classroom teachers to lead in-class physical activities, closing streets near schools to increase opportunities for outdoor play, creating walking paths, expanding participation in free school-breakfast programs and reducing tobacco promotion in the target communities. The program is currently operating at two NYCHA developments - St. Nicholas and Mott Haven.

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

Progress: In 2010, the Office of Resident Economic Empowerment & Sustainability (REES) was instrumental in facilitating 953 job placements, a 44% increase over 2009 (662 placements).

NYCHA Resident Training Academy: The NYCHA Resident Training Academy is a public/private partnership among NYCHA and the Robin Hood Foundation - and some of the best employment trainers in New York City – Building Works, Nontraditional Employment for Women (NEW), and Brooklyn Workforce Innovations (BWI). The Academy offers a variety of different types of employment training to assist trainees in building technical and professional skills to best position them for future careers. During the first year, janitorial and basic construction training was conducted. Resident Training Academy staff provides job placement assistance for successful graduates with NYCHA and with NYCHA contractors. The pilot year of NRTA is ending with the program exceeding all targets. To date, 112 residents have completed training, 90 have been placed in employment.

Green Jobs Initiatives: NYCHA has partnered with Green City Force (GCF) and jointly recruited for GCF's 2011 Clean Energy Corps. GCF Clean Energy Corps prepares young people between the ages of 18-24 for jobs in the green economy. NYCHA facilitated 200 NYCHA resident applications to the program through targeted outreach and development-based information sessions. The class of 30 will be 100% NYCHA residents. Additionally, REES and the Consortium for Worker Education have joined forces to bring their federally-funded Pathways Out of Poverty South Bronx Initiative to NYCHA developments given the presence of public housing in the target area. Through this collaboration, residents will be able to access green jobs training and placement assistance.

PHA Goal: *Develop strategic partnerships and leverage external resources to support workforce development & resident economic sustainability*

Progress: The Office of Resident Economic Empowerment & Sustainability (REES) was created in 2009 to develop and implement programs, policies and collaborations to measurably support residents' increased economic opportunities with a focus on asset building, employment, advancement and business development. The Department of Resident Employment Services (RES) is under the purview of REES. NYCHA, through REES, is implementing a new outcome-driven community economic opportunity platform focused on service coordination, strategic partnerships and leveraging localized resources and services on behalf of residents and public housing communities.

Jobs-Plus Sites: 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. Jobs-Plus has been proven to increase earnings for public housing residents by more than 14%. The first City-sponsored site launched in late 2009 at Jefferson Houses in East Harlem is a collaboration between the Center for Economic Opportunity (CEO), CUNY, Human Resources Administration and NYCHA. Since its inception, the program has been instrumental in facilitating over 230 placements and/or promotions for residents of Jefferson Houses. In 2011, NYCHA is looking forward to the launch of the third New York City Jobs-Plus site in the South Bronx in collaboration with the NYC Center for Economic Opportunity, Office of Financial Empowerment and Bronx Works.

Lincoln Center Collaborative Employment Initiative: In line with the goal to develop strategic partnerships and leverage localized resources, the Lincoln Center Collaborative was created to connect public housing residents in the developments surrounding Lincoln Center (Amsterdam, Amsterdam Addition, Douglass, Harborview, and Wise) to economic and educational opportunities with local institutions (Lincoln Center,

Fordham University, Roosevelt Hospital, John Jay College, etc.). Since the formation of the Collaborative several activities and initiatives have taken place including: 1) a supply-demand community employment analysis; 2) resident employment at Lincoln Center, during Fashion Week and permanently with one of the vendors, and during the summer at member organizations; 3) NYCHA youth participated in career exploration panels with industry experts during Fashion Week in 2010 and 2011; and 4) a holiday toy drive was coordinated with Lincoln Center employees for youth served through Lincoln Square Neighborhood Center located in Amsterdam Houses.

Financial Independence Today – United Way/ERDA Initiative: The Financial Independence Today (FIT) program is an innovative partnership between the East River Development Alliance (ERDA) and the United Way NYC (UWNYC), in collaboration with the New York City Housing Authority (NYCHA), focused on increasing financial stability of public housing residents, particularly those facing rental arrears. Over 1,000 residents of public housing in Western Queens have been served to date through Financial Independence Today interventions, including crisis one-on-one counseling for residents facing rental arrears, non-rental arrears long-term counseling, tenant advocacy services, comprehensive public benefits screening and enrollment, financial education workshops, and NYCHA rent payment at the ERDA Federal Credit Union. Intensive one-on-one program outreach targets all residents of Astoria, Pomonok, Woodside, Ravenswood, and Queensbridge Houses.

NYCHA Family Self Sufficiency: 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. The FSS program is a national HUD program that encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency. The goals of the program are to assist participating families in increasing earned income, reduce or eliminate the need for welfare assistance, increase financial literacy and promote asset building through the maintenance of an escrow account. Upon restarting the program, REES offered enrollment priority to families who were participants when the program was discontinued. Subsequently, enrollment will be offered to other Section 8 voucher holders. To date, the program has reenrolled 39 participants, 10 of whom have escrow accounts averaging \$4,846.

PHA Goal: *Increase Section 3- related training, employment and contracting opportunities*

Progress: In 2008, there were 41 job placements with NYCHA contractors. The number of placements increased to 265 in 2009 and, again in 2010, to 613. One of NYCHA's assets is the creation of and access to jobs either directly or through the agency's contractors. The federally-mandated Section 3 regulation is one tool for generating economic opportunities for public housing residents tied to NYCHA's core operations. NYCHA has instituted several process, monitoring and service enhancements to create increased job placement and advancement opportunities including new tracking tools, diversification of employment offerings, broader applicability of the REP (Resident Employment Program) requirement (15% of labor costs to hiring residents), and agreements with a few unions specifically created to increase access for NYCHA residents. Two additional areas of focus to address historical employment challenges have been developing a pool of qualified residents to meet contractors' workforce needs through employment-linked training, like the Resident Training Academy, and establishing "re-placement" support to residents to foster employment continuity given the short-term and seasonal nature of many Section 3 jobs.

PHA Goal: *Assist residents who are victims of domestic violence obtain an expedited confidential transfer and to enhance their safety*

Progress: From January 1, through April 30, 2011 one hundred and forty (140) Domestic Violence cases were approved for transfer.

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

Progress: From January 1, through April 30, 2011 seventy-nine (79) new cases requesting services were received. The services were transitioned to the Human Resources Administration 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.

HUD Strategic Goal: **Ensure equal opportunity in Housing for all Americans FY 2011**

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. In 2011, as part of NYCHA's Plan to Preserve Public Housing, more than 1,000 residents and more than 600 Section 8 participants, chosen at random, took part in the phone survey, which measured residents' levels of customer satisfaction. The participants represented a sample of NYCHA's many groups of different ethnicities, ages and neighborhoods. NYCHA also held 16 focus groups, which encouraged residents to discuss their attitudes about their experiences as a public housing resident or as a Section 8 voucher holder as well as their hopes for the future. The focus groups conducted in English, Spanish, Russian and Cantonese, were made up of more than 140 residents from various backgrounds, including Resident Association leaders, NYCHA resident employees, participants in NYCHA programs like community centers or Green Committees and Section 8 voucher holders. Throughout the Spring of 2011 NYCHA will continue to actively engage staff, residents, and city, state and national partners through Community resident and partner roundtables and working sessions with "experts" and other key stakeholders including private and non - profit organizations, city agencies, community organizations and research institutions to promote active discussion and support in the Plan to Preserve Public Housing.

NYCHA's Department of Equal Opportunity, Services for People with Disabilities Unit, assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The Unit serves as a liaison between the disabled community and NYCHA. . In 2010, the Unit responded to over 700 calls on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. The Unit also reviews the application of applicants who were found ineligible for public housing and assert that the denial was based on their disability. There were 116 visits to the Unit and information was provided to a variety of organizations including: Catholic Charities, 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, 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.

The New York City Housing Authority takes steps to ensure that those residents who are Limited English Proficient have meaningful access to its programs, services and activities. Limited English Proficient individuals do not speak English as their primary language and have a limited ability to speak, read, write or

understand English at a level that permits them to communicate effectively in the course of applying for or receiving NYCHA services or benefits.

In July 2008, Mayor Bloomberg signed Executive Order 120 to reaffirm New York City's commitment to providing excellent customer service to the City's diverse population regardless of language spoken. As part of this initiative, to better help people with Limited English Proficiency, NYCHA continues to expand the translation and interpretation services available to residents, applicants and the general public through the Language Services Unit. NYCHA employees are expected to contact the Language Services Unit when necessary to communicate more effectively with people identified as being Limited English Proficient. When a person with Limited English Proficiency is identified, the employee can call the Language Service Unit to provide interpretation services. The Unit is staffed by two interpreters in each of the following covered languages: Spanish, Chinese and Russian. The Language Services Unit also manages a Language Bank established in 1990 with 44 NYCHA employee- volunteers speaking eight languages that currently has more than 230 volunteers who collectively speak more than 39 languages, enabling NYCHA to provide assistance to a wide range of residents and applicants.

In 2010, the Language Services Unit was strategically realigned as a reporting unit within NYCHA's Department of Communications to enhance NYCHA's overall commitment to effective communication of its programs, services and activities to LEP residents and applicants by providing more transparency to issues affecting NYCHA residents and applicants. This unit annually assess NYCHA's language assistance needs; 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 unit will make recommendations to the Executive Department, as mandated, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency.

In addition, on NYCHA's 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. Key documents are translated and posted on our website in Spanish, Chinese and Russian for site-users with Limited English Proficiency. Additionally, we have "Printer Friendly" content as well as "Translate this Page" feature on our Internet site. Some content is also available in audio format.

In 2010 in a continued effort to provide excellent customer service to all City customers regardless of language spoken, the Mayor's Offices of Operations, Immigrant Affairs and NYC Service launched NYCertified to strengthen the skills of the City's language bank volunteers. The program involves the recruitment, assessment, training, and management of New York City bilingual volunteer employees. There are two different tracks a volunteer can choose from - interpretation (which will test the oral proficiency of a volunteer) or translation (which will test the written proficiency of a volunteer). After passing a proficiency assessment, the volunteer will go through interpretation or translation training. As of 2010, NYCHA has approximately 35 Language Bank Volunteers that are participating in the NYCertified program.

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.

NYCHA's Fair Housing Non- Discrimination Policy is conspicuously posted at each of NYCHA's management offices, community centers, hearing room and every public place where residents and applicants are provided service. The Fair Housing Non-Discrimination Policy is also included in the rental-briefing package provided to

NYCHA's Section 8 tenants. In addition, in celebration of National Fair Housing Month the policy was printed in the April 2010 edition of the Journal, a monthly publication for residents delivered to 176,273 families. In addition, NYCHA's Fair Housing Non-Discrimination Policies were electronically distributed to all NYCHA employees with e-mail access, approximately 7,000 out of NYCHA's 11,000 total employees. Employees without e-mail are able to access NYCHA's Fair Housing Non-Discrimination Policies through centrally located kiosks and were given time to do so during the work day.

NYCHA's Office of Professional Development and Training conducts mandatory training on disability laws for newly hired employees in over 19 titles who interact with residents and applicants. This program identifies the various federal, state and local human rights laws that protect persons from disability discrimination such as: Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act; the Fair Housing Act; and the Architectural Barriers Act. The training also details NYCHA's obligations to provide reasonable accommodations to residents and applicants in accordance with each. In addition, NYCHA's Department of Equal Opportunity provides detailed training on NYCHA's Non-Discrimination and EEO Policies throughout the year to field staff and supervisors.

NYCHA prohibits unlawful discrimination. NYCHA's Department of Equal Opportunity ensures the Authority's compliance with federal, state, and local fair housing laws. Housing discrimination complaints filed with NYCHA by residents or applicants are investigated internally to determine if the individual has been discriminated against and determine if corrective or conciliatory action is necessary. In addition, the applications of applicants who have been found ineligible for public housing and claim the denial is based on their disability are reviewed. Preliminary investigations of complaints filed by residents and applicants with the State Division of Human Rights, the City Commission of Human Rights, and/or HUD are investigated by NYCHA's Law Department.

PHA Goal: *Publish Comprehensive Annual Financial Report*

Progress: On June 22, 2011, NYCHA was awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for its comprehensive annual financial reporting for the seventh year in a row.

PHA Goal: *Obtain HUD approval of Phase 1 of NYCHA's Multi-Phase Energy Performance Contracting Program Plan estimated at \$371 million in energy efficiency building-retrofits.*

Progress: On October 1, 2009, NYCHA submitted its final plan for Energy Performance Contracting to HUD. Following several meetings with HUD to review and discuss NYCHA's EPC plan in February 2010, NYCHA submitted a revised plan totaling approximately \$300 million in May 2010. After a long delay, additional meetings were held with HUD in October 2010; HUD mandated additional revisions to the plan which reduced the value to roughly \$200 million. Negotiations are currently ongoing with the highest levels of HUD in DC to reach an agreement that will maximize the potential benefits of the performance contract.

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

Criteria for Significant Amendment or Modification of the Agency Plan (24 CFR §903.7(r)(ii)):

NYCHA will amend or modify its agency plan upon the occurrence of any of the following events during the term of an approved plan:

1. A change in federal law takes effect and, in the opinion of NYCHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
2. Any other event that the Authority determines to be a significant amendment or modification of an approved annual plan.”

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 (File name) **Please see Attachment H**
☐ 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.)

The New York City Housing Authority (“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 three of the four members of NYCHA’s Board to be salaried and to serve on a full-time basis. Nevertheless, under Section 402(3) of the New York Public Housing Law, the Mayor of the City of New York will appoint a public housing tenant as the fourth member of NYCHA’s Board by July 2011. The tenant member must be eighteen years of age or older and be the tenant of record or an authorized member of the household and in good standing. Under Section 402(4) of the New York Public Housing Law, the tenant member will receive a monthly stipend and

is not subject to the prohibition against engaging in any other occupation, profession or employment.

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.)

Pursuant to Section 402(3) of the New York Public Housing Law, Mayor Michael R. Bloomberg appointed Victor A. Gonzalez as the first public housing resident to be named a member of the New York City Housing Authority (NYCHA) Board on July 20, 2011. NYCHA board members form the Authority's governing body and are responsible for voting on contracts, resolutions, policies, motions, rules and regulations and administrative matters.

The NYCHA Resident Board Member will:

- serve alongside the Chairman, Vice-Chair, and Board Member
- vote on NYCHA contracts, resolutions, policies, motions, rules and regulations, and administrative matters
- devote a minimum of 20 hours per month to fulfill the duties of the position
- receive a \$250 monthly stipend for his/her service

To qualify for the NYCHA Resident Board Member position, you must be:

- A current NYCHA resident
- A tenant of record or authorized household member
- At least 18 years old
- Available to serve starting July 1, 2011
- In good standing with your tenancy, meaning: the Board has not terminated the tenancy; rent payments are up-to-date; the tenancy is not on probation; there are no pending tenancy termination charges; no legal actions have been taken for non-payment of rent, or Bawdy House proceedings to terminate the lease because the apartment is being used to conduct an illegal business
- Investigated by the New York City Department of Investigation, the New York City Conflicts of Interest Board and/or by NYCHA's Office of Inspector General

Application, Interview Process, Appointment

- Applications were available at Property Management offices, Borough Management offices and NYCHA-sponsored Community or Senior Centers; as well as on NYCHA's website and by calling 311. Residents were required to submit their application by May 16, 2011.
- Selected applicants will be interviewed by the Office of the Mayor of the City of New York and the New York City Housing Authority.
- Your tenant file will also be reviewed as part of the application process.
- The Resident Board Member will be appointed by the Mayor of the City of New York and will serve at the pleasure of the Mayor.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations

- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *New York City*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

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

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

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

D. Additional Information

Fabria Houses

NYCHA's Fabria Houses development was a 39 unit, former Project-Based Section 8 development comprised of three walk-up buildings on 11th Street on Manhattan's Lower East Side. The buildings were vacated, and the project-based units removed from the Authority's Housing Assistance Payment (HAP) contract with HUD. As part of the overall redevelopment of Fabria Houses, two new multifamily buildings were constructed on 7th and 9th Streets on sites acquired from the City of New York.

Phipps Houses was selected by the Authority to redevelop Fabria Houses, including rehabilitation of the 11th Street sites and the construction of the two new rental buildings. Phipps obtained both private and public financing, including Low Income Housing Tax Credits for the project. A closing on this transaction occurred at the end of June 2007 at which time NYCHA provided a 99-year ground lease for the sites.

Under the lease, Phipps will pay NYCHA \$100,000 per year for the first ten years after construction completion and then a percentage of surplus cash flow for the following years. Phipps completed tenant selection for all 65 units in 5 buildings. One former Fabria resident returned with a Section 8 voucher. Future vacancies will be filled by voucher holders through NYCHA.

Metro North Rehab

Metro North Rehab was a NYCHA-owned Project-Based Section 8 development consisting of 17, six-story walk-up tenement buildings in Manhattan with a total of 321 units. Five buildings are located on East 100th Street, six buildings on East 102nd Street and six on East 103rd Street, all mid-block between First and Second Avenues.

Three buildings on 102nd Street and on 103rd Street were demolished due to structural damage from settlement problems triggered by construction on an adjacent property. Phipps Houses, along with Urban Builders, was selected pursuant to an RFP issued in December 2006 to rehabilitate the 100th Street buildings and redevelop the 102nd Street and 103rd Street properties for the creation of a total of 340 residential units under a long term ground lease. Closing on Metro North occurred June 30, 2009 and Phipps Houses has completed demolition of the existing 102nd Street structures and is in the process of rehabilitation of the 100th Street site. Former Metro North Rehab residents in good standing who choose to return will be given rental priority. Up to 300 units will be rented to residents eligible for Section 8 vouchers.

1070 Washington Avenue in the Bronx

NYCHA will use approximately \$5.2 million of replacement housing factor funds to finance the construction of a proposed privately owned and managed affordable housing development. As part of the construction sources, NYCHA will issue predevelopment and construction loans equal to \$1.3 million and \$3.9 million, respectively, to Bronx Pro Real Estate Management for the development of a 49-unit building containing 20 public housing units on privately-owned land. The predevelopment loan was issued and expended in September 2010. The remaining \$3.9 million in RHF grants was obligated in September 2010 with the expectation that NYCHA will begin construction in September 2011.

Bronx Pro is a well-respected affordable housing developer that has worked with both NYCHA and HPD in the past. Using RHF funds to create public housing at a private development on privately-owned land would represent an innovative new investment/development model that could be duplicated in future NYCHA projects.

Energy Performance Based Contracting

NYCHA and other energy-industry partners are actively pursuing an energy-efficiency building retrofit program to reduce energy consumption in its buildings and fulfill cost containment objectives. On October 1, 2009, NYCHA submitted its final plan for Energy Performance Contracting to HUD. Following a meeting with HUD to review and discuss NYCHA's EPC plan in February 2010, a revised plan totaling approximately \$300 million was submitted to HUD on May 2010 for their review and approval. Additional meetings with HUD in October led to further revisions, and the submission of a revised Final EPC plan in November 2010, with work totaling roughly \$200 million. The feedback received from HUD based on the final submission placed additional limitations on the plan, the terms of which are currently under negotiation at the highest levels within HUD. Once an agreement is reached and HUD's approval is granted, NYCHA can proceed with the development of the detailed programs, contracts, time schedules and required financing of the energy performance program.

Attachment F

Admissions Policy for Deconcentration

HUD regulations (24 CFR Part 903) require a discussion of HUD's Deconcentration Requirement in NYCHA's FY 2012 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 2012 Annual Plan to comply with HUD's requirement.

Although 9 of NYCHA's qualifying 131 consolidated developments fall outside of an Established Income Range (EIR), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 9 developments within the EIR primarily because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Deconcentration Analysis

The 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, 2011. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 176,273 occupied units⁷, there are 144,318 units within 131 consolidated developments⁸ 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, 8,244 occupied units were excluded from the analysis. Table I presents the number of these units that fall into each exclusion category. See the Appendix for a list of the individual excluded developments.

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income⁹ is less than 85% of the NYCHA mean; and a development will be considered

⁷ There are 176,273 public housing households as of January 1, 2011.

⁸ For the purposes of this analysis, there are 131 consolidated developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 131 developments that have been excluded.

above the EIR if its mean gross household income is above 115% of the NYCHA mean. The 2011 NYCHA mean gross household income is \$23,655, resulting in a lower EIR limit of \$20,107 and an upper EIR limit of \$27,203. In a recent amendment to the Deconcentration Rule, the definition of the EIR has changed to:

“include within the EIR those developments in which the average income level is at or below 30 percent of the area median income, and therefore ensure that such developments cannot be categorized as having average income ‘above’ the Established Income Range.”

Thirty percent of the 2010 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is \$18,690. However, this is less than 115% of the NYCHA mean gross household income, and therefore, NYCHA’s 2011 upper EIR limit remains at \$27,203.

Table I shows that out of the 131 consolidated NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 5 developments with 5,182 occupied units with gross mean household incomes below the EIR and 4 developments with 3,062 occupied units with gross mean household incomes above the EIR.

TABLE I
Summary Table

	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$20,107		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$27,203		TOTAL	
Development Category	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	5	5,182	4	3,062	131	144,318
FHA Homes	N/A	N/A	N/A	N/A	N/A	204
Hope VI	N/A	N/A	N/A	N/A	N/A	1,756
MHOP Program	N/A	N/A	N/A	N/A	N/A	72
Elderly Only Developments	N/A	N/A	N/A	N/A	N/A	7,748
Developments with Fewer than 100 Units	N/A	N/A	N/A	N/A	N/A	182
Elderly Only Buildings	N/A	N/A	N/A	N/A	N/A	2,161
Mixed-Finance Developments	N/A	N/A	N/A	N/A	N/A	19,832
TOTAL						176,273

⁹ Mean gross household income is defined as total household income before deductions.

TABLE II
LOWER INCOME DEVELOPMENTS

Table II lists the 5 consolidated developments with a mean gross household income of less than 85% (\$20,107) of the NYCHA mean of \$23,655.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Bronx River	032	Bronx	\$20,074	1,316
Mill Brook	084	Bronx	\$19,479	1,439
Monroe	088	Bronx	\$19,969	1,096
Taylor Street-Wythe Avenue*	234	Brooklyn	\$19,003	522
Webster	141	Bronx	\$18,874	809
Total			\$19,592	5,182

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.

* Taylor Street-Wythe Avenue is enjoined from renting to working families and will therefore not be included in any outreach programs.

TABLE III
HIGHER INCOME DEVELOPMENTS

Table III lists the 4 consolidated developments with a mean gross household income greater than 115% (\$27,203) of the NYCHA mean of \$23,655.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Forest Hills Co-Op *	200	Queens	\$45,837	250
Fulton	136	Manhattan	\$29,250	938
La Guardia	076	Manhattan	\$27,672	1,337
Union Avenue Consolidated	342	Bronx	\$27,394	537
Total			\$29,599	3,062

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. Studio and one bedroom units in Forest Hills Co-Op designated for the elderly are excluded from this analysis.

*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.

Two of NYCHA's 9 developments (Forest Hills Co-Op and Taylor Street-Wythe Avenue) have 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 these developments.

All 9 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.¹⁰ 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

¹⁰ Federal law requires PHAs to rent no less than 40% of their vacancies to Very Low Income families, but it does not require them to apply this requirement to each development. NYCHA has chosen to apply the requirement to each development, with the explicit goal of producing a more uniform income mix. Likewise, NYCHA has designed its Working Family Preference to bring more working families into *each* development, to achieve a healthy and uniform income mix.

- 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:

- 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

Hope VI Developments

- Ocean Bay (Oceanside & Bayside)
- Prospect Plaza

Homeownership Developments

- Frederick Samuel I M.H.O.P.
- Frederick Samuel II M.H.O.P.
- Frederick Samuel III M.H.O.P.
- FHA Homes

Developments with Fewer than 100 Units

- 154 West 84th Street (Dome Site)
- Lower East Side III
- Marcy Avenue - Greene Avenue Sites A & B
- Stanton Street

Developments Designated for the Elderly Only

- | | |
|------------------------------------|------------------------------------|
| ▪ Glebe Avenue-Westchester Ave | ▪ P.S. 139 Conversion |
| ▪ Baruch Addition | ▪ Palmetto Gardens |
| ▪ Bethune Gardens | ▪ Randall-Balcom |
| ▪ Boston Road Plaza | ▪ Reid |
| ▪ Bronx River Addition | ▪ Reverend Brown |
| ▪ Cassidy – Lafayette | ▪ Robbins Plaza |
| ▪ Chelsea Addition | ▪ Saratoga Square (Site 60) |
| ▪ College Avenue - East 165 Street | ▪ Shelton Houses |
| ▪ College Point Rehab Program | ▪ Sondra Thomas Apartments |
| ▪ Conlon - LIHFE Towers | ▪ Stuyvesant Gardens II |
| ▪ Corsi | ▪ Thurgood Marshall Plaza |
| ▪ Fort Washington | ▪ Twin Parks East |
| ▪ Haber | ▪ Union Avenue & East 163rd Street |
| ▪ International Tower | ▪ UPACA Site 5 |
| ▪ Kingsborough Extension | ▪ UPACA Site 6 |
| ▪ La Guardia Addition | ▪ Vandalia |
| ▪ Leavitt Street 34th Avenue | ▪ West Brighton II |
| ▪ Meltzer | ▪ West Tremont – Sedgwick |
| ▪ Middletown Plaza | ▪ White |
| ▪ Morris Park Senior Citizens Home | ▪ Woodson |
| ▪ New Lane Shores | ▪ Van Dyke II |

Mixed-Finance Developments

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

Attachment G
Resident Advisory Board Members

RAB DELEGATES/ALTERNATES 2011

	NAMES	Development	District	Delegate/ Alternate
1	Anglero, Karen	Latimer Gardens	Queens	Delegate
2	Ballard, Raymond	Sumner	Brooklyn West	Delegate
3	Bellamy, Geraldine	1471/1473 Watson Ave.	Bronx North	Alternate
4	Bergin, Rose	Isaacs	Manhattan South	Delegate
5	Berry, Laurine	Monroe	Bronx North	Delegate
6	Boone, Marie	Tilden	Brooklyn East	Delegate
7	Boskey, Francis	Section 8	Brooklyn East	Delegate
8	Bowman, Reginald	Seth Low	Brooklyn East	Delegate
9	Butler, Harvey	Sack Wern	Bronx North	Alternate
10	Carter, Deborah	Gravesend	Brooklyn South	Delegate
11	Charles, Brenda	Mariner's Harbor	Staten Island	Delegate
12	Cirigliano-Doria, Victoria	Berry	Staten Island	Delegate
13	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
14	Coger, Claudia	Astoria	Queens	Alternate
15	Colon, Naomi	Marcy	Brooklyn West	Delegate
16	Crawford, Erik	Davidson	Bronx South	Delegate
17	Cruz-Acevedo, Celia	Site 402	Bronx South	Alternate
18	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
19	Edmonds, Belinda	Section 8	Manhattan North	Delegate
20	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
21	Forbes, Maria	Clay Avenue	Bronx South	Alternate
22	Forrester, Hyacinth	Reid	Brooklyn East	Delegate
23	Foster, Cornelius	Claremont Franklin	Bronx South	Delegate
24	Grant, Wanda	Section 8	Bronx North	Delegate
25	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
26	Green, Nathaniel	Dyckman	Manhattan North	Delegate
27	Grossman, Florence	New Lane	Staten Island	Delegate
28	Guerrero, Gennise	Monroe	Bronx North	Alternate
29	Harrell, Cassandra	Bed Stuyvesant Rehab	Brooklyn West	Delegate
30	Hasan, Wallace	Patterson	Bronx South	Alternate
31	Herman, Patricia	Lincoln	Manhattan North	Delegate
32	Huff, Dereese	Campos Plaza I & II	Manhattan South	Delegate

33	Jacobs, Doris	Redfern	Queens	Delegate
34	Jamerson, Princella	Millbrook	Bronx South	Delegate
35	Johnson, John	Mott Haven	Bronx South	Delegate
36	Kinsey, Craig	Bland	Queens	Delegate
37	Kitchen, Ruby	Kings Towers	Manhattan North	Alternate
38	Lauray, Barbara	Fort Independence	Bronx North	Alternate
39	Lauriano, Olga	Fort Washington	Manhattan North	Alternate
40	Lee, Yvonne	Highland	Brooklyn West	Delegate
41	Lewis, Scherise	South Beach	Staten Island	Delegate
42	Lozano, Lilithe	Parkside	Bronx North	Delegate
43	Lynch, Victoria	Coney Island (Site 8)	Brooklyn South	Delegate
44	Marshall, Lillie	Red Hook West	Brooklyn South	Delegate
45	Masterson, Loretta	Sack Wern	Bronx North	Delegate
46	McElveen, Mildred	Randall-Balcom	Bronx North	Alternate
47	McNeill, Walter	Edenwald	Bronx North	Delegate
48	Miles, Charlotte	Wald	Manhattan South	Delegate
49	Monroe, Carlton	Section 8	Brooklyn East	Delegate
50	Moore, Patricia	Wilson	Manhattan North	Delegate
51	Morris, Ann	Manhattanville	Manhattan North	Delegate
52	Morris, Ann Cotton	Woodside	Queens	Delegate
53	Nimmons, Charlene	Wyckoff Gardens	Brooklyn West	Delegate
54	Parker, Geraldine	Stapleton	Staten Island	Delegate
55	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
56	Prince, John	Rutland Towers	Brooklyn East	Delegate
57	Pugh, Barbara	Section 8	Bronx North	Delegate
58	Reed, Marlene	South Jamaica I & II	Queens	Delegate
59	Richardson, Theresa	East River	Manhattan North	Alternate
60	Roberts, Daphne	Melrose	Bronx South	Alternate
61	Rolle, Bettye	Audubon	Manhattan North	Alternate
62	Smitherman, Joanne	Highbridge	Bronx South	Delegate
63	Spain, Polly	WSURA 120 W. 94 th St.	Manhattan South	Delegate
64	Smith, Pamela	Mitchell	Bronx South	Alternate
65	Stanback, Tyree	Lafayette Gardens	Brooklyn West	Delegate
66	Steele, Michael	Rutgers	Manhattan South	Delegate
67	Thomas, Peggy	Hammel	Queens	Delegate
68	Torres, Luis	Moore	Bronx South	Delegate
69	Tull, Gloria	Claremont Parkway	Bronx South	Alternate

70	Velez, Ethel	Johnson	Manhattan North	Delegate
71	Walker, Daniel Barber	Jackson	Bronx South	Alternate
72	Walton, Carolyn	Glenwood	Brooklyn South	Delegate
73	Wilkins, Carol	Ravenswood	Queens	Delegate
74	Williams, Herma	Pelham Parkway	Bronx North	Delegate
75	Wright, Gloria	131 St. Nicholas	Manhattan North	Alternate
76	Young, Janet	Beach 41 st Street	Queens	Alternate

Attachment G

Comment from the Resident Advisory Board Members (RAB)

THE CCOP POSITION ON NYCHA'S DRAFT AGENCY PLAN* FOR FY 2012

CITY-WIDE COUNCIL OF PRESIDENTS
NEW YORK CITY HOUSING AUTHORITY
THE OFFICIAL REPRESENTATIVE BODY OF THE PUBLIC HOUSING COMMUNITY
RESIDENT ASSOCIATIONS OF PUBLIC HOUSING IN THE CITY OF NEW YORK
PHONE: 718-922-7141 347-731-4351
E-MAIL: REGINALDHBOWMAN@AOL.COM

October 2, 2011

EXECUTIVE BOARD OFFICERS

Reginald H. Bowman, President, District Chair Brooklyn East
Herna Williams 1st Vice-President, District Chair Bronx North
Raymond Ballard, 2nd Vice-President, District Chair Brooklyn West
Anne Cotton-Morris, Treasurer, District Chair Queens
Geraldine Parker, Secretary, District Chair Staten Island,

MEMBERS

Ethel Velez, District Chair Manhattan North
Rose Berghin, District Chair Manhattan South
John Johnson, District Chair Bronx South
Lillie Marshall, District Chair Brooklyn South

**CCOP RECOMMENDATIONS FOR
THE CCOP/RESIDENT ADVISORY BOARD
PLAN OF ACTION AND PARTICIPATION
NYCHA DRAFT AGENCY PLAN FY 2012****

CCOP/RAB SUMMARY PLAN OF ACTION

****Originally Submitted By Reginald H. Bowman, Chair CCOP
February 8, 2011 edited August 19, 2011, October 2, 2011**

The CCOP Would like to insure greater collaboration, participation (resident engagement) of resident leaders, of the Districts that through the CCOP and Resident Advisory Board, strengthen residents positions in the Preparation of the Annual Agency Plan FY 2012 for NYCHA.

We also want to guarantee that every resident of NYCHA and all stakeholders, receives the same level of access to participate in the Agency Plan Process so that we can use this process as a way to standardize the equal delivery of service to every resident in every apartment and development, and that we preserve and restore, the infrastructure of NYCHA Public Housing. Toward that end CCOP worked with NYCHA to change the normal Public Hearing process to insure that, the residents, advocacy groups, the elected officials and all stakeholders, were invited to Engagement Public Hearings in all 5 boroughs that were open roundtables to include all participants input and recommendations to the Agency Plan.

This year our resident voice and position will be stronger in the direct preparation of the NYCHA DRAFT FY 2012 ANNUAL Agency Plan and we want NYCHA and the HUD/government decisions that affect us to be open, and reflect our direct input, (and amendment) into all levels of the preparation of the Agency Plan beyond just commentary.

THE CCOP POSITION ON NYCHA'S DRAFT AGENCY PLAN* FOR FY 2012

CCOP as a member of the *NYC Alliance to preserve Public Housing* has also signed on to the NYC Alliance to Preserve Public Housing 2011 Position under separate cover from the CCOP/RAB.

In deed it is the intention of the CCOP to use the Agency Plan Process in partnership with NYCHA and all stakeholders to secure adequate funding, insure proper management, the equitable distribution of services, repair, maintenance of our the facilities, and also protect the rights and services to residents.

Finally we fully expect that our direct recommendations on the all sections of the agency plan be acted upon by NYCHA to improve the application of capital resources, operational resources, and resident services. NYCHA shall respond with a plan to include and implement our recommendations in the NYCHA DRAFT FY 2012 ANNUAL Agency Plan.

To achieve these ends The CCOP along with NYCHA set up the Schedule and Timeline of RAB Meetings for the Agency Plan Process that began in the spring 2011 to comply with HUD policy and federal regulations.

This also included the set up of the new "round table committee structure for each segment of the Agency Plan to facilitate more direct input for RAB and the residents. Finally, CCOP reserves the right to amend these recommendations and submit changes to the 5-year and annual plans of NYCHA.

Thank you, for the collaboration and efforts of all involved in this years process.

Sincerely,

Reginald H. Bowman

Reginald H. Bowman, President
CITY-WIDE COUNCIL OF PRESIDENTS

CC: CCOP Members
RAB Members
John Rhea, Chairman
NYCHA Board

**THE CCOP POSITION
ON NYCHA'S DRAFT AGENCY PLAN* FOR FY 2012**

CCOP reserves the right to amend these recommendations and submit changes
to the 5-year and annual plans of NYCHA.

*NOTE: HUD POLICY ON the AGENCY PLAN

City Wide Council of Presidents/ Resident Advisory Board (RAB) comments. Comments received from the CCOP/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.

**KEY ISSUES IDENTIFIED IN THE NYCHA DRAFT FY 2012
ANNUAL AGENCY PLAN TO BE AMENDED.**

Plan and Timetable for:

- **Plan for reaching Full Funding for the Current and Future Budget of NYCHA for Operations, Resident Support Services, Capital Projects, Maintenance and Repairs backlog.**
- **Creation of a comprehensive Section 3 compliance policy that includes resident access to all contracts that are section 3 eligible and a resident management project to implement Section 3 Compliance and Job and Training Opportunities for all residents in all Section 3 contracts.**
- **Immediate compliance of the Police Department, Sanitation Department and other agency MOUs with Section 3 Policy.**
- **Since NYCHA Pays PILOTS (Payments in lieu of Taxes) Initiation of discussions to end the MOUs with NYPD and The dept of Sanitation**
- **The Housing Police department to provide a minimum of one police officer per shift to each NYCHA Senior Building City Wide.**
- **The NYCHA Board, and CCOP to hold meetings, open to the general public (in compliance with the "sunshine law") in the evenings in all 9 Resident Council Districts because the current structure violates the sunshine laws, and prevents residents from participating by exclusion and holding meetings only during the day and one location.**
- **Immediate Publication and Public Hearings on Significant Amendments To the Agency Plans New Construction and Public Private Partnerships and Asset Management policies and practices**
- **Suspension of NYCHA Demolition/Disposition**
- **Suspension of pending construction in favor of backlog repairs**
- **Repair of all Intercom Systems and Securing of all NYCHA Resident Property Entrances Lobbies elevators and Halls to comply with Federal State and City Safety and Security guidelines.**
- **Expand, standardize, and fully fund support Programs/Services for Disabled Residents, services for youth and seniors, in all the senior buildings Community and Senior Centers city wide.**

CCOP POSITIONS ON THE EXECUTIVE SUMMARY TO THE AGENCY PLAN
Resident Rents and Subsidies are the Equity
that we have invested in our homes in Public Housing

Achieving Fiscal Stability

On May 11, 2011, the New York City Housing Authority's (NYCHA) Board adopted a revised financial plan for Fiscal Years 2011 to 2015 that continues to fund priority services at developments and increases resources to address property-related needs. The plan addresses the \$42 million deficit originally projected for 2011, by utilizing a greater than anticipated operating subsidy during 2010.

CCOP Position 1: *Achieving Fiscal Stability*

Covers the Sections **The American Recovery and Reinvestment Act Through Veterans Affairs Supportive Housing (VASH)**

NYCHA needs to work with residents to press the government to classify Public Housing as infrastructure and seek level and full funding for Public Housing in New York to meet its capital and operational fiduciary responsibilities. The agency needs to better manage the resources that it has at its disposal. **Specifically NYCHA receives substantial funds for administrative fees (i.e. Section 8 administrative fees), and there needs to be better oversight and management of these funds and improvement of the systems that are supposed to be in place to effectively do the intended job. NYCHA should redirect the majority of its resources to eliminating the backlog of maintenance and repairs**

All of the funds from the categories The American Recovery and Reinvestment Act Through Veterans Affairs Supportive Housing (VASH) need improved systems in place to better achieve quality application of the resource to resident effect.

American Recovery and Reinvestment Act of 2009
(SEE CCOP POSITION 1)

Housing Choice Voucher Program (SEE CCOP POSITION 1)

Outstanding Federal Issues - FY2011 and FY2012 HUD Appropriations
(SEE CCOP POSITION 1)

Public Housing Operating Fund – (SEE CCOP POSITION 1)

Public Housing Capital Fund – (SEE CCOP POSITION 1)

Housing Choice Voucher Program (Section 8) – (SEE CCOP POSITION 1)

Section 8 Administrative Fee – (SEE CCOP POSITION 1)

President's Proposed FY2012 Budget

Public Housing Operating Fund (SEE CCOP POSITION 1)

Public Housing Capital Fund – (SEE CCOP POSITION 1)

Housing Choice Voucher Program (Section 8) – We estimate that the President's recommendation of \$17.144 billion will provide NYCHA with an estimated allocation of \$1.33 billion in HAP funding. (SEE CCOP POSITION 1)

Section 8 Administrative Fee – (SEE CCOP POSITION 1)

Veterans Affairs Supportive Housing (VASH) – (SEE CCOP POSITION 1)

Transforming Rental Assistance (TRA) - The Administration's principal proposal is again included in the Budget though at a \$200 million level but the program is not yet authorized. The Administration is currently holding talks with various stakeholders to gather support for a proposed \$200 million *demonstration* that would convert 100,000 to 140,000 public housing units to a form of project-based Section 8 assistance.

CCOP Position 2: The CCOP does not support this proposal of HUD because we do not believe that this transformation protects the rights of residents and we also believe that it replaces permanent housing with the temporary voucher system that this proposal represents. We believe NYCHA needs to support the system in place.

Increasing New York City's Stock of Affordable Housing
(SEE CCOP POSITION 1)

NYCHA Resident Board Member

In July 2011, Mayor Michael R. Bloomberg will appoint a current NYCHA resident to serve on its board for the first time in NYCHA history.

CCOP Position 3: The Resident Board Member was appointed in July 2011. NYCHA needs to work closely with the duly elected resident council (The City Wide Council of Presidents) to implement Board meetings in the 5 Boroughs of New York City in the evenings, and to improve the inclusion of resident input in decision making process and collaboration on the management of the mission and goals of the New York City Housing Authority.

Improving Customer Service & Quality of Life

NYCHA Improving Customer Service Experience

In 2007, NYCHA launched a major multi-year initiative called NYCHA Improving the Customer Experience (*NICE*) to help staff provide a consistent, reliable and professional standard for each interaction with customers.

CCOP Position 4: The NICE system, like the NYCHA CCC is at the top of the list of NYCHA administrative systems that are very expensive to operate but not reducing the resident frustration with back logs. This system needs to be improved to deliver a better quality and faster efficient service.

Safety and Security Task Force

In December 2009, the New York City Housing Authority convened the newly constituted Safety and Security Task Force for public housing. The Task Force is a collaborative effort of NYCHA staff, residents and the New York City Police Department ("NYPD") to improve safety in NYCHA developments and the quality of life of the residents.

CCOP Position 5: *Safety and Security Task Force: Co founded by the CCOP and The NYCHA Chair it has served a unique purpose*

The Task Force was charged with reviewing the policies and procedures that guide the relationship among residents, NYCHA and the police, with the goal of improving safety in developments and the

quality of life for residents. The Task Force broke into five subcommittees, each with the responsibility of making recommendations to improve the living environment for residents:

- Resident Safety and Security Survey
- Resident Engagement
- NYCHA Rules and Regulations
- Security Measures
- NYPD Policies and Relationships with Residents

At the present time the “Task Force” has made significant progress in reaching its goals and when reconvened will continue to work on its important agenda.

NYCHA’s Partnership with Habitat for Humanity to Rebuild and Repair Housing in Haiti

On February 2, 2010, NYCHA announced it will work in collaboration with Habitat for Humanity New York City (“Habitat-NYC”) and Habitat for Humanity International in efforts to rebuild and repair housing in Haiti after the devastation of the January 12, 2010 earthquake.

CCOP Position 6: NYCHA truly form a Maintenance and Repairs Task Force to focus all of its resources on repairing and restoring its buildings that are in dire need of repair and focus on the backlog in repairs

Community Programs

Fatherhood Initiative

Global Partners Junior Program

The NYC Imagination Library Initiative

BRIDGES

Broadband Technology Opportunity Program (BTOP)

Office of Public and Private Partnerships

Bloomberg LLP –Children’s Museum of Manhattan (CMOM)

CCOP Position 7: The Community programs agenda is a good investment in resources and funding needs to be allocated to insure that these programs are put into place as a standard “unified menu” of programs available in all Community Centers to all public housing residents, city wide.

Resident Economic & Employment Opportunities

Community Economic Empowerment

Jobs-Plus Sites:

Lincoln Center Collaborative Employment Initiative:

Employment-Linked Training

NYCHA Resident Training Academy (NRTA):

Job Development

Section 3:

Green Jobs Initiatives:

Asset Building/Financial Literacy

CCOP Position 8: *Resident Economic & Employment Opportunities*

The CCOP the New Resident NYCHA board member and The office of the Mayor should put the same level of effort into Resident Economic & Employment Opportunities as was put into the NYCHA's Green Agenda—Energy Efficiency and Conservation (i.e. NYCHA created an Energy Conservation and Environmental Sustainability Committee (“the Green Committee”) by Board Resolution, comprised of a principal from each department within the Authority.) NYCHA needs to do the same for Resident economic & employment opportunities) to insure that these programs listed in this item are put into place as a standard “unified menu” of programs available in all Community Centers to all public housing residents, city wide. All of the programs Jobs-Plus Sites, Employment-Linked Training , NYCHA Resident Training Academy (NRTA), Job Development Section 3:, Green Jobs Initiatives, Asset Building/Financial Literacy, are not available in all five boroughs in all NYCHA run Community centers, and the resources should be applied, to make them available, as a unified menu of programs available to all residents City Wide.

Resident Empowerment and Engagement

The Plan to Preserve Public Housing (PPPH): NYCHA's Strategic Plan for 2011-2016

**CCOP Position 9: Resident Empowerment and Engagement:
Resident Rents and Subsidies are the Equity
that we have invested in our homes in Public Housing**

NYCHA needs to recognize in its agency plan the efforts and role of the City Wide Council Presidents and its committees in the development and implementation of the NYCHA Agenda. **NYCHA leaders need to work with the resident Leadership to mobilize all residents to use our social and political equity to leverage the funding that we are entitled to restore and repair our NYCHA Properties and Facilities.** It should also be noted that efforts need to be made by residents and NYCHA, to change the Strategic Plans timetable because there is a need for an immediate investment in NYCHA's physical infrastructure, to focus on the backlog in repairs and maintenance. Given the history of the years of budgets cuts and underfunding, there is a disparity in the delivery of repairs and services to residents in every borough. Residents are living in buildings and apartments that are showing the signs of negligence, deteriorating due to of years budget cuts, mismanagement and backlogs, in a city market where luxury and high rise buildings in the same areas are maintained in pristine condition.

NYCHA leaders need to work with residents to use our social and political equity to leverage the funding that we are entitled to restore and repair our NYCHA Properties and Facilities.

The following constitutes NYCHA's response to the CCOP position on the Annual Plan as presented in the letter from the City-Wide Council of Presidents (CCOP). Please see page 232 of the Annual Plan for NYCHA's response to the comments from the NYC Alliance for Public Housing which were also endorsed by NYCHA's CCOP and RAB.

CCOP Position 1: This position pertains to the American Recovery and Reinvestment Act (ARRA), the Veterans Affairs Supportive Housing (VASH), FY2011 and FY2012 HUD Appropriations, Public Housing Operating Fund, Public Housing Capital Fund, Housing Choice Voucher Program (Section 8), Section 8 Administrative Fee, and the President's Proposed FY2012 Budget.

NYCHA needs to work with residents to press the government to classify Public Housing as infrastructure and seek level and full funding for Public Housing in New York to meet its capital and operational fiduciary responsibilities. The agency needs to better manage the resources that it has at its disposal. Specifically, NYCHA receives substantial funds for administrative fees (i.e. Section 8 administrative fees), and there needs to be better oversight and management of these funds and improvement of the systems that are supposed to be in place to effectively do the intended job. NYCHA should redirect the majority of its resources to eliminating the backlog of maintenance and repairs.

All of the funds from the American Recovery and Reinvestment Act (ARRA) and the Veterans Affairs Supportive Housing (VASH) need to improve the systems in place to better achieve quality application of the resource for the benefit of the residents.

NYCHA's response: Government sponsored public housing is by definition part of the national infrastructure, similar to any road, bridge or tunnel. In the wake of ARRA, there is increasing discussion advocating for creation of a national infrastructure bank or trust fund to allocate assistance for capital improvements to the national infrastructure. This would require legislation. Should such legislation be proposed, NYCHA would work to insure inclusion of the words "public housing" within the definition of the beneficiaries of the bank or trust fund. However, with no pending legislation, it would serve no purpose to propose legislation simply defining public housing as infrastructure. In fact, it could potentially be harmful to create the definition without having the financing legislative text also available.

American Recovery and Reinvestment Act (ARRA) -- On average, as of June 30, 2011, over 70% of NYCHA's 2,602 buildings are more than 40 years old. NYCHA is constantly challenged to maintain these older buildings' systems at a significant expense to the operating budget. NYCHA will use \$423 million in Recovery Act funds to further the Authority's commitment to the preservation of its aging housing stock. NYCHA successfully expended 60% of the formula ARRA grant prior to the March 2011 deadline date. NYCHA is utilizing approximately \$322 million to fund the following major categories of work items: brickwork and roofing replacements, upgrading to more energy efficient refrigerators and elevator rehabilitation. As of October 2011, NYCHA has expended 92% of the grant totaling \$331.6 million and is on target for the 100 percent expenditure deadline in March 2012.

Veterans Affairs Supportive Housing (VASH) – NYCHA is administering the VASH vouchers in partnership with the federal Veteran's Administration ("VA") and the Department of Homeless Services ("DHS"). Applicants are identified and screened by the VA and DHS prior to referral to NYCHA for eligibility certification and voucher issuance. The VA and DHS then provide housing search assistance to help these voucher holders find appropriate apartments that will pass NYCHA's inspection and comply with the rent limits. The VA and DHS offer ongoing support services to the voucher holders in their transition to permanent residential housing. Since program activity began in early 2008, a total of 1,825 Section 8 VASH vouchers have

been issued through June 30, 2011. Among the vouchers already issued, 1,301 are now approved for rental with Section 8 subsidy.

CCOP Position 2: Transforming Rental Assistance (TRA).

The Administration's principal proposal is again included in the Budget though at a \$200 million level but the program is not yet authorized. The Administration is currently holding talks with various stakeholders to gather support for a proposed \$200 million *demonstration* that would convert 100,000 to 140,000 public housing units to a form of project-based Section 8 assistance.

The CCOP does not support this proposal of HUD because we do not believe that this transformation protects the rights of residents and we also believe that it replaces permanent housing with the temporary voucher system that this proposal represents. We believe NYCHA needs to support the system in place.

NYCHA's Response: *NYCHA will take this recommendation under advisement. Currently, NYCHA will actively seek to participate in this initiative as it represents the most viable means of accessing new capital dollars to meet growing the agency's growing capital needs especially in the face of steep declines in appropriations for the Capital Fund.*

CCOP Position 3: NYCHA Resident Board Member

The Resident Board Member was appointed in July 2011. NYCHA needs to work closely with the duly elected resident council (The City Wide Council of Presidents) to implement Board meetings in the 5 Boroughs of New York City in the evenings, and to improve the inclusion of resident input in decision making process and collaboration on the management of the mission and goals of the New York City Housing Authority.

NYCHA's Response: *One of the most important improvements NYCHA is working on is bringing more transparency to its processes and decision-making, which includes increasing the level of interaction and collaboration with the CCOP and our residents. Through the Plan to Preserve Public Housing and the appointment of NYCHA's first Resident Board Member, NYCHA has taken a critical step in becoming a more open and responsive organization. These ongoing efforts will further our collaborative relationships with elected resident leaders and other stakeholders in implementing the long-term strategy that will preserve public housing for future generations.*

CCOP Position 4: NYCHA Improving Customer Service and Quality of Life

In 2007, NYCHA launched a major multi-year initiative called NYCHA Improving the Customer Experience (**NICE**) to help staff provide a consistent, reliable and professional standard for each interaction with customers. The NICE system, like the NYCHA Centralized Call Center is at the top of the list of NYCHA administrative systems that are very expensive to operate but are not reducing the residents' frustration with the backlog. This system needs to be improved to deliver better quality, and faster, more efficient service.

NYCHA's Response: *Since the launch of the NYCHA Improving the Customer Experience (NICE) in 2007, NYCHA has been working diligently to make the system more efficient through continuous enhancements. In order to address the backlog of work orders, the Authority has created the work order task force to tackle the developments with the highest number of open work orders per apartment. The task force is comprised of various trades who perform interior apartment repairs including: plaster, paint, electrical, plumbing, carpentry, and maintenance. Related to this initiative is an ongoing review of the scheduling of skilled trades and consolidation of similar work orders in an effort to maximize staff time and efficiency. Additionally,*

NYCHA will be hiring approximately 167 temporary staff to assist in this effort. This staff will consist of plasterers, carpenters, painters, plumbers, plumber's helpers, electricians, and electrician's helpers.

CCOP Position 5: Safety and Security Task Force

In December 2009, the New York City Housing Authority convened the newly constituted Safety and Security Task Force for public housing. The Task Force is a collaborative effort of NYCHA staff, residents and the New York City Police Department ("NYPD") to improve safety in NYCHA developments and the quality of life of the residents.

The Safety and Security Task Force co-founded by the CCOP and the NYCHA Chair has served a unique purpose. The Task Force was charged with reviewing the policies and procedures that guide the relationship among residents, NYCHA and the police, with the goal of improving safety in developments and the quality of life for residents. The Task Force broke into five subcommittees, each with the responsibility of making recommendations to improve the living environment for residents:

- Resident Safety and Security Survey
- Resident Engagement
- NYCHA Rules and Regulations
- Security Measures
- NYPD Policies and Relationships with Residents

At the present time, the Task Force has made significant progress in reaching its goals and when reconvened will continue to work on its important agenda.

The CCOP/RAB has identified a key issue as the repair of all intercom systems and securing of all NYCHA resident property entrances, lobbies, elevators, and halls to comply with federal, state, and city safety and security guidelines.

NYCHA's response: *NYCHA's Safety and Security Task Force provided recommendations for security measures such as Layered Access Control for enhancing building entrance security and state of the art cost effective improvements to Closed Circuit Television Surveillance Systems (CCTV). Elected officials have allocated approximately \$41M to install CCTV and/or Layered Access Control at select Developments. Installation contracts are currently in the award stage of procurement. We expect the installation work to start in 2012. NYCHA doesn't have the funding to install these systems at all developments but will install where elected officials have allocated discretionary funding for the aforementioned security measures.*

CCOP Position 6: Maintenance and Repair

NYCHA should truly form a Maintenance and Repairs Task Force to focus all of its resources on repairing and restoring its buildings that are in dire need of repair and focus on the backlog of repairs.

NYCHA's Response: *NYCHA has created the work order task force to tackle the developments with the highest number of open work orders per apartment. The task force is comprised of various trades who perform interior apartment repairs including: plaster, paint, electrical, plumbing, carpentry, and maintenance. Related to this initiative is an ongoing review of the scheduling of skilled trades and consolidation of similar work orders in an effort to maximize staff time and efficiency. Additionally, NYCHA will be hiring approximately 167 temporary staff to assist in this effort. This staff will consist of plasterers, carpenters, painters, plumbers, plumbers' helpers, electricians, and electricians' helpers.*

CCOP Position 7: Community Programs (Fatherhood Initiative, Global Partners Junior Program, The NYC Imagination Library Initiative, BRIDGES, Broadband Technology Opportunity Program (BTOP), Office of Public and Private Partnerships, Bloomberg LLP – Children’s Museum of Manhattan (CMOM))

The Community Programs agenda is a good investment in resources and funding needs to be allocated to insure that these programs are put into place as a standard “unified menu” of programs available in all Community Centers to all public housing residents, including disabled residents, youth, and seniors.

***NYCHA’s Response:** NYCHA is committed to working with partners to ensure the continuation of high - quality programming in our Community Centers. Our programs are open to all public housing residents as well as to members of the surrounding community.*

CCOP Position 8: Resident Economic & Employment Opportunities (Community Economic Empowerment, Jobs-Plus Sites, Lincoln Center Collaborative Employment Initiative, Employment-Linked Training, NYCHA Resident Training Academy (NRTA), Job Development); Section 3; Green Jobs Initiatives; Asset Building/Financial Literacy.

The CCOP, the New Resident NYCHA board member, and the office of the Mayor should put the same level of effort into Resident Economic & Employment Opportunities as was put into the NYCHA Green Committee which was created by Board Resolution and consists of a principal from each department within the Authority. All of the programs Jobs-Plus Sites, Employment-Linked Training, NYCHA Resident Training Academy (NRTA), Job Development Section 3, Green Jobs Initiatives, Asset Building/Financial Literacy, are not available in all five boroughs in all NYCHA operated Community centers, and the resources should be applied, to make them available, as a unified menu of programs available to all residents city wide.

***NYCHA’s Response:** Using existing resources, Chairman Rhea and the NYCHA Board created the Office of Resident Economic Empowerment and Sustainability (REES) in 2009 to develop and implement programs, policies and collaborations to measurably support residents’ increased economic opportunities with a focus on asset building, employment, advancement and business development. Resident Employment Services (RES) is a department under REES. As part of its re-structuring, REES has streamlined operations including reducing the duplication of services and leveraging millions in external resources to increase access to and improve services for residents. Significant progress has been made over the last two years, since the formation of REES, with job placements increasing by 200% between 2008 (318 placements) and 2010 (953 placements).*

In July, REES was re-integrated back into Community Programs and Development (formerly known as Community Operations) to ensure coordination and synergies among the agency’s community and economic development and supportive services departments. NYCHA continuously looks for opportunities to maximize efficiencies, cost effectiveness, and services of contracted providers and vendors to realize savings while driving greater outcomes. Given NYCHA’s limited resources and existing resources and expertise, NYCHA plans to leverage its various assets (e.g., space, data, policies) to establish more strategic partnerships to further increase services.

CCOP Position 9: Resident Empowerment and Engagement – The Plan to Preserve Public Housing (PPPH). Residents’ Rent and subsidies are the equity that we have invested in our homes in Public Housing. NYCHA needs to recognize in its agency plan the efforts and role of the City Wide Council Presidents and its committees in the development and implementation of the NYCHA Agenda. It should also be noted that efforts need to be made by residents and NYCHA, to change the Strategic Plan’s timetable because there is a need for an immediate investment in NYCHA’s physical infrastructure, to focus on the backlog in repairs and

maintenance. Given the history of the years of budget cuts and underfunding, there is a disparity in the delivery of repairs and services to residents in every borough. Residents are living in buildings and apartments that are showing the signs of negligence, deteriorating due to years of budget cuts, mismanagement and backlog, in a city market where luxury and high rise buildings in the same areas are maintained in pristine condition. NYCHA leaders need to work with the resident leadership to mobilize all residents to use our social and political equity to leverage the funding that we are entitled to for restoring and repairing NYCHA properties and facilities.

NYCHA's Response: *NYCHA is in the process of finalizing the Plan to Preserve Housing which will address many of these issues. Once the PPPH is released, NYCHA will continue to engage all stakeholders in the process.*

The following constitutes NYCHA's response to the comments from the RAB Meetings.

1) Operations Management

There were several major themes pertaining to Operations Management: NYCHA's need to enforce its rules; the NYCHA Resident Handbook; improve the follow-up process and resolution of residents' complaints; the need to hire Contract Inspectors to check the work of contractors and the need for more caretakers.

- The RAB members stated that NYCHA needed to enforce the house rules pertaining to unauthorized occupancy, and general housekeeping conditions. For instance, residents move out and allow unauthorized people to live in their apartment. The RAB suggested that the NYCHA Resident Handbook is an effective tool for residents to read and learn about NYCHA's rules and regulations.

NYCHA's Response: *An unauthorized occupant is a person who resides in an apartment without NYCHA's authorization or permission. An unauthorized occupant who resides in an apartment after the tenancy ends (i.e., the tenant moves out or dies), is subject to removal from the apartment by a Housing Court Holdover-Licensee/Squatter proceeding. A person may acquire remaining family member if they lawfully enter the apartment and are in continuous occupancy of the apartment.*

As part of the apartment inspection process, NYCHA staff will note lease violations such as poor housekeeping conditions for follow-up by Management staff, who will take appropriate action as necessary.

- Related to this topic, RAB members suggested that NYCHA's Grievance Policy should be more broadly communicated and included in the NYCHA Resident Handbook, "A Home to be Proud of". This would help residents gain a better understanding of the process. Resident leaders should issue the Handbook to all residents at their Tenant Association meetings. The Resident Handbook should also be translated into languages other than English.

NYCHA's Response: *In the coming year, the Department of Communications will work with Operations/Property Management to revise and update the NYCHA Resident Handbook "A Home to be Proud of". Once the publication has been finalized the handbook will be made available in Spanish, Russian and Chinese just like the current version is which is accessible on NYCHA's website (<http://www.nyc.gov/html/nycha/html/news/publications.shtml>).*

- RAB members suggested that property management needs to enforce the policies against vandalism since it is costing the Housing Authority a lot of money that can be used for something else.

NYCHA's Response: *NYCHA made changes to its work order management system which will help improve the tracking of vandalism on all work orders and the cost for repair and/or replacement of the items.*

- RAB members also stated that NYCHA needed to improve the time to resolve residents' complaints. Some residents have been waiting for over a year to have their issues addressed.

NYCHA's Response: *NYCHA has created the work order task force to tackle the developments with the highest number of open work orders per apartment. The task force is comprised of various trades who perform interior apartment repairs including: plaster, paint, electrical, plumbing, carpentry, and maintenance. Related to this initiative is an ongoing review of the scheduling of skilled trades and consolidation of similar work orders in an effort to maximize staff time and efficiency. Additionally, NYCHA will be hiring approximately 167 temporary staff to assist in this effort. This staff will consist of plasterers, carpenters, painters, plumbers, plumber's helpers, electricians, and electrician's helpers.*

- Another concern of RAB members was the need for NYCHA to check the quality of the work performed by contractors especially painting contracts.

NYCHA's Response: *Superintendents at all NYCHA developments oversee the work of paint contractors relating to all painting of a general nature, including all paint coats, surface preparation, priming, and related work. They inspect completed work performed by contractors, ensure adherence to contract specifications and direct the contractor to conform to contract specifications, and ensure that the contractor completes the contract work on schedule. They also complete a Contractor Performance Evaluation. In cases of resident claims against the contractor, the Superintendent or designee refers the residents to the Housing Manager, notifies the contractor and the Management Department Business Services Unit (BSU) of the claim, and documents reports of claim in the contract folder.*

- RAB members also felt that the salaries of NYCHA's executives are too high and that the salary of one executive could fund multiple caretakers which are needed in the developments.

NYCHA's Response: *NYCHA believes that the salaries of its executives are commensurate with their significant duties and responsibilities.*

2) Designated Housing Plan for Seniors

There were three major themes pertaining to the Designated Housing for Seniors: enforcement of occupancy rules on age, reduction in the time allowed for residency by temporary household members and creation of a Senior Coordinator position.

- Many RAB members suggested that NYCHA should enforce its policy on senior housing by allowing only seniors in senior developments and senior buildings. Some seniors have allowed other, younger family members, and grandchildren to live with them, which impacts the quality of life of other seniors at the developments. The RAB suggests that NYCHA should reduce the time that residents are allowed to live temporarily in an apartment in a senior development or senior building. Many of these "temporary" residents live in the unit beyond the allowed time but do not pay rent.

NYCHA's Response: Current procedures allow seniors to have additional persons when certain conditions are met such as having the age requirements for residence at the senior development, obtaining an age restriction waiver for transferring tenants, or for home care attendants and foster children, and meeting the requirements for occupancy standards.

- In addition, NYCHA can create a Senior Coordinator position that will be in charge of visiting seniors and ensuring they have the necessary support and services available. Local management needs to do a better job of oversight and managing the developments that come under their purview.

NYCHA's Response: NYCHA currently provides the following services for seniors in NYCHA's developments.

Service Coordinator Program - The Service Coordinator Program is operated in clusters of developments in upper Manhattan, Brooklyn, Queens and Staten Island. Service Coordinators provide services during office hours, which include helping elderly/disabled residents to access government benefits, assistance in daily living, monitoring health care needs, "Meals on Wheels", and other types of assistance as needed.

Senior Resident Advisor Program - The Senior Resident Advisor Program consists of trained paraprofessionals (some who live on-site) who provide crisis intervention services and case management coordination. Services provided include assistance in obtaining entitlements, health services, mental health services, assistance in maintaining independent daily living, home care services, senior legal services, outreach, meals for the homebound, and recreational activities (through NYCHA Senior Centers). Each program includes a substantial resident volunteer component (Floor Captains) to ensure daily contact with each elderly resident; these Senior Resident Advisors (SRA's) are supervised by certified social workers. NYCHA operates this program at twenty-two senior-only developments.

Senior Companion Programs - This program, which is a cooperative project with the New York City Department for the Aging, the Henry Street Settlement and the Corporation for National Service, provides assistance to sick, socially isolated, and frail elderly residents at selected NYCHA developments. Working with a corps of resident volunteers called Senior Companions; the program provides friendly home visits, crisis intervention, telephone reassurance, and errand and escort services.

NYCHA Operated Senior Centers - NYCHA directly operates 39 senior center facilities and provides educational, recreational, cultural and social activities. Programs at these centers vary according to the level of staffing, availability of overall funding, physical space, and funding for meals and/or satellite lunches provided directly or from nearby DFTA-funded Senior Centers. In some cases, discretionary funds from the City Council Members subsidize expenditures for volunteer lunch programs or center activities. In addition to meal programs, many centers provide music programs such as singing and keyboard instruction; arts and crafts such as ceramics and painting; workshops on entitlements and nutrition; drama and playwriting classes; basic computer education classes; ESL classes; gardening; exercise and a host of other activities. The centers celebrate many holidays as well as, cultural and historical events, such as Thanksgiving, Christmas, Chanukah, Kwanzaa, Hispanic Heritage, Black History Month and Women's Month. They also organize day trips to plays, talk shows, family resorts, fishing, shopping and other activities.

3) Grievance Procedures

- As part of the Grievance procedures, a RAB member recommend that a resident who is filing a Grievance should have the right to come before the NYCHA Board before the Board votes on whether that resident's lease should be terminated. After reviewing the case as provided by NYCHA's Law Department, the Board should hear further testimony and/or evidence from the resident(s) whose lease is being considered for termination.

NYCHA's Response: *NYCHA's Grievance procedure, held before a tenancy is terminated, was established pursuant to HUD regulation and federal case law. The procedures specify that a tenant is entitled to a due process hearing. At the hearing the charges against the tenancy are introduced. At the hearing the tenant has the right to be represented by counsel or other person chosen as the tenant's representative, to present evidence in support of the tenant's position, to confront and cross examine witnesses brought against the tenancy, to have the proceedings recorded, to have the hearing held before an impartial hearing officer, and to have the hearing officer decide the case and issue a written decision. The decision of the hearing officer is binding on the Housing Authority. The Housing Authority Board reviews the case and decides whether or not to carry out the hearing officer's decision. The procedures specify that in its review the Board shall rely only on the record (the charges, hearing and hearing officer's decision). The Board's review is not to hear further testimony or consider new evidence. To allow new evidence or testimony before the Board would not only violate established procedures but would mean that the tenancy is getting not one but two hearings, rendering the first hearing unnecessary. The Board's review does consider whether the hearing officer's decision is contrary to NYCHA rules, applicable law or HUD regulations.*

- The RAB also recommend that the NYCHA Resident Handbook include information on the Authority's Grievance procedures.

NYCHA's Response: *In the coming year, the Department of Communications will be work with Operations/Property Management to revise and update the NYCHA Resident Handbook "A Home to be Proud of". Once the publication has been finalized the handbook will be made available in Spanish, Russian and Chinese just like the current version is which is accessible on NYCHA's website.*

4) Significant Amendments & Substantial Deviations or Modifications of the Agency Plan

- The U.S. Department of Housing and Urban Development allows the PHAs to decide what constitutes a "Significant" Amendment to the Annual Plan. The New York City Housing Authority in consultation with the residents, advocacy groups, elected and other stakeholders should develop some governing principles to define a "significant" amendment. The purpose of this recommendation is to ensure that major proposals affecting residents of public housing are brought to residents through the HUD regulated process that PHAs must follow.

NYCHA's Response: *NYCHA will amend or modify its agency plan upon the occurrence of any of the following events during the term of an approved plan:*

1) A change in federal law takes effect and, in the opinion of NYCHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.

2) Any other event that the Authority determines to be a Significant Amendment or modification of an approved plan

HUD has determined that the responsibility for defining significant amendments rests with the Public Housing Agency (24 CFR 903.7(r)). It is the responsibility of NYCHA's Board to review data, direct staff and use independent judgment in furtherance of the public housing mission. Second, it is not always possible or advisable to wait for the next Annual Plan cycle to address all issues that arise during the year. However, the Board will undertake amendments to the Annual Plan when they are Significant. Third, the Annual Plan is not the only way that NYCHA communicates with residents and the public on initiatives. NYCHA frequently sends letters to all households, inserts notices in rent bills and posts information in our developments, on our web site and in the NYCHA Journal (which is also distributed to all households) about initiatives that affect residents. And finally, NYCHA is currently in the midst of drafting the Plan to Preserve Public Housing (PPPH) that will describe the vision and strategies for the future of NYCHA as an agency. This phased undertaking has included substantial input from residents, advocates and other community stakeholders; involving facilitated focus groups, resident surveys and public meetings.

5) Selection of NYCHA's First Resident Board Member

- NYCHA initiated the Resident Board Member application process on April 6, 2011. This was the start of an open process, but what happened thereafter puts in question that initial display of openness on the part of the Authority. The intent of the Quality Housing and Work Responsibility Act of 1998 was to ensure the residents' voice on the governing boards of Public Housing Authorities. The 2010 New York State law was intended to extend that right to the largest public housing authority in the country. We believe it is incumbent on the Mayor and NYCHA to give due consideration to the following recommendations:
 - The selection of a NYCHA Resident Commissioner should be through an election process among NYCHA public housing residents.
 - Nominations should be limited to residents with demonstrated leadership experience among public housing residents.
 - The election process should be designed in collaboration with NYCHA resident leadership and conducted as soon as possible.
 - The election process should be held every three years.
 - Until such time as an election can be promptly held, any Mayoral appointment of a Resident Commissioner (required by July, 2011) should be designated "an interim appointment" that terminates once a Resident Commissioner is elected.
 - Key responsibilities and duties of the Resident Commissioner should be clearly delineated. It is assumed the Commissioner will be precluded from serving as an officer on any Resident Council. As a result, it is necessary that the Commissioner maintains appropriate communication with and accountability to the duly-elected Resident Councils. The Commissioner's responsibilities should include monthly meetings with the Citywide Council of Presidents (CCOP), as well as quarterly resident assemblies in each of NYCHA's nine districts.
 - The current stipend for the Resident Commissioner allows for only part-time involvement in the deliberations of the NYCHA Board and insufficient presence among the resident constituency, which numbers more than 330 developments and over 400,000 residents. Part-time is not enough—the Resident Commissioner will have a full-time job and should be compensated at the same rate as other NYCHA Commissioners.
 - Consideration should be given in the future to naming two Resident Commissioners to the NYCHA Board, in order to give residents greater leverage in the Board's deliberations.

NYCHA's Response: *In 2010, the New York State Assembly, Senate and Governor crafted a bill that created the position of Resident Board Member. The legislation specified requirements of the Resident Board Member including the length of the board members term, reasons for removal, part time status and the set stipend amount. Under Section 402(3) of the New York Public Housing Law, the Mayor of the City of New York is given the authority to appoint a public housing tenant as the fourth member of NYCHA's Board. Residents may petition the New York State legislature to amend the 2010 law to allow for an election, full time status and additional members.*

6) Crime & Safety

RAB members had several concerns pertaining to Crime and Safety in NYCHA's developments. The RAB commented on CCTV, parking enforcement, NYPD issues, offenders returning to the developments, security measures, the Memorandum of Understanding (MOU) between NYCHA and the NYPD, and the NYPD's compliance with Section 3 requirements.

- On the subject of CCTV, RAB members felt that the cameras are not being used effectively because NYCHA does not follow-up. Resident Watch volunteers and the Resident Association Board Members should be allowed to participate in the monitoring of the CCTV. They were also concerned about the funding process for cameras and how the monies are allocated by development. The cameras should be checked daily for vandalism. The RAB also noted that CCTV is a much needed tool to combat the spike in violence in our developments and its surrounding communities throughout the city. Developments without CCTV that are near developments with CCTV, "inherit" those whom see fit to break rules and regulations. NYCHA needs to be able to assist those non-CCTV developments.

NYCHA's Response: *NYCHA's current procedure permits the Housing Manager or Designee to authorize Tenant Association members that sign an access agreement to view the video but only in the presence of the Housing Manager or designee. The Safety & Security Taskforce will review video access policies and consider expanding viewing rights.*

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 ("CCTV"). Elected officials have allocated a total of \$41,120,524 for CCTV and Layered Access as follows: \$39,720,524 from City Capital funds and \$1,400,000 from State Grants. NYCHA does not fund CCTV due to the high cost and limited Capital funding.

- On Parking Enforcement, RAB members were concerned that some residents are waiting over two months for parking stickers and are receiving tickets from the NYPD. Management offices should be able to issue temporary parking stickers. The RAB also recommended that parking lots be inspected after hours to identify cars that are parked without authorization.

NYCHA's response: *The renewal parking applications are mailed to permit holders approximately 45 to 60 days before the expiration date of the permits. Residents are encouraged to mail the renewal applications with the required documents and the correct fee at the earliest to ensure the receipt of the new permits on or before the expiration date. The Authority will explore the feasibility of mailing the renewal applications earlier to allow more time for the residents to return back the completed applications. If there was a delay in issuing a parking permit because of lost or misplaced applications, the Parking Administration, which handles the issuance of parking permits, have issued letters to the affected residents addressed to the New York City Parking Violation Bureau and the parking tickets were dismissed.*

The Authority is currently reviewing a few options regarding the inspection of the parking lots and the enforcement of the parking rules not only after working hours but throughout the day. These options include but are not limited to expanding the towing initiative and the personnel authorized to request the towing, installing a locking device for each parking spot, and having a possible third party vendor to patrol the parking lots 24 hours, 7 days a week.

- RAB members stated that the parking fee is now \$282 per year and would like to know if the fee is going to increase.

***NYCHA's response:** NYCHA is currently forecasting annual deficits in the amount of \$60 million. NYCHA is reviewing options to leverage its assets to generate additional revenue this includes reviewing its current parking fee structure.*

- RAB members had several concerns regarding the NYPD. They felt that the NYPD should conduct more vertical patrols between 11:30 PM and 7:30 AM, communicate more with the residents to identify security issues, and have better people skills.

***NYPD's response:** Staffing levels are based on crime and volume of calls for police service. The overnight shift historically has less members working due to the lower volume of 911 calls and crime occurrences.*

- The RAB also felt that the NYPD's priorities are different from NYCHA's priority with residents also concerned with quality of life crimes such as vandalism and loitering while the NYPD seems to be more interested in major crimes.

***NYPD's response:** Crime and quality of life conditions are important to the NYPD. Members of the Police Department address both conditions.*

- Another RAB concern was the process of quality of life complaints to the NYPD which should always be kept confidential for the safety of the residents making the complaint.

***NYPD's response:** Complainants have the option of remaining anonymous when they make a quality of life complaint. This is true if they utilize 911, 311 or call any Police Service Area or Precinct.*

- The NYPD should patrol inside and outside the buildings.

***NYPD's response:** NYPD officers patrol both inside and outside the buildings of public housing developments.*

- The NYPD's Housing Bureau should provide a minimum of one police officer per shift to each NYCHA senior building citywide.

***NYPD's response:** Currently, staffing levels do not allow us to provide any dedicated police officer to NYCHA senior buildings.*

- On the topic of offenders returning to NYCHA developments, the RAB generally agreed with the Parole Program, but wanted the Parole Board to notify NYCHA before anyone returned to a NYCHA apartment. However, pedophiles and sex offenders should not be allowed back at the developments.

NYCHA's response: Federal law prohibits the Housing Authority from admitting any household that includes an individual who is subject to a lifetime registration requirement under a State sex offender registration program.

A nationwide Dru Sjodin National Sex Offender Public Website search is conducted for all applicant and resident (referrals) household members 16 years old and over during the eligibility process. If the applicant or family member is a registered sex offender they will be found ineligible and NYCHA does not process their application. When applicants are selected for an apartment, staff again accesses the website to ensure that any family member who became a registered sex offender during the period of certification of the application and rental will not be called in for the rental.

- The RAB was concerned about the issue of the door locks constantly being vandalized at NYCHA developments. The members agreed that signs with rules should be put up inside and outside of buildings. While the RAB thought the new layered access initiative proposed by NYCHA was a good idea, members also suggested that more information should be provided on this initiative and that it should be installed in all developments.

NYCHA's Response: *NYCHA's Maintenance Workers are currently receiving mandatory four-day training in the maintenance and repair of electromagnetic locks which will help improve the diagnosis and repair of damaged locks. NYCHA does not have the funding for the installation of layered access in all the developments. However, the Authority will continue its efforts in advocating for additional monies for this initiative.*

- On September 16, 1994, the New York City Housing Authority and the City of New York entered into a Memorandum of Understanding (MOU) regarding the merger of the New York City Housing Authority Police Department and the New York City Police Department (NYPD). This MOU highlights several enhanced services that public housing residents should be receiving from the Police Department. Unfortunately, as reflected in the comments made by residents across the city, this is not the case. The parties of the MOU should be committed to maintaining and increasing the level of policing currently provided in public housing in the City. The Parties agreed to enhance the quality, performance and coordination of police services provided to the residents of the City's public housing developments. The parties created Housing Bureaus known as Police Service Areas (PSAs). Unfortunately, many of NYCHA's developments citywide are not part of a PSA. RAB members suggested the following recommendations.

- All public housing developments in the City should be part of and receive services from a PSA.

NYPD's response: *Since the 1994 merger of the NYCHA Police Department into the NYPD, the developments on Staten Island and in the Rockaways were policed by precincts and not Police Service Areas. A restructuring project started in January 2004, reassigning some Housing Bureau officers to precinct "housing teams" to patrol selected developments. This was based on geography and efficiency regarding utilization of police services.*

- The MOU states that the Police Commissioner shall meet with the Chair of the NYCHA at the request of such Chairperson at least quarterly. The Police Commissioner and Chairperson of the Authority should also meet with the Citywide Council of Presidents (CCOP) and Citywide Resident Advisory Board (RAB) members at least quarterly and provide a written report of the policing services provided for the year.

***NYPD's response:** The Chief of Housing and her representatives meet with members of CCOP, Resident Associations, Community Councils and RAB in various forums.*

- RAB members felt that NYCHA is paying the City too much money and we are not getting the services that we are paying for since the NYPD claims they do not have the manpower. NYCHA should consider private security companies. RAB members stated that the MOU is a hardship on NYCHA residents because residents are paying twice for services (double dipping). NYCHA needs to stop paying the NYPD and the funds that the NYPD has received over the past 16 years since the merger need to be repaid.

***NYCHA's Response:** NYCHA will take this recommendation under advisement. Pursuant to the memorandum of understanding between the Authority and the City of New York, the NYPD currently receives approximately \$75 million in annual funding. This funding is comprised of \$70 million from operating funds for above baseline services and 1.5% of annual federal capital funding awards received, currently estimated at approximately \$5 million. The above baseline services include a dedicated police force, the Housing Bureau, for community policing, vertical patrols, gang initiatives, and impact zones.*

- Since the NYCHA provides the NYPD a sum extending \$70 Million dollars annually, the NYPD needs to comply with the Section 3 Career Opportunity mandate as regulated by HUD. This should include part-time and full-time employment, training and other enhanced opportunities for residents of NYCHA's public housing developments. In addition, this funding stream should be reviewed and commented on by the CCOP and the RAB. Otherwise, the Authority needs to cut and/or limit the dollars given to the Police Department to help the Authority meet its obligations to the developments around the city that are falling apart and to address the backlog of work orders that exist across the City's public housing stock.

***NYCHA's Response:** In the course of NYCHA's nearly two-year efforts with its Safety and Security Task Force, which also includes the NYPD, resident employment options have been discussed as part of our overall goal to enhance resident engagement in improving safety in our developments. NYCHA recently received notification from HUD that the funding given to NYPD for above baseline services is subject to Section 3. The agency is currently reviewing the details of this finding.*

7) Self- Sufficiency/Section 3

Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment and contracting opportunities for low or very low income residents in connection with projects and activities in their neighborhoods. Section 3 is a starting point to obtain job training, employment and contracting opportunities. From this integral foundation and other resources, comes the opportunity for economic advancement and self-sufficiency.

NYCHA residents do not believe that the Department of Resident Employment Services is not doing as good a job with helping residents obtain employment as stated in the information released from this department. The long term goal will not be obtained by the way Section 3 is currently working in the New York City Housing Authority. RAB members have the following recommendation for improving Section 3.

- NYCHA should move away from the local development outreach for Section 3 which does not provide long term opportunities, and in many cases no opportunities to public housing residents, to a more centralized

system such as the Section 3 Training facility created by the Philadelphia Housing Authority. This model ensures that every resident interested in obtaining a Section 3 career goes through the necessary training, before the work begins, and then their names are entered in a pool of qualified individuals based on the work they are interested in doing. All contractors doing work for the Philadelphia Housing Authority must select from the pool of applicants. This training facility is overseen and managed by the Philadelphia Housing Authority, but is supported by unions and elected officials in the Philadelphia area. A model similar to the Philadelphia Housing Authority will help NYCHA reach the goal of employing public housing residents for long term careers and not a one- month or three- month contract. Under the current system, residents are not given the opportunity for long term work, because in most cases their work ends when the project is completed at their development. A centralized system will bring them on, give them the experience and training they need and move them forward in the workforce. The current “development” level process does not lead to permanent work, because as soon as the contractor move from one development and goes into another development, the workers that were on the job are let go.

NYCHA’s Response: *One of the goals under the new Resident Economic Empowerment and Sustainability (REES) model is to provide contractors and employers with a qualified workforce. Although we will continue to comply with the hiring priority established in the Section 3 regulation which gives first consideration to residents living in the developments where HUD funding is being expended, our focus is on supporting interested residents to gain needed skills to compete in the labor market and build sustainable careers. The agency has made significant strides towards this goal through the creation of the citywide NYCHA Resident Training Academy (NRTA). The Academy offers a variety of employment-linked training to assist trainees in building technical and professional skills to best position them for future careers. In the first year, the Academy offered two training tracks- janitorial and construction. To date, 138 NYCHA residents had graduated across all training cycles for year 1 of the program; 89% of graduates (123) had secured a job. Based on the success of year one of the Academy, Robin Hood and NYCHA have increased investment in the initiative. NRTA will train 460 residents and expects to support 300 qualified graduates in job placements. In addition to the construction and janitorial training track, the NRTA will now include pest control training track that will prepare NYCHA residents for jobs at NYCHA as Pest Control Technicians and in the private sector. Building off of the success of increased Section 3 placements through the referral of qualified residents, REES is also working with contractors to retain residents on other Section 3 eligible projects as well as non-NYCHA projects.*

As the agency continues to strategize about additional ways to leverage the Section 3 regulation to increase opportunities for residents, we are exploring best practices and programs in the industry. For example, based on the recommendation of RAB members and other stakeholders, we are reaching out to the Philadelphia Housing Authority to learn more about their Section 3 Training Academy.

- NYCHA can open up this Section 3 Training Facility as a pilot program in the Bronx. Afterwards it can be expanded to all five (5) boroughs in the City of New York. These training facilities can be created by using those unoccupied New York City Housing Authority’s centers.

NYCHA’s Response: *In 2010, NYCHA launched the citywide NYCHA Resident Training Academy (NRTA); a public-private partnership with Robin Hood and some of the best employment trainers in New York City. NRTA prepares public housing residents for careers with NYCHA, its contractors, and the private sector. REES continues to explore other models to further enhance training and employment opportunities for*

residents. NYCHA is also leveraging its facilities and space to bring additional resources to public housing developments.

- The funds NYCHA currently uses to contract to outside agencies, companies and organizations can be kept by NYCHA to create these facilities. In addition, NYCHA currently has REES and RES. NYCHA's annual budget to run these departments is more than the jobs that NYCHA creates for residents of public housing here in New York City. Eliminating and/or combining these Departments with the Department of Community Operations will create funding to help with this new initiative.

NYCHA's Response: *Using existing resources, Chairman Rhea and the NYCHA Board created the Office of Resident Economic Empowerment and Sustainability (REES) in 2009 to develop and implement programs, policies and collaborations to measurably support residents' increased economic opportunities with a focus on asset building, employment, advancement and business development. Resident Employment Services (RES) is a department under REES. As part of its re-structuring, REES has streamlined operations including reducing the duplication of services and leveraging millions in external resources to increase access to and improve services for residents. Significant progress has been made over the last two years, since the formation of REES, with job placements increasing by 200% between 2008 (318 placements) and 2010 (953 placements).*

In July, REES was re-integrated back into Community Programs and Development (formerly known as Community Operations) to ensure coordination and synergies among the agency's community and economic development and supportive services departments.

NYCHA continuously looks for opportunities to maximize efficiencies, cost effectiveness, and services of contracted providers and vendors to realize savings while driving greater outcomes. Given NYCHA's limited resources and existing resources and expertise, NYCHA plans to leverage its various assets (e.g., space, data, policies) to establish more strategic partnerships to further increase services.

- NYCHA can create partnerships with unions, elected officials and businesses to create these facilities and sustain them. This Section 3 Training Program does not need to be only for public housing residents, but low income people in the community. This type of resource will make it more attractive for strong partnerships. These training facilities can offer training in plumbing, carpentry and for electricians, painters, builders, etc.

NYCHA's Response: *See the previous response regarding establishing partnerships and training available through NYCHA's Resident Training Academy (NRTA). Given the high levels of unemployment and poverty among public housing residents, NYCHA's first priority is serving public housing residents. NYCHA is also committed to using housing as a platform to create healthy neighborhoods and attracting needed services through partners to all residents of public housing communities.*

- The current union practice we hear about Section 3 is a direct violation of Section 3 mandate from the federal government. No union agreement that NYCHA has with unions should override the mandate of HUD regarding Section 3. All contractors should be required to pull candidates from this pool of qualified candidates based on the needs of the contractor along with the skill set possessed by the candidates. The current "development" base approach will never lead any of our residents to self-sufficiency when they run the risk of being let go because the contractor needs to select from the development.

NYCHA's Response: *NYCHA does not have any agreements with unions that violate Section 3. NYCHA uses its projected modernization projects to work with unions to gain entry for residents into their memberships as apprentices and journeypersons leading to continuous workforce development and sustainable career pathways.*

Each year, the U.S. Department of Housing and Urban Development awards billions of federal dollars for the rebuilding of distressed communities, administration of Public Housing Authorities, development of affordable housing units, and removal of dangerous hazard in homes. The completion of these projects typically results in numerous employment and contracting opportunities that fuel local economies across the country.

Unfortunately, it is not the practice of the New York City Housing Authority to utilize other aspects of its contracting opportunities to bring about more Section 3 qualified resources to residents.

Section 3 applies to the following types of Public and Indian Housing Assistance: Public Housing Operating subsidies; Public Housing Capital Funds for Development and Modernization; Hope VI Revitalization Grants; Resident Opportunities and Self-Sufficiency (ROSS) Grants; Family Self-Sufficiency (FSS) Grants; Lead Hazard Control Grants; and Economic Stimulus Funding.

The New York City Housing Authority and their contractors, subcontractors or sub-recipients are required to comply with the requirements of Section 3 for new employment, training, or contracting opportunities resulting from the expenditure of covered funding. This responsibility includes:

- Implementing procedures to notify Section 3 residents and business concerns about training, employment and contracting opportunities generated by Section 3 covered assistance;
- Notifying potential contractors working on Section 3 covered projects of their responsibilities;
- Incorporating the Section 3 Clause into all covered solicitations and contracts (see 24 CFR Part 135.38);
- Facilitating the training and employment of Section 3 residents and the award of contracts to Section 3 business concerns;
- Assisting and actively cooperating with the Resident Organization in making contractors and subcontractors comply;
- Refraining from entering into contracts with contractors that are in violation of Section 3 regulations;
- Documenting actions taken to comply with Section 3;
- Submitting Section 3 Annual Summary Reports (form HUD-60002) in accordance with 24 CFR Part 135.90 in concert with the Resident Organization for accuracy and recommendations.

The RAB has the following additional recommendations for Section 3.

- Section 3 Career Opportunities should be extended to other contracts the Authority awards not just construction. This would include, but not be limited to: rent collection, legal work, computer technology work, New York City Police Department services, New York City Department of Sanitation, Department for the Aging and office cleaning contracts, other outside agencies, organizations and etc. NYCHA spends millions of dollars annually on outside services and many of them have no Section 3 requirement to them. Not all residents of public housing want to do construction. The Authority needs to maximize the Section 3 requirement in all areas of contracts they award.

NYCHA's Response: *NYCHA does apply the Section 3 requirement to non-construction contracts. In accordance with the regulation, resident hiring language is incorporated into eligible solicitations and contracts including those for security, legal and technology services. As a result, residents have gained employment in positions such as security guards, clericals and maintenance workers. REES is also developing strategies to access economic opportunities on non-Section 3 contracts.*

- The Office of Resident Economic Empowerment and Sustainability (REES) needs to collaborate more with Property Management staff and Resident Leaders to bring awareness of their activities including available jobs and training opportunities. For instance, memos and flyers of job openings and training should be posted online, mailed to residents and posted at the developments in a timely manner. RAB members reported some instances where they were given less than 48 hours notice about available job openings which does not give their residents time to prepare.

NYCHA's Response: *Improving outreach and communication to internal and external stakeholders are key areas for REES. The Office works closely with Property Management, Community Operations, Communications, and General Services to distribute flyers and notices in buildings, community centers, and under doors, conduct targeted mailings as well as host development-based information sessions, publicize in the resident newspaper "The Journal", and post activities through social media. Future efforts will include working more with IT on additional ways to use technology for strengthening outreach and communication. REES welcomes working with residents and resident leaders on additional strategies and feedback.*

- REES should also broaden its training options such as business development to teach residents how to open their own businesses. REES should also help residents obtain vendor licenses since not every resident will have the required documentation for a job or a training program.

NYCHA's Response: *Resident business development is one of the components of the economic opportunity platform being implemented through REES. The Office is actively working to build capacity, expertise and partnerships in this area.*

- The RAB also felt that the Section 3 program should be revamped by lowering the contract amounts so that all contracts are subject to Section 3 hiring of residents; establishing a minimum hiring requirement for at least one resident for every NYCHA contract regardless of the amount; increasing resident involvement in the contract negotiation process. The RAB also felt that NYCHA needed to enforce the rules on the contractor who do not comply with Section 3 rules.

NYCHA's Response: *The Section 3 requirement applies to all contracts for services and labor. Although the regulation does not cover other types of contracts, REES is strategizing with other departments to leverage NYCHA's vendor relationships to access economic opportunities on non- Section 3-eligible procurements. Requiring the hiring of at least one resident on every contract is not feasible on small procurements or on projects with no new hires because it will have the unintended consequence of increasing costs to NYCHA which will result in fewer projects (including repairs) being completed and fewer services being rendered.*

Section 3 language is incorporated into all applicable contracts. Vendors are expected to complete hiring plans to outline their compliance with the regulation. There are several criteria considered when making contractor selections. Due to federal procurement rules, many selections are restricted to the lowest responsive and responsible bidder which minimizes negotiation.

Prior to making an award, the Board inquires about prospective contractors' compliance history with Section 3. Non-compliance jeopardizes the receipt of future contracts or money may be retained until the requirement is met.

- The RAB also wanted REES to improve the data sharing on their performance. Members recommended that the Resident Association Boards should receive a list of how many residents have been placed by REES.

NYCHA's Response: REES can work with the RAB and resident leaders on effective ways to better communicate performance and outcomes. Currently, performance data is provided through the Mayor's Management Report and the City's Quarterly Workforce Dashboard which will soon be public. The Office also reports annually to HUD about Section 3 placements.

- Moving forward, NYCHA's Board should ensure that every approved contract has a Section 3 requirement attached through employment, training, or both. The New York City Housing Authority has created a process that does not include our residents 18 years of age and over. The Authority needs to start including our youth in the developments and enhancement of their skills and giving them an opportunity to work. The Summer Seasonal opportunities are not enough.

NYCHA's Response: See previous response for Board review of contracts for Section 3. REES services are available for residents 18 and older. Within the last two years, NYCHA has launched a couple of initiatives specifically for young adults like the "green corps" program with Green City Force, the NYCHA ACHIEVERS summer internship for college students, and the NFL Officiating program.

- The New York City Housing Authority should create a program and/or enter into a partnership with an organization(s) that will help train and put residents of public housing into a position to be able to competitively be able to bid for some or a percentage of NYCHA's contracts. These contracts don't need to be limited to construction, but other types of work that NYCHA contract out for. In addition NYCHA can assist residents in being able to bid for other governmental and private contracts as well.

NYCHA's Response: REES will explore this recommendation through its Resident Business Development unit.

- NYCHA residents should have first preference when jobs are available and NYCHA should make every effort to fill NYCHA jobs with NYCHA residents at all levels including management and executive levels.

NYCHA's Response: NYCHA is committed to hiring residents as part of its workforce. Over 24% of the agency's workforce is residents. Through NYCHA's Resident Training Academy (NRTA), residents are trained and positioned for career opportunities at NYCHA, NYCHA's contractors and the private sector. During the first year of the Academy over 100 residents were hired by NYCHA. Additionally, more formal linkages are being established between REES and Human Resources.

- Public Housing Communities Inc. (PHC), a resident created and managed Not for Profit has been working with RES/REES for several years in promoting, recruiting and referrals for training and job opportunities (NYCHA RES/REES has referred residents to our classes as well). PHC, along with other organizations and resident associations, has sponsored OSHA 10 training for NYCHA residents and the community at large. NYCHA must recognize the services/work that these organizations perform on behalf of NYCHA residents and acknowledge them as Community Based Organizations that are resident owned or resident operated businesses and resident associations that provide viable services.

NYCHA's Response: NYCHA recognizes the important role that other organizations and stakeholders play in serving public housing residents, including Public Housing Communities and the Resident Associations.

This recognition is evident in REES' new model which is structured around service coordination and developing strategic partnerships to increase opportunities to NYCHA residents.

- The RAB asks that NYCHA dedicate contracts for Resident Owned Businesses utilizing the HUD Regulation 963 as the guideline.

NYCHA's Response: *REES will explore this recommendation through its Resident Business Development unit. Resident business development is one of the components of the economic opportunity platform being implemented through REES. The Office is actively working to build capacity, expertise and partnerships in this area.*

- NYCHA should consider our recommendations to assist Resident Owned Businesses to secure needed credit lines.

NYCHA's Response: *REES is exploring and implementing various ways NYCHA can best support residents to achieve their economic goals by increasing access to resources and services including business development and expansion.*

- NYCHA needs to start enforcing compliance with regards to the union contractors, but not be limited to who has been allowed to follow their collective bargaining agreements with unions rather than following the clauses in HUD Regulation 135.

NYCHA's Response: *NYCHA does enforce compliance of Section 3 with signatory contractors to unions. Compliance does not vary whether a contractor has or does not have a collective bargaining agreement. Part 135 states that "The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause." This language is incorporated into all applicable contracts. Contractors are expected to inform unions about their requirement and to request that NYCHA or other Section 3 residents be assigned to the HUD-funded contracts. In order to further support compliance by signatory contractors, NYCHA also conducts outreach to unions and has instituted several agreements directly to increase access into their membership at both the apprentice and journeyperson levels.*

- NYCHA must review the formula that they use to calculate the number of section 3 hires; it should be based on the cost of materials and labor not just labor.

NYCHA's Response: *NYCHA adheres to the federally-established numerical goal for Section 3 compliance which is 30% of new hires. In order to generate additional economic opportunities for residents beyond the federal requirement minimum, NYCHA also requires that for contracts over \$500,000 that 15% of labor costs be expended on hiring residents. The method of calculating the Section 3 requirement as a percentage of labor costs is in line with HUD's sample Section 3 plan.*

8) Community Service

The RAB stated that residents need to have more information on the Community Service requirement since NYCHA did not enforce it in the past. Residents need to know what their options are and if there are exceptions to the requirement. RAB members felt that development Property Management do not have information on requirements or exemptions from Community Service and are not very helpful when residents

go to the office with questions. Each development had different levels of coordination for community service. The RAB members had the following recommendations for Community Service.

- NYCHA should make sure the Community Service rules and regulations are given to residents at the time of rental and that the residents are informed about things they can do right at their development such as volunteering to work on gardens or in the library, senior center, etc.
- RAB members requested more information about how residents can “make up” past due Community Service hours if they are able to volunteer only 8 hours per month to meet the current mandate.
- Voluntary work such as assisting seniors with shopping, banking etc. should be included as community service.
- Residents should be encouraged to participate in the Resident Watch to fulfill their community service.
- In order to increase awareness, the RAB recommended that Resident Association presidents speak about the community service requirement at their meeting and that information about the program be provided to residents during Family Day at the developments.
- NYCHA needs to continue to create, in cooperation with the Residents Organizations, more exemptions to excuse as much as possible residents from this form of “slave labor
- In addition, since NYCHA has failed to enforce the hours in the past, any and all back hours that residents owe for Community Service shall be forgiven and all required Community Service hours should start new. No resident lease should be threatened for owing Community Service hours. No resident should make up back hours.

NYCHA’s Response: *Many of the recommendations from the RAB will be included as NYCHA goes forward, to the extent that the law allows. NYCHA will try to increase the development-located opportunities for fulfilling Community Service, and will encourage Resident Leaders to create and develop Resident Association-based programs including clean-up days and neighbor-to-neighbor assistance programs in order for residents to receive credit for activities done to increase the cleanliness of developments and assist other residents. An informational campaign will begin in late fall and run throughout next year, and will include posters, letters to all residents, Journal articles and a webpage about Community Service, as well as presentations at developments. The presentations will start in developments with low compliance rates. Staff who will be working with residents on compliance will all receive training by the end of 2011. All new residents will be given information at the time of the rental. NYCHA will take any additional comments under advisement in future policy decisions.*

9) Violence against Women Act (VAWA) Comments

The RAB recommended that more information be disseminated regarding VAWA. Many residents are not aware of their options. RAB members also expressed concern for their residents’ safety when the abuser moves back in with the resident who is a victim of domestic violence. The RAB recommended that they should be provided with written material that other residents will not be put in danger.

NYCHA’s Response: *NYCHA will look at additional ways to get the word out, such as reissuing GM 3741 dated July 20, 2007 when all tenants were sent a letter advising them of their rights under VAWA, and lease addendums were issued to include VAWA provisions. We will also work with our Department of Communications to ensure user friendly information in plain language is posted on VAWA on our website, and perhaps look into developing posters to be displayed in Property Management and Social Services Offices and Community Centers. Additionally, domestic violence victims who request transfers are given an information sheet advising them of steps they may take to stay safe and maintain confidentiality of new location. Upon being approved for an emergency transfer, they are referred to the Human Resources*

Administration's Aftercare Program with their consent; this program provides safety planning, and counseling, as well as referrals to legal services and other programs.

10) Development Activities - HOPE VI/Mixed Finance Modernization or Development, Demolition/Disposition Activities, Conversion of Public Housing to Tenant Based Assistance and Homeownership Activities

RAB members had several comments regarding Development Activities at NYCHA. They felt that NYCHA needed to provide more information to Resident Association leaders about the process of disposition and demolition and the displacement of residents. NYCHA also needed to define in detail, affordable housing in relation to "low and very low income" requirements. The RAB had several questions regarding the rights of former residents to return to rehabilitated buildings and how NYCHA handled the relocation process. Another concern was about the subsequent use of the money raised from the sale of disposed properties. The RAB suggested that NYCHA provide more information to residents about home ownership opportunities both within and outside of NYCHA.

Additional RAB comments of Development activities include the following.

- **One-for-One Replacement.** NYCHA must adopt, for each public housing unit demolished or disposed of, a one for one replacement of such unit with a newly constructed, rehabilitated or purchased unit (including through project-based assistance). The new unit shall be subject to requirements regarding eligibility for occupancy, tenant contribution toward rent, and long-term affordable restrictions which are comparable to public housing.

NYCHA's Response: NYCHA supports the basic concept of one-for-one replacement. However, due to budget shortfall and federal regulations, NYCHA (or any other housing authority) will not be able to replace every public housing unit demolished or disposed of with a new public housing unit.

- **Location of Replacement Units.** Require that at least one-third of demolished units be rebuilt on-site unless construction would violate a consent decree, or the land on which the housing was located is environmentally unsafe, geologically unstable or otherwise areas in the jurisdiction of the New York City Housing Authority in a manner that furthers the economic and educational opportunities for residents. Provide that replacement housing units shall be of comparable size and that the number of bedrooms shall be sufficient to serve families displaced as a result of the demolition or disposition.

NYCHA's Response: NYCHA makes every effort to replace as many units as possible on-site taking into consideration zoning and neighborhood context. In new developments, NYCHA incentivizes family-sized units.

- **Maintaining Rights of Public Housing Residents.** Provide that displaced public housing residents, regardless of the type of housing to which they locate, will continue to be protected by public housing statutes regarding the ineligibility of dangerous sex offenders and certain drug offenders, grievance procedures, housing quality, resident participation and resident management. Provide that residents occupying replacement housing units shall have the rights of public housing residents.

NYCHA's Response: All public housing residents who have been displaced and relocated to another public housing development must abide by the same standards and be afforded the same protections as any other public housing resident. Displaced residents who choose to take a Section 8 voucher and relocate to private

housing do not have the same rights as public housing residents. However, Section 8 landlords are required by HUD to follow similar requirements for admission eligibility, tenant protections and housing quality standards.

- **Right to Return.** NYCHA must ensure that any person who occupied a public housing unit and whose tenancy or right of occupancy had been validly terminated to be eligible to occupy a replacement housing unit. Prohibit NYCHA or any other manager/owners of replacement of housing units to prevent any such person from occupying a replacement housing unit through the application of any eligibility, screening, occupancy or other policy or practice. Replacement dwelling units must be made available to displaced households before they are made available to any other eligible household. It should be clear that any resident being part of a disposed or demolished unit should be able to return without any re-screening.

***NYCHA's Response:** NYCHA cannot guarantee that every displaced resident can return to a non-public housing unit without rescreeing. The Authority provides the necessary assistance to help prepare residents for the rescreeing process through financial management training and credit counseling.*

- **Resident Notification.** 30 days before submitting an application of its intent to submit an application for demolition or disposition, NYCHA should advise/inform the residents of their right to return, the replacement housing units, and should obtain information regarding residents' desired housing location. NYCHA shall provide written notice in plain and non-technical language to the residents of the development slated for demolition or disposition that the application has been approved; the process involved for relocation; information regarding relocation options; the availability of relocation counseling; and information on the location of tenant-based vouchers issued by the Authority. No later than 90 days before the displacement date, the Authority shall provide notice to each family residing in an affected development in plain and non-technical language that the development/building will be demolished or disposed. The demolition will not commence until each resident of the building is relocated, and each family displaced shall be offered comparable housing that meets housing quality standards, is in an area that is acceptable by the displaced family.

***NYCHA's Response:** The application process required by HUD for demolition or disposition of NYCHA property requires consultation with the affected NYCHA Resident Associations and their district Council of Presidents. The application specifies the use of any proceeds realized from the transfer of assets be utilized to help preserve public housing.*

In addition, these properties must be identified in NYCHA's Annual Plan, which is revised, updated and reviewed annually by the Resident Advisory Board and the Authority before submission to HUD each fall for approval. In the Annual Plan, NYCHA must include a statement of any planned demolition and/or disposition activities. This statement includes a list of the developments in which NYCHA intends to apply for demolition and/or disposition approval and the timetable for such actions. The actual application and approval process for demolition and/or disposition is a separate process from the Annual Plan and the approval of the PHA Plan does not constitute approval of these activities.

NYCHA's policy is to consult early in the process with all stakeholders in the community. This involves early outreach to the residents of the affected developments, elected officials and other community stakeholders as a specific site is being considered for development. Prior to the development of a Request for Proposals (RFP), basic site issues are considered, including resident relocation, infrastructure,

relocation of parking or other facilities currently on site. Community preference for type of housing and affordability mix are also important considerations that are discussed in the formulation of a project. Elected officials comment on the project guidelines and requirements. All comments are considered in light of available non-NYCHA subsidies and financial resources.

Once the development team is selected, NYCHA returns to the community to introduce the team and present the project and preliminary design to the residents. This process continues as the project is refined and financing is secured. Discussions include resident relocation, final number of building stories, building footprint, open space usage, commercial uses, and community facilities.

NYCHA is committed to ongoing communication with residents in developments where demolition and/or disposition are proposed, particularly when relocation is required, to prepare them in advance of project implementation.

- **Relocation and Tenant Protections.** NYCHA should submit a relocation plan to the Citywide Council of Presidents (CCOP) before it goes to the Secretary with a statement of the estimated number of vouchers, if any; the location of replacement dwelling units and a statement of whether any temporary off-site relocation of residents is necessary; and a description of the plans for such relocation. NYCHA should also provide an extended search period for residents being located with housing choice vouchers, if any.

NYCHA's Response: HUD Section 18 regulations require that public housing residents who are displaced through demolition and/or disposition activities must be provided with comparable housing. This may be a priority for a public housing unit in another development, or a tenant based voucher. In addition, residents must be given a 90 day notice to move, and actual and reasonable relocation expenses must be provided.

- **Fair Housing.** NYCHA should obtain and analyze data on the potential impact of any proposed demolition or disposition, and relocation on persons protected by Section 804 of the Civil Rights Act of 1968, including public housing residents, occupants of the surrounding neighborhood and neighborhoods into which residents are likely to be relocated and on the agency's waiting list. NYCHA should describe in the application, the actions that it has taken or will take to mitigate those adverse impacts and to certify that the demolition, disposition, relocation, or replacement housing will be carried out in a manner that affirmatively furthers fair housing.

NYCHA's Response: HUD's Office of Fair Housing and Equal Opportunity reviews all NYCHA proposed relocation plans to insure fairness and prevent adverse impacts on NYCHA residents.

- **Conversion Actions.** Further conversations need to take place with the Resident Organization around conversion of public housing to vouchers. It is the strong opinion of the RAB that we must secure and protect all existing public housing stock.

NYCHA's Response: NYCHA will take this recommendation under advisement and continue to engage resident organizations in conversations pertaining to this issue.

- **Prospect Plaza** – It is unacceptable that there has been no movement on the redevelopment of this development and that residents have been displaced for over 10 years and this should not take place again in the City of New York. When NYCHA brings a plan for Demolition and Disposition, all facts should be provided to all residents that will be affected and the residents should choose what they want. When and if

the residents choose the demolition, then all residents should be able to return without going through a re-qualification process all over. Whoever enters an agreement with NYCHA on a demolition, whether public or private, must accept that all residents will return if they choose to without any re-qualification process being done on them or their family who occupied that original unit.

NYCHA's Response: *NYCHA reinitiated the planning and development work to revitalize Prospect Plaza in September 2009. Through this process, NYCHA's Department for Development has coordinated regular update meetings and a 3-day community planning workshop to engage former Prospect Plaza residents and community stakeholders. Since the process began, NYCHA has worked closely with all residents and stakeholders to develop a new community plan for the Prospect Plaza sites. The plan will serve as an outstanding example of sustainable design and construction that is financially feasible and responsive to the community's needs.*

NYCHA presented the plan for demolition of Prospect Plaza in the 2010 Annual Plan review process, and through a series of meetings with former Prospect Plaza residents, community stakeholders, housing advocacy groups, and elected officials. In May 2011, HUD approved demolition of the remaining towers in the HOPE VI Revitalization Plan Amendment.

The release of the Prospect Plaza RFP is scheduled for October 2011. The RFP seeks the development of approximately 360 affordable rental units, including at least 80 Public Housing units, commercial space, a community facility, and open space for active and passive recreation uses. The project will be financed with funds from the U.S. Department of Housing and Urban Development (HUD) HOPE VI Revitalization Grant, HPD Capital Subsidy, HDC bonds, and City Reso A funds, in addition to private equity through the Low-Income Housing Tax Credit (LIHTC) program.

NYCHA recognizes that there is a net loss of Public Housing units at Prospect Plaza, however 280 units – or the balance of units – will be affordable to families earning up to 60% of Area Median Income. NYCHA has entered into a three-year contract with NYC-based community service providers Credit Where Credit Is Due and Brownsville Partnership to help prepare and qualify former Prospect Plaza residents to return through a “Financial Management and Education Program.” The program began in July 2011 and will continue through 2014, or the first year that completed units will be available.

- **Homeownership Program.** NYCHA is doing a poor job on the Homeownership opportunities. NYCHA needs to start advertising the Homeownership Program and provide credit counseling to residents who need it. When a resident of public housing decides to purchase a home, NYCHA should give the residents a percentage of their lifelong rent towards the deposit and/or closing cost since the resident is the head of household that is purchasing the home.

NYCHA's Response: *NYCHA makes every effort to inform residents of homeownership opportunities at NYCHA sites as they become available. At Markham Gardens in Staten Island, 25 two-family townhouses were constructed – of the sixteen sold to date, four were sold to NYCHA residents, including one former Markham Gardens resident. This homeownership opportunity was offered to residents in the NYCHA Journal as well as on NYCHA's website. NHS of Staten Island provided pre-purchase counseling as part of NYCHA's agreement with the developer. At Soundview Houses in the Bronx, residents were invited to financial counseling in preparation for the possible future purchase of townhouses to be built.*

In the first phase of the 1999 Prospect Plaza HOPE VI Plan, scattered City-owned sites on Saratoga Avenue, Dean Street, and Sterling Place were developed with 37 two-family houses. Development of these parcels was awarded to Settlement Housing Fund in 2002 and construction was completed in 2005. Thirty-two (32) homes were purchased by former public housing residents, including one former Prospect Plaza resident. The New York Mortgage Coalition led homeownership training sessions from 2004 to 2005 to aid the placement of public housing residents in the first phase of the project.

There is no funding available for NYCHA to offer credit counseling on an Authority-wide basis, but many free or low-cost credit counseling programs are available in many communities for residents who wish to become homeowners.

11) Occupancy Requirements

RAB members had several concerns pertaining to Occupancy requirements in particular the need for NYCHA to enforce its rules.

- NYCHA needs to have a stricter screening process to determine the appropriate household size. Housing Assistants need to check apartments, especially seniors, for unauthorized occupants to follow up on “temporary permissions”. NYCHA needs to stop granting “Temporary Permissions” in senior buildings and extra attention needs to be given to this problem. Temporary Permissions in senior buildings should only be allowed for those 55 and older.

***NYCHA’s Response:** Current procedures allow seniors to have additional persons when certain conditions are met such as having the age requirements for residence at the senior development, obtaining an age restriction waiver for transferring tenants, or for home care attendants and foster children, and meeting the requirements for occupancy standards.*

- The RAB recommended that there be a better screening policy for new residents coming in from shelters. RAB members felt they are the most problematic residents.

***NYCHA’s Response:** NYCHA’s screening process includes conducting criminal background searches for all 62 counties of New York State and a National Search for Sex Offenders. The searches are conducted for all members of the household aged 16 or older for new applicants, family members wishing to join the household and remaining family members. NYCHA’s efforts to search for criminal histories is more stringent than is required by the Department of Housing and Urban Development (HUD) which only requires Public Housing Authorities to search for sex offender status in States where the person is known to have resided. In addition, contacts are made to the applicant’s current and/or former landlords (including homeless shelters) to confirm satisfactory tenancy. At the rental interview, the Resident Services Associate reviews the provisions of the lease which includes the rules and regulations and resident responsibilities. New tenant visits are conducted approximately one month after move in and again the rules are discussed.*

- On the topic of the under-occupied apartments, the RAB members agreed with moving residents to a correct size apartment. However, restrictions should be made for elderly residents. They were also concerned for those families that have been living in the same apartment for so long, and would be forced to move to a correct size apartment. The RAB recommended that NYCHA allow residents to swap apartments. The other issue raised by the RAB was that not every development has smaller apartments; therefore NYCHA should build more housing for more appropriate size apartments.

NYCHA's Response: Nearly 40% of all underoccupied apartments are headed by elderly residents. Exemption of this population would make right sizing of apartments unachievable. NYCHA will outreach and provide assistance to residents transitioning to smaller sized apartment.

NYCHA does not intend to allow the swapping of apartments at this time as it is administratively costly to monitor and more likely to cause friction among resident families seeking to swap apartments.

12) Eligibility and Admissions

The RAB agreed with the preference that elderly or disabled single-persons will be given preference over other applicants, except for emergency applicants, who will be taken in order of priority regardless of age or disability.

- The RAB also recommended that elderly and disabled households should be given a priority to transfer to lower floors in their buildings. Apartment floor should be part of the transfer policy.

NYCHA's Response: Implementation of suggested priority would severely impede right sizing due to limited availability of lower floor apartments and the large population of elderly and disabled households who might request a lower floor apartment.

- The RAB requested more information on how transfers are processed. Some RAB members noted that their residents submit requests for transfers that end up “lost” by the development manager.

NYCHA's Response: The transfer process was automated in January 31, 2011. Property Management staff are required to process requests through the automated system. Residents should contact Property Management staff if he/she does not receive a status letter within thirty days of the transfer request.

- Transfers to Section 504 apartments should be given special consideration.

NYCHA's Response NYCHA currently has a high transfer priority for families requesting a Section 504 apartment.

- The RAB felt that for domestic violence, NYCHA should look at the individual victim in the family as opposed to looking at the family as a whole. The RAB was concerned that some individuals may go to a shelter in order to get a higher priority for NYCHA. NYCHA should implement a better screening process for those applicants that entering under the “Victims of Domestic Violence” (VDV) category. RAB members expressed concern that this is a “game” and questioned why this is a priority since it may bring criminals into the developments.

NYCHA's Response NYCHA has a long history of providing housing for those in urgent needs. Victim of Domestic applicants undergo the same rigorous screening process as other applicants.

- New residents that are admitted to NYCHA as VDV should be given support services and training on how to live in NYCHA developments. The RAB recommended that NYCHA's Department of Social Services follow up for longer than 30 days after these residents move in. There should be a mandatory 6 months to a year follow up period by Social Services.

NYCHA's Response: NYCHA used to have a program called HARTS which followed new tenants moving in under the VDV priority for up to one year. Due to budget constraints this program was eliminated. Our

current resources only allow for services to be provided upon receipt a referral and cases will stay open for as long as needed (although the average time is usually 3-6 months). We will however discuss with the Human Resources Administration, the feasibility of referring new residents moving in with a VDV Priority to their Aftercare Program for counseling and other supportive services for survivors and their children.

- NYCHA should create a paid position for residents to assist NYCHA with outreach to VDV residents and also do outreach in the shelter before the resident moves into the development.

***NYCHA's Response:** While we do not have the resources for a paid position, we at NYCHA take a very proactive stand against domestic violence. Towards this end, we make domestic violence prevention everyone's business. This includes training of staff, annual public education conferences for residents (this year's is scheduled for October 29th at York College and will focus on youth); we are also currently part of a mayoral initiative which targets select communities with high incidence of DV related fatalities to do outreach and public education. We are now in the process of training Management/Social Services/Community Operations staff on domestic violence in Brooklyn, and completed a similar training last year in the Bronx.*

13) Criminal Background Checks & Reduction in Time Ineligible for Criminal Offenses

On the subject of Criminal Background Checks & Reduction in Time Ineligible for Criminal Offenses, the RAB generally agreed with NYCHA conducting the criminal background checks at the time of the apartment offer and with reducing the amount of time ineligible for housing for certain types of crimes. There were some concerns about how felons will be monitored under this policy.

***NYCHA's Response:** Offenses committed on NYCHA developments are identified from police department data and are addressed by NYCHA staff on an on-going basis. Actions include initiation of termination of tenancy.*

14) Statement of Financial Resources

The New York City Housing Authority should take more proactive steps in securing the long-term future of the public housing stock. The following recommendation is being submitted in light of shrinking federal subsidies for the operating and capital budgets. NYCHA Departments should consider if this will work both for the long-term securing of public housing here in New York City and for the staff that will be impacted. NYCHA should offer and do an outreach for a 55-point program and/or The Early Out Program.

The 55-point program should be available to those employees with 10 or more completed years of consecutive service, whose years of service and age add up to at least 55 . For measuring these requirements, NYCHA should use the entire year of age and service as they would be on Dec 31, 2011, even if the participant actually departs before that date.

The Early out Program should be offered to those who do not qualify for the 55-point program but would have five or more completed years of consecutive service as of Dec 31, 2011, even if the participant departs before that date.

NYCHA may need to adjust the time of service requirement, but should look at creative and beneficial ways for both the Authority and the employee, with a buy out. It should be kept in mind that if the upcoming Operating Subsidy is cut as proposed, NYCHA will have to consider cutting more jobs very soon. To avoid putting New

Workers in an uncomfortable and terrible situation, NYCHA should look out different programs that employees can buy into in order to sustain them and their families.

NYCHA's Response: *NYCHA cannot unilaterally offer to its employees an Early Retirement Program. The offering of such a program requires state legislation that is approved by Governor Cuomo. However, NYCHA is looking at development of a severance program, which would incentivize employees who meet various established criteria as cited above to separate from service. While NYCHA will incur costs if it provides employees with an incentive to separate, such a program could serve as a means by which the agency can reduce its headcount.*

RAB members also suggested the following recommendations for Financial Resources.

- The number of Administrative positions should be downsized. There are five people checking the same document which ends up lost.

NYCHA's Response: *NYCHA is committed to increasing the effectiveness and efficiency of its central and support functions. Embarking on such measures will impact the quality of service delivery.*

- The funds allocated to Tenant Associations from elected officials should be distributed in a timely manner by NYCHA.

NYCHA's Response: *NYCHA does its best to distribute Tenant Association funds in a timely manner. The funds are initially given to the Mayor's Office of Management and Budget (OMB) by the City Council. After performing their administrative due diligence, OMB releases these funds to NYCHA, which in turn passes them to the Tenant Associations.*

- TPA funds need to be better organized so that residents can have input on how they can spend the TPA funds and the funds should be received in a timely manner.

NYCHA's Response: *All TPA funds are currently in the CCOP bank accounts. These funds are expended according to federal guidelines and with active input and participation from the CCOP.*

15) Asset Management and Funds Management

The RAB felt that NYCHA continues to waste money and does not use assets in the best way. There should be better management of resources and more accountability. NYCHA has empty apartments that are not being used. RAB members felt that NYCHA needed to improve the management of funds. Wasteful spending should be monitored. Residents are not clear about the planning process. The RAB would like to see more accountability on how monies are allocated.

NYCHA's Response: *NYCHA is committed to increasing the effectiveness and efficiency of its central and support functions. Embarking on such measures will impact the quality of service delivery. NYCHA is also committed to transparency and accountability. NYCHA's annual budget publication contains information on development budgets, headcounts, and community center budgets. This publication is available to the public and can be accessed on NYCHA's website.*

16) Budget

The RAB felt that residents were not involved and that there should be a participatory budget process. The Budget is not clear; the numbers do not reflect reality. Some recommendations from the RAB were to increase revenue was for NYCHA to partner with banks, sell air rights of developments to help reduce future deficits, use development for advertising space. The RAB also felt that NYCHA should find additional money for repairs and maintenance since the budget is balanced for this year. The RAB also asked for more details on how the \$21 million will be spent. The RAB also recommended a hiring freeze on senior management positions, especially those in Central Office and focus on hiring more development staff.

NYCHA's Response: *NYCHA is currently forecasting annual deficits in the amount of \$60 million. NYCHA is reviewing options to leverage its assets to generate additional revenue including monetizing air rights and advertising space. NYCHA welcomes feedback from its residents on how to create added funds to close its deficit and to enhance operations.*

This year the Authority requested \$31 million from its partners in state and local government to address repair and maintenance needs.

17) Rent

The RAB suggested that the scale of which rents are determined needs to be revisited because those on SSI, Pensions, Social Security and other forms of governmental subsidies haven't seen a increase in these sources of incomes in years and some residents are faced with rent hardships.

NYCHA's Response: *As per Federal Statute (24 CFR § 5.628), the federal formula for income-based rents provides that a family's Total Tenant Payment is the highest of: 10 percent of monthly income; or 30 percent of adjusted monthly income; or Welfare Rent (in States where the welfare payment includes a designated portion for housing costs).*

18) Appliance Surcharges

The RAB felt that NYCHA needed to provide more information on the appliance surcharges such as what appliances are included, how will the surcharge be calculated, will the fee structure be year-round or determined by the use. NYCHA should encourage energy efficiency and educate residents on the best appliances for energy saving. Some of the recommendations were that NYCHA should also become more energy efficient and not leave lights on at all hours of the day in its facilities.

NYCHA's Response: *NYCHA is finalizing this fee structure proposal and will inform residents of changes. NYCHA welcomes feedback from its residents on how to become more energy efficient. NYCHA's energy costs are approximately a half a billion dollars. NYCHA currently has several active Green Committees which are resident led groups, supported by NYCHA, whose mission is to encourage energy friendly practices in their developments. There are plans to expand the Green Committee program to additional developments in the near future.*

19) Repairs

The RAB members are primarily concerned about the length of time for repairs and offered several recommendations to address this issue: NYCHA should hire more residents to assist with the work order backlog, recruit student interns from trade schools and offer them internships, hire contractors to speed up the

work, and hold Maintenance workers, Carpenters, Plasterers, Painters, and other trades accountable for their time.

NYCHA's Response: *NYCHA has created the work order task force to tackle the developments with the highest number of open work orders per apartment. The task force is comprised of various trades who perform interior apartment repairs including: plaster, paint, electrical, plumbing, carpentry, and maintenance. Related to this initiative is an ongoing review of the scheduling of skilled trades and consolidation of similar work orders in an effort to maximize staff time and efficiency. Additionally, NYCHA will be hiring approximately 167 temporary staff to assist in this effort. This staff will consist of plasterers, carpenters, painters, plumbers, plumbers' helpers, electricians, and electricians' helpers.*

NYCHA's work order system records the dates and times for each completed work order and is used to monitor the maintenance and skilled trades' work.

The RAB also expressed issues with sewage backups, elevators breaking down, plumbing, electrical, kitchen and bathroom upgrades are needed. While they recognize that NYCHA has an aging infrastructure and there is a shortage of staff, RAB members want the backlog of tickets addressed promptly. Residents should not have to call the press for action to be taken for problems. The RAB recommended that NYCHA train residents to do work to reduce backlog.

NYCHA's Response: *As noted in the previous response, NYCHA has several ongoing initiatives to expedite the repair requested by residents.*

20) Pest Control

RAB members agreed with the funding allocated for pest control and the work order backlog. They would like a more detailed breakdown how the \$9 million allocated for pest control will be spent. The RAB recommends that NYCHA work with other city agencies to assist with pest control and hire more exterminators for efficient pest control.

NYCHA's Response: *NYCHA has allocated a total of \$9 million for pest control with \$1 million for FY2011 and \$2 million each year for FY2012 through FY2015.*

21) Audit

The RAB felt that NYCHA needs better monitoring and should have more transparency in the Audit process. Residents want to be a part of the auditing process. NYCHA should consult the Resident Association when new departments/positions are being created.

NYCHA's Response: *With the many changes in administration and policies that have occurred over the past few years, NYCHA is better monitored than ever before. With the obvious exception of investigations prompted by the Office of the Investigator General (OIG), that cannot be made public until the OIG staff conclude their investigation, there is transparency in the audit process. During the past, Audit has conducted reviews at the request of residents and/or the Resident Associations. If NYCHA's RAB has concerns about certain operations and is interested in having an audit conducted, they should submit their request to the Audit Director or the Audit Committee.*

22) Prioritization of Capital Projects

The RAB had comments about the process of prioritization for capital projects. The RAB was concerned about the allocation of resources among developments and about how decisions were made to do a certain type of work at a development. The RAB wanted to see more resident involvement in the process and which projects get funded. Resident Leaders should play an integral part in the process from the beginning and through the construction phase. Some of the priorities emphasized by the RAB were elevators, brick work/roofs, and window replacement.

NYCHA's response: *NYCHA is required by Federal law to conduct long term planning, develop its priorities over a five-year period and conduct a Physical Needs Assessment every five years. NYCHA's Capital Projects Division and Borough Property Management meet on an ongoing basis during the year to review building needs, conditions and work requests. During the annual capital planning process, CPD and Property Management identify capital needs (often generated at the Property Management level) by reviewing needs assessment data, code regulations and requirements such as Local Law 11 Building reports, work tickets issued, and replacement cycles of building systems such as elevators and boilers. The needs are packaged into manageable projects with estimated cost of those projects. Jobs are prioritized and placed in specific funding years in the 5-year plan based on the seriousness of condition, design timeline and anticipated level of available funding.*

23) Scaffolding

RAB members were concerned about sheds creating an unsafe environment for the residents at the developments. Contractors are not cleaning the sheds and there tends to be poor lighting. Overall, NYCHA should improve the maintenance of the sidewalk sheds. The RAB also wanted to know why there is scaffolding at developments without active or planned capital work.

NYCHA's response: *The installation of sidewalk shedding is necessary to comply with the Department of Buildings Local Law 11/98 code. When a building is inspected by a licensed engineer or architect and is found Unsafe which compromises the overall structural integrity of the building, NYCHA is mandated by law to install shedding for public protection until the necessary repairs are made.*

Examples of UNSAFE conditions are:

- *Structural step cracks and bulged brick panels in Cavity and Solid Brick Wall facades*
- *Loose, spalled or missing bricks*
- *Loose and spalled concrete on structural concrete slabs and beams*
- *Loose window sills, loose or broken coping stones on boiler and incinerator stacks*
- *Outward shifting of brick panels and walls at roof level*

All sidewalk shedding requirements contracts contain a monthly rental and maintenance item. Each contractor is responsible to visit each location once a month to replace light bulbs, clean top of sheds, perform a safety check, and replace any broken or vandalized components prior to submitting payment for approval. CPD inspects these locations to ensure that the maintenance is conducted, in addition, the contractor is responsible to provide a monthly field maintenance report signed by the development superintendent for each location when the contractor requests payment. Developments and locations which require servicing more than once a month are addressed on an individual basis.

RAB members also expressed concern that scaffolding will stay up indefinitely because NYCHA mismanaged the stimulus funds and now there are not enough funds to complete the capital work.

NYCHA's response: *NYCHA is mandated by law to install shedding for public protection until the necessary repairs are made. Unfortunately capital funding is limited-- repairs are prioritized based on the seriousness of condition, design timeline and anticipated level of available funding. The American Recovery and Reinvestment Act (ARRA, also known as stimulus) funding had strict guidelines or the funds would be recaptured-- the funds needed to be obligated within one year of receipt, 60% of the funds needed to be expended by the second year and 100% of the funds needed to be expended by the third year. NYCHA met the first two milestones and is already 92% expended—well on its way to being fully expended by the March 2012 deadline.*

24) Work and Material Quality/Contractor Performance/Vendor Selection

The RAB had several comments pertaining to contract work and quality, the contractor performance, and the vendor selection process. RAB members felt that NYCHA needed to hold contractors more accountable for their performance. The work of NYCHA contractors is often of poor quality because they use cheap materials that do not last. NYCHA should try to obtain longer warranties on the work performed by vendors. The RAB wanted resident leaders to be more involved in the vendor selection process; they should get reports on contracts. There should be a Modernization committee created for residents to monitor capital work. NYCHA needs a better process of bidding for contracts because we as residents find out the hard way the lowest bids aren't always the best.

The RAB also recommended that the Resident Association president should be at the table with the contractor for the contract starts and before the Section 3 residents are selected for the jobs on the contract. The residents at the development with the actual capital work should receive priority for the Section 3 jobs first.

NYCHA's response: *NYCHA follows uniform procedures for the procurement of contracts for construction, architectural and engineering (A/E) professional services, and related materials and/or services contracts. NYCHA solicits bids on contracts publicly and by invitation, advertises in the City Record and other local news sources, and on NYCHA's website, and schedules bids through its Advanced Procurement Oracle module (NYCHA iSupplier Portal).*

Capital Projects Department (CPD) reviews the bids to assess Bidder responsiveness and responsibility. CPD evaluates responsiveness and responsibility by conducting bid document and contractor integrity reviews. Factors that are considered in reviewing contractors' responsibility include whether the contractor has the financial resources necessary to carry out the contract, whether the contractor has the necessary skill, ability, experience and technical skills and whether the contractor has a satisfactory performance record.

During the contract work, CPD staff regularly inspects the work to determine the contractors' compliance with work quality, design, safety and applicable code requirements. The contractor is evaluated by field staff during the administrative phase, construction phase and contract closeout. Work directives are issued to the contractor, as needed by field staff monitoring the job site.

NYCHA involves and strongly urges the participation of the Tenant Association leaders when planning and performing modernization work at its developments. Upon completion of pre-start coordination activities, a pre-start meeting agenda is created and CPD invites the Property Management team, Tenant Association Leaders, Contractor and other key stakeholders to pre-start meeting to review planned contract work, contract duration, work schedule, contractor responsibility and any notices of service disruptions that may occur because of the contract work, prevailing wage enforcement and resident hiring opportunities. Minutes of this meeting are generated and distributed to the appropriate parties. Residents interested in employment under

Section 3 are referred to Development Management Office for their names to be placed on lists for employment opportunities. Progress, coordination and exit meetings are convened during contract work. Upon determining that contract work is substantially complete, a contract guarantee meeting is conducted and contract guarantee documents are provided to NYCHA.

25) Annual Plan

The RAB requested that resident leaders should be present when the PHA Plan is handed over to HUD.

NYCHA's Response: HUD requires public housing authorities to submit their Annual Plans online through the following web site,

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/submit. NYCHA will post the final Annual Plan on the Authority's web site, <http://www.nyc.gov/html/nycha/html/home/home.shtml> and will also distribute copies of the Plan to all resident leaders, management offices and select community centers.

26) Resident Advisory Board (RAB) Structure

The Resident Advisory Board (RAB) functions should be reviewed by the current Resident Advisory Board Delegates and Alternatives in cooperation with the Citywide Body of Resident Association Presidents. The following recommendations are being submitted:

- The Resident Advisory Board needs to function year around and not only as part of the Annual Plan or Five Year Plan process to submit to HUD .The Resident Advisory Board needs to elect its own Executive Branch when it convenes, separate from the Citywide Council of Presidents (CCOP). The RAB should work in cooperation with Citywide Council of Presidents for the betterment of the residents across New York City.

NYCHA's Response: Section 511 of the United States Housing Act and the regulations in 24 CFR part 903 require that PHAs establish one or more Resident Advisory Board(s) (RAB) as part of the PHA Plan process. RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. The main role of the RAB is to make recommendations in the development of the PHA Plan. PHAs are also required to request input from the RAB for any significant amendment or modification to the PHA Plan. If a jurisdiction-wide resident council is in place that complies with tenant participation regulations at 24 CFR Part 964, the PHA must appoint this group or its representatives as the Resident Advisory Board. NYCHA's Citywide Council of Presidents (CCOP) is the jurisdiction-wide resident council for the Authority and complies with the federal statute. Each member of the CCOP is elected based on a vote of the Resident Association Presidents within their district. Members of the CCOP automatically become members on the Resident Advisory Board (RAB). As per a CCOP resolution in 2005, the RAB is an advisory committee of the CCOP. The CCOP has expanded the RAB over the years to increase resident participation. The RAB currently consists of 71 duly elected public housing resident leaders (52 delegates and 19 alternates) and 5 participants from the Section 8 program.

- The Safety and Security Task Force exists with a limited amount of resident participation and should be part of a committee of the Citywide Resident Advisory Board. There is a component in the Annual Plan that includes Safety and Security (Policing and Crime). The recommendations should be made through the RAB process and not be limited to just a few members of the Resident Organization. The current system offers limited participation and no real accountability to those we serve, especially when it comes to the Citywide Council of Presidents. Increased accountability and democracy will help accomplish more and more people will feel accountable to us.

NYCHA Response: *The Resident Advisory Board is a committee of the City Wide Council of Presidents (CCOP) which is the duly elected city wide council recognized by the New York City Housing Authority (24 CFR 964). The Security and Safety Task Force, co-chaired by the Chair of the CCOP and the Chairman of NYCHA, was created in response to several issues, raised by the CCOP and RAB. The Task Force is accountable to the CCOP and its members consisting of the Chairs of the nine districts that represent all of the resident associations or councils of NYCHA. There is an accountability structure in place.*

- Another facet of the structure includes the limited election process that currently exists with the Citywide Council of Presidents. At the development level, local resident associations are voted in by a percentage of the residents. This process is open to every resident in the development who chooses to partake. The District Chairs are voted in by a percentage of the Presidents, again given an opportunity for every president in that District to partake in the election. As it applies to the Citywide Council of Presidents, the process is only open to nine (9) people out of over 225 Resident Councils that exist citywide. This is not an open system that allows for democracy. The current Citywide Structure does not foster accountability when people only have to get the approval of five of the nine eligible voters. It is time for this structure to change to ensure that the best interest of residents is considered. This will also give us the opportunity to make changes when the structure and/or leadership are not working.

NYCHA's Response: *As stated in the comment above, each member of the CCOP goes through two election processes. First, they must be elected Resident Association President by their development and then they must be elected as District Chair by their fellow resident associations within their district. The CCOP is the Executive Branch of the resident government. This structure has been recognized by HUD and NYCHA and should remain intact.*

- In addition to participation in the Annual and Five Year Plan Process, the new vision for the RAB is to provide guidance to the New York City Housing Authority in relation to social services, physical maintenance of NYCHA properties, security issues and development of quality of life programs. The RAB should partner with community organizations and businesses to do the following:
 - Provide and develop programs for public housing and section 8 residents
 - Develop and operate community outreach programs
 - Provide incubator services and internet marketing capabilities to resident-owned businesses and help assist with creating resident-owned businesses
 - Work for comprehensive computer training for people of all ages and skill levels.
 - Promote job creation initiatives that target low-income residents including utilizing Resident/Tenant participation dollars to implement such programs, and
 - Increase outreach, participation and information to traditional and non-traditional supporters of public and assisted housing through partnership in the private and public sectors.

NYCHA's Response: *The CCOP, as the duly elected resident body, is actively working with senior NYCHA staff on the many issues affecting life in NYCHA developments, including those pertaining to social services, physical maintenance of NYCHA properties, security issues and development of quality of life programs.*

- A RAB member requested that Section 8 residents be represented on the City Wide Council of Presidents (CCOP).

NYCHA Response: *The RAB is an advisory committee of the CCOP. The CCOP has expanded the RAB over the years to increase resident participation. The RAB currently consists of 71 duly elected public housing resident leaders (52 delegates and 19 alternates) and 5 participants from the Section 8 program.*

27) Tenant Associations

- Residents who intend to run for any position in the Tenant Association should have some knowledge about the position, must have attended Tenant Association meetings, have a basic level of education, submit a biography, and be screened by the Resident Advisory Board (RAB). Resident leaders should be committed and willing to do the hard work that comes with effective leadership.

NYCHA's Response: *Each Resident Association has by-laws which dictate the activities of their Organization. Recommended revisions would have to be reviewed and adopted by each Resident Association pursuant to their by-laws.*

- Tenant Associations should be able to make recommendations that an employee be removed from the development if the Tenant Association and residents feel that they are not performing to their satisfaction and do not show respect to the residents.

NYCHA's response: *Due to Civil Service Law and Collective Bargaining Agreements, employees have certain rights regarding administrative transfers, disciplinary actions and termination of employment. NYCHA must have reasonable cause and documentation to administratively transfer an employee or to initiate disciplinary action.*

- RAB members proposed that the Manhattan South district be made into two districts: lower Manhattan South and upper Manhattan South. There are fifty developments or more in Manhattan South and one leader cannot effectively handle such a high number of developments and residents unless they are truly committed to their obligations.

NYCHA's Response: *Pursuant to the By-Laws of the Citywide Council of Presidents (Article III, Membership)... "the Officers of the Council shall be comprised of the President of the Nine District Councils that are recognized by NYCHA, namely, Brooklyn East, Brooklyn West, Brooklyn South, Bronx North, Bronx South, Manhattan North, Manhattan South, Queens, and Staten Island". There is no plan to create an additional district.*

28) NYCHA's Pet Policy

Several themes emerged from the RAB's comments regarding NYCHA's Pet Policy: NYCHA's need to enforce the Pet Policy; the number and type of pets permitted under the Pet Policy; the need for collaboration between the NYPD and NYCHA to handle violations of the Pet Policy; ideas to improve pet registration and suggestions for NYCHA to create designated dog walk areas (dog runs).

- The RAB members felt that many residents ignore NYCHA's Pet Policy and NYCHA did not enforce its own regulations which impact the safety of both residents and NYCHA staff. Some RAB members

suggested that dogs should not be allowed in NYCHA or that only one dog and one cat should be allowed. Other RAB members suggested that future residents should not be allowed to have dogs. Another suggestion was to allow other pets such as iguanas, ferrets, and snakes to be registered while other RAB members did not agree with this suggestion. The Pet Policy also needs to be clear that residents should curb their dogs near the street curb and not immediately outside the buildings. RAB members also noted that many residents have dogs that are banned by NYCHA's pet policy such as pit bulls and also residents have more pets than the number allowed by the pet policy.

NYCHA's Response: *In compliance with HUD rules, public housing residents, including those who reside in Federal Housing Administration (FHA) Homes, residents of Section 8 Based developments and Section 8 tenant Based voucher holders residing in NYCHA City/State developments, may own common household pets, as specified herein, subject to reasonable requirements imposed by NYCHA, the payment of a registration fee (if applicable), and conformance with local laws. Even if exempt from fee, all pet owners are required to register their pets. Residents must exercise responsibility in the care and control of their pets so that they do not become a nuisance or create an unsafe or unsanitary condition. NYCHA's pet policy allows residents to own and register dogs weighing up to 25 lbs and excludes Pit Bulls, Rottweilers and Doberman Pinchers. In addition to these specific breeds of dogs, prohibited animals include, but are not limited to, barnyard animals, reptiles, arachnids (spiders), monkeys, and other animals, as specified by New York State and City laws (including the NYC Health Code).*

- The RAB suggested that the Authority and the NYPD needs to create an effective system to enforce and remove any unauthorized pets from the developments. This will include, but not be limited to, having the Maintenance staff provide information to property management immediately if they notice a pet while completing a work order in an apartment. In the event the pet is not registered or falls under the unauthorized pet(s), the Authority shall take the necessary enforcement procedures to fine the resident and remove any unauthorized pet(s) from the unit. There was also a suggestion that the NYPD should be allowed to stop residents and inquire if the dogs are registered to NYCHA and issue summonses and field reports about cases of residents violating the Authority's Pet Policy. A RAB member expressed concern about using the police to enforce the Pet Policy since they are currently overwhelmed.

NYCHA's Response: *NYCHA has established specific controls to monitor compliance with its Pet Policy. All registered dogs and cats are entered in a central database and the information is updated annually as part of the Annual Income Review process. In addition, during the apartment inspection and the completion of routine work orders, NYCHA staff will note if a pet is present in the household and the type of pet. If the presence of any dangerous or prohibited animal is observed, all NYCHA staff must immediately notify the Superintendent of this condition.*

Residents who own pets must exercise a high degree of care and control of their animals to prevent them from becoming nuisances or creating unsafe or unsanitary conditions. A pet owner is liable for any injuries caused by their dog or cat. A tenant is subject to termination of tenancy for instances involving the ownership or maintenance of an animal in his/her apartment that violate the NYCHA pet policy, or cause injury or damage to persons or property. Such instances include but are not limited to the possession of an unregistered animal, the possession of an animal that is prohibited by law, or dangerous, threatening or not otherwise permitted, the possession of an animal that bit a person or bit another animal, an instance of an animal that caused injury or damage to persons or property, or multiple (2 or more within a 12 month

period) minor breaches of the pet policy or Pet Owner's Responsibility Code such as failure to have a pet wear required license tags in public or failure to clean up after the pet.

The NYPD issues Incident Reports to Development Management on cases of dogs found without dog tags or that are not registered.

- RAB members also suggested that registration of dogs should be centralized and that residents should be able to register dogs and receive their dog tags during Family Days at developments. A photographic record of the dog at the time of registration should be kept on file and the registration should have an expiration and renewal process, otherwise the dog tags can be transferred from dog to dog.

NYCHA's Response: *Pet Registration currently takes place in the development where the tenant resides. NYCHA staff records the weight, breed and other information on the pets through the forms submitted during the registration process. Keeping a photographic record of the pet at registration time would place an undue administrative burden on the Authority. However, NYCHA will explore the feasibility of having applications available at Family Day for residents who wish to register their pet. Residents should be aware that the following documents are required to complete the registration process: a) Dog, Cat and Service Animal Registration Form, b) Dog and Cat Registration Fee, c) Dog, Cat and Service Animal Veterinarian Certification Form, and d) Service Animal Verification Form.*

- Several RAB members suggested that NYCHA should designate dog walk areas and enforce the residents' responsibility to walk their dogs in designated areas and clean up after their dog. In the event the rule is not followed, the resident should be fined and necessary actions should be taken against those residents who are violating rules and regulations. Some RAB members expressed concern about the location of dog runs on NYCHA grounds and their proximity to residential buildings given the noise and odors.

NYCHA's Response: *NYCHA will explore the feasibility and cost associated with the establishment of designated dog walk areas. Housing Managers, in consultation with Resident Association leaderships, can designate Pet-Free Zones within which residents may not allow dogs or cats to enter. These areas which must have signs posted declaring them as Pet-Free Zones, include: Management Offices, playgrounds, Community Centers, laundry rooms, basement areas, barbecue areas, roofs, and roof landings. NYCHA is in the process of adding customized signs at developments at the request of the Tenant Association presidents. These signs include "Pet Free Zones" and "House Rules" which will be installed at the designated properties in an effort to remind all residents of the rules and responsibilities.*

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 Resident Service Associate (RSA) (formerly called 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. **Tenant Association (TA) Officer:** A TA President or TA executive board members 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.

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:

<p>Community Service is <u>defined</u> 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.</p>	
<p align="center">Examples of where to find Qualifying Community Service Activities</p> <p>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:</p> <ul style="list-style-type: none"> ▪ On the internet NYService.org ▪ By calling 3-1-1 the NYC Citizen Service Center ▪ Accessing NYCares.org on the internet or calling them at 212-402-1101 <p>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.</p>	
<p align="center">Examples of NYCHA Community Service Activities</p>	
<ul style="list-style-type: none"> ▪ Resident Watch ▪ NYCHA gardening or Green activities ▪ 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
<p align="center">Examples of Non-NYCHA Community Service Activities Volunteer for local government, community, or faith-based organizations that serve a public benefit</p>	
<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

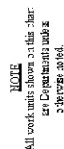
Economic Self-Sufficiency is defined by the law as: any program that is designed to encourage, assist, train or facilitate the economic independence of its participants and their families. An *Economic Self-Sufficiency* program can also provide work for its participants.

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
RES is NYCHA's Resident Employment Services

Attachment J
PHA Management Organizational Chart



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 New York City Housing Authority provides the following assessment of racial, ethnic or disability related resident compositions for each PHA site that will operate under a site-based waiting list.

1. Stanton Street (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, 2011, Stanton Street housed 13 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	7	6	0

Prospect Plaza Redevelopment Project

The Prospect Plaza HOPE VI Revitalization Plan is a phased redevelopment project located in the Ocean Hill-Brownsville section of Brooklyn. The original development included four (4) public housing buildings, ranging from 12-15 stories on three (3) blocks: Building #1 (vacant since 2003), 1765 Prospect Place, Block 1458 / Lot 52; Building #2 (vacant since 2003), 1750 & 1760 Prospect Place, Block 1463 / Lot 16; Building #3 (vacant since 2003), 1776 & 1786 Prospect Place, Block 1463 / Lot 41; and Building #4 (demolished in 2005), 430 Saratoga Avenue, Block 1467 / Lot 35.

In addition to the proposed redevelopment of the public housing buildings, the HOPE VI Revitalization Plan also included the development of homeownership units (Phase I), additional low-income rental housing on an adjacent site (Phase II), and community supportive services, including education and employment training.

The first phase of the HOPE VI Revitalization Plan was completed in 2005 by Settlement Housing Fund and included the new construction of 37 two-family homes. Thirty-two (32) of the homeownership units were purchased by former public housing resident as first-time home buyers. The second phase of the HOPE VI Revitalization Plan, which included 150 affordable rental units, was completed in 2009 by L&M Equities. Of the 150 units, 45 were 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 includes the demolition of the three remaining vacant Prospect Plaza buildings, and

describes the Re-Vision Prospect Plaza Community Plan. In June 2010, NYCHA hosted a three-day Re-Vision Prospect Plaza Community Planning Workshop, attended by over 100 relocated Prospect Plaza residents and other community stakeholders. The resultant Re-Vision Prospect Plaza Community Plan includes a mix of housing types, open space, a community center, and retail space to replace the remaining vacant Prospect Plaza towers.

The cleared sites will be redeveloped as part of a mixed-finance, mixed income phased development including public housing and affordable rental units to be developed and managed by private, third party entities. 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. To tenant the proposed public housing units, the Authority will create a site-based waiting list. At this time, the Prospect Plaza buildings are vacant; there is no racial / ethnic or disability Related resident data for this site.

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. (“WSF”), 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/WSF Housing Company, L.P. under a 99-year ground lease for a nominal fee of one-dollar per year. Title to the land and improvements will revert back to NYCHA upon expiration of ground lease.

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. WSF 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 April 1, 2011, PSS/WSF housed 48 households having the following racial /ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	25	23	0

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

The Frederick E. Samuel Housing Development is in NYCHA’s Multifamily Homeownership Program (“MHOP”), and consist of 73 public housing residential units in 7 buildings located in Manhattan that will be converted to cooperative ownership, and sold to eligible applicants pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended (“Section 5(h)”). Funding from HOPE I Implementation Grants (Grant #’s: NY36HI10050194 & NY36HI10050195) has been used to implement the HUD-approved NYCHA homeownership plan under Section 5(h) (“the Homeownership Plan”) to convert the MHOP Development to limited-equity, cooperatively-owned private housing.

- The Frederick E. Samuel housing development (NY005013720) is a 73 unit apartment complex located at 2401, 2403, 2405 Adam Clayton Powell Boulevard, 173 W. 140th Street, 136, 138 W. 139th Street, 110 W. 139th Street and 151 W. 142nd Street in Manhattan.

Applicants who wish to purchase an apartment unit under MHOP must meet the following requirements:

- (i.) On an average monthly estimate, thirty-five percent (35%) of the Applicants’ adjusted income as defined in 24 CFR Section 5.611 and any available subsidy shall cover cooperative homeownership expenses (the “Affordability Standard”);
- (ii.) A total gross yearly household income of not less than fifty percent (50%); and not greater than eighty percent (80%) of the Area Median Income (AMI), adjusted for family size (“Income Eligibility”);
- (iii.) Satisfaction of NYCHA’s Tenant Selection and Admission Standards;
- (iv.) At least one member of the Applicant’s household shall be gainfully employed, or otherwise have a regular source of income;
- (v.) Satisfactory rental history for at least the past two years; and
- (vi.) Acceptable credit history as evidenced by a then-current credit report.

HUD approved the use of site based waiting lists for MHOP, providing eligible applicants with preferences in accordance with the “Marketing Plan” as set forth below. Participants will be invited to apply for the program in the following order:

- (i) First, to current tenants of record at the MHOP development in question;
- (ii) Second, to current tenants of record of NYCHA public housing developments (NYCHA tenants) and recipients of record of Section 8 housing subsidies who reside in the Borough where the MHOP is located;
- (iii) Third, if the response to the mailings in (i) and (ii) above is deemed inadequate by NYCHA, then to NYCHA tenants and Section 8 tenants who reside in all other NYC Boroughs; and
- (iv) Fourth, if the response from the mailings in (i), (ii) and (iii) above is deemed inadequate by NYCHA, then to households on the then-current NYCHA waiting lists for public housing and to receive Section 8 vouchers.

Based on the data available on January 1, 2011, Frederick E. Samuel Apts. housed 38 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
1	348	3	0

NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses. Randolph Houses consists of 452 housing units in 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 therefore Old Law tenements. In the late 1990's, it was determined by the then-NYCHA Construction Department that major renovation work was needed in order to make Randolph Houses viable. The Relocation Unit began transferring Randolph residents to other NYCHA facilities to begin the construction project. In 2007, NYCHA submitted a Section 18 demolition application to demolish the existing housing on the south side of the street. While going through necessary environmental reviews, the New York State Historic Preservation Office (SHPO) determined that the Randolph Houses development is part of a State and National Register-eligible historic district. The buildings on the south side of the street are entirely vacant and the north side buildings remain occupied, though units in these buildings are taken out of service as vacancies arise.

Because the buildings were determined to be historic, NYCHA in 2010 hired a team of consultants, including architects, engineers, and a cost estimator, to examine the feasibility development alternatives including adaptive reuse of the buildings. The consultant team produced a structural conditions report and a series of schematic designs to reuse the buildings while providing for handicap accessibility and improved apartment layouts with increased light and air. Construction cost estimates were provided for each schematic design alternative by an independent cost estimator on the team. A plan to do a gut rehabilitation of all 36 buildings was determined to be the preferred redevelopment approach.

NYCHA's preliminary schematic design includes a total of 295 dwelling units and involves reusing the existing buildings by grouping the 22 individual tenements on the south side into four large buildings and the 14 tenements on the north side into two large buildings. According to this design, an elevator will be included in each of these composite buildings and the rear portions of some individual tenements will be removed to create courtyards. In order to preserve the historic feel of the block, the building facades will be retained and restored and the stoops will be retained.

The buildings will be gut rehabilitated as part of a mixed-finance, mixed income development including public housing and affordable rental units to be developed and managed by a private, third party entity. NYCHA, in partnership with the New York City Department of Housing Preservation and Development (HPD) plans to issue an RFP in the summer of 2011 to select a developer to carry out the rehabilitation and to manage the rehabilitated housing units.

The first phase will be the rehab of the south side buildings and the second phase will be the rehab of the north side. 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 and who wish to return to the rehabilitated development. To tenant the proposed public housing units, the Authority will create a site-based waiting list.

Based on the data available on January 1, 2011, Randolph Houses housed 109 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
4	94	11	0

1070 Washington Avenue in the Bronx

NYCHA will use approximately \$5.2 million of replacement housing factor funds to finance the construction of a 49-unit building containing 20 public housing units on privately-owned land. The predevelopment loan was issued and expended in September 2010. The remaining \$3.9 million in RHF grants was obligated in September 2010. Using RHF funds to create public housing at a private development on privately-owned land represents an innovative new investment/development model that could be duplicated in future NYCHA projects. To tenant the proposed public housing units, the Authority will create a site-based waiting list.

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board

June 14 Agenda

- Roll Call/Introductions
- Structure for the RAB Meetings
- RAB Schedule and Topics
- Distribution of FY 2011 Annual Plan

June 20 Roundtable Agenda

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 10 minutes

➤ ***Topic # 1 – Operations Management and Policies*** – 10 minutes

Questions – 5 minutes

Group Discussion & Recap – 15 minutes

➤ ***Topic # 2 – Crime & Safety*** – 10 minutes

Questions – 5 minutes

Group Discussion & Recap – 15 minutes

Wrap Up & Close Roundtable – 10 minutes

June 23 Roundtable Agenda

- Roll Call/Introductions – 10 minutes
- Review Agenda and Roundtable Guidelines – 10 minutes
- ***Topic # 1 – Self-Sufficiency*** – 5 minutes
- Questions – 5 minutes
- Group Discussion & Recap – 10 minutes
- ***Topic # 2 – Community Service / VAWA*** – 5 minutes
- Questions – 5 minutes
- Group Discussion & Recap – 10 minutes
- ***Topic # 3 – Development Activities*** – 5 minutes
- Questions – 5 minutes
- Group Discussion & Recap – 10 minutes
- Wrap Up & Close Roundtable – 10 minutes**

June 27 Roundtable Agenda

Roll Call/Introductions – 10 minutes

Review Agenda and Roundtable Guidelines – 10 minutes

➤ ***Topic # 1 – Eligibility and Admissions*** – 5 minutes

Questions – 5 minutes

Group Discussion & Recap – 10 minutes

➤ ***Topic # 2 – Financial Resources*** – 5 minutes

Questions – 5 minutes

Group Discussion & Recap – 10 minutes

➤ ***Topic # 3 – Capital Projects*** – 5 minutes

Questions – 5 minutes

Group Discussion & Recap – 10 minutes

Wrap Up & Close Roundtable – 10 minutes

July 12th Roundtable Agenda

Roll Call/Introductions

- *Topic # 1 – Annual Plan Resident Participation Outreach*
- *Topic # 2 – Review of RAB Comments from Roundtables*

Wrap Up & Close Roundtable – 10 minutes

September 13th Roundtable Agenda

Roll Call/Introductions

- ***Topic # 1 – Review of Updates to Draft Annual Plan***
- ***Topic # 2 – Review of RAB Comments from Roundtables***

Wrap Up & Close Roundtable – 10 minutes

Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board

CITY-WIDE COUNCIL OF PRESIDENTS

OF THE NEW YORK CITY HOUSING AUTHORITY

THE OFFICIAL REPRESENTATIVE BODY OF THE PUBLIC HOUSING COMMUNITY IN THE CITY OF NEW YORK

PHONE: 718-922-7141

RAB AGENDA FOR THE NYCHA AGENCY PLAN

****PLEASE NOTE MEETING AGENDA
FOR AGENCY PLAN TOPICS ONLY****

TUESDAY OCTOBER 4, 2011

1. Invocation

2. Roll Call

**3. CCOP President's Remarks-Reginald H. Bowman
Setting the Agenda for the Review of Comments**

A. Submitted to CCOP RAB via E-mail

**B. Due to Unprecedented volume of response Comment
and Position review will be summarized**

**4. Review of Agency Plan Comments
and Position Papers Submitted
Anne Marie Flatley NYCHA**

5. Questions Agency Plan Topics Only

**6. Next Meeting Date for CCOP RAB
Please submit Agenda Items to the CCOP via E-mail**

7. Adjournment

Attachment M
Section 3 Program Summary Report



NEW YORK CITY HOUSING AUTHORITY
250 BROADWAY • NEW YORK, NY 10007
TEL: (212) 306-3000 • <http://nyc.gov/nycha>

JOHN B. RHEA
CHAIRMAN
EARL ANDREWS, JR.
VICE CHAIRMAN
MARGARITA LÓPEZ
MEMBER
VILMA HUERTAS
SECRETARY
MICHAEL P. KELLY
GENERAL MANAGER

January 10, 2011

U.S. Department of Housing and Urban Development
Economic Opportunity Division
451 Seventh Street, SW, Room 5235
Washington, DC 20410

Enclosed is a copy of the Section 3 Summary report for the New York City Housing Authority (NYCHA) for calendar year 2010. In 2010, there were 1,460 new Section 3 resident hires including 862 residents hired directly by the Authority and 598 residents hired by outside contractors for various construction projects at NYCHA developments. There were also 2,928 Section 3 residents enrolled in a training program in 2010.

Please contact me directly at (212) 306-8202 if you have any questions or require additional information.

Very truly yours,

Anne-Marie Flatley

Anne-Marie Flatley
Director
Research and Management Analysis Department

Section 3 Program Summary Report

Section 3 Summary Report

Economic Opportunities for
Low – and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No: 2529-0043
(exp. 11/30/2010)

HUD Field Office:
New York, NY

Section back of page for Public Reporting Burden statement

1. Recipient Name & Address: (street, city, state, zip) NYC Housing Authority 250 Broadway, 11th Floor New York, NY 10007		2. Federal Identification: (grant no.) N/A		3. Total Amount of Award: N/A	
		4. Contact Person Anne-Marie Flatley		5. Phone: (Include area code) (212) 306-8202	
		6. Length of Grant: N/A		7. Reporting Period: 1/1/2010 - 12/31/2010	
8. Date Report Submitted: 1/10/2011		9. Program Code: (Use separate sheet for each program code) 3		10. Program Name: Public/Indian Housing	

Part I: Employment and Training (** Columns B, C and F are mandatory fields. Include New Hires in E & F)					
A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D % of Aggregate Number of Staff Hours of New Hires that are Sec. 3 Residents	E % of Total Staff Hours for Section 3 Employees and Trainees	F Number of Section 3 Trainees
Professionals	229	23	10%		212
Technicians	0	0	0%		0
Office/Clerical	306	113	37%		165
Construction by Trade (List)					
Trade Carpenter	14	3	21%		1
Painter	52	28	54%		1
Trade Electrician & Helper	15	8	53%		5
Elevator Mechanic & Helper	58	35	60%		0
Trade Heating Plant Tech.	0	0	0%		106
Mason/Plasterer/Glazier	36	20	56%		9
Trade Plumber & Helper	20	11	55%		0
Trade Machinist/Roofer/Welder	21	18	86%		0
Other (List)					
Caretaker/Maintenance	626	462	74%		1,321
Community/City Service Aide & Assistant	615	361	59%		43
Asbestos/Hazardous Material	30	25	83%		4
Motor Grader/Vehicle Operator	1	1	100%		0
Security	63	62	98%		2
Housing Stock Worker	9	0	0%		2
Exterminator	18	1	6%		15
Laborer	292	289	99%		0
NYCHA Resident Training Programs					1,042
Total	2,405	1,460	61%		2,928

* Program Codes
1 = Flexible Subsidy
2 = Section 202/811

3 = Public/Indian Housing
A = Development,
B = Operation
C = Modernization

4 = Homeless Assistance
5 = HOME
6 = HOME State Administered
7 = CDBG Entitlement

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Attachment M

Section 3 Program Summary Report

Part II: Contracts Awarded

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$ 398,483,031
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ N/A
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	N/A %
D. Total number of Section 3 businesses receiving contracts	N/A

2. Non-Construction Contracts:

A. Total dollar amount all non-construction contracts awarded on the project/activity	\$ 295,763,028
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$ N/A
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	N/A %
D. Total number of Section 3 businesses receiving non-construction contracts	N/A

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☒ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☒ Other; describe below. Please see attached Summary Report.

Grants for the FY 2010 Section 3 Summary Report
 NY36P00550110-FY 2010 Capital Fund = \$327,134,697 for four years
 NY36P00550109-FY 2009 Capital Fund = \$331,867,292 for four years
 NY36P00550108-FY 2008 Capital Fund = \$333,454,021 for four years
 NY36P005501-07-FY 2007 Capital Fund = \$340,826,471 for four years
 NY36P005501-06-FY 2006 Capital Fund = \$350,974,924 for four years
 NY36S005501-09 - Capital Fund Recovery Grant = \$423,284,344
 NY005-FY 2010 Operating Subsidy = \$920,499,798
 NY005REF023A006-FY2006 ROSS/RSDM = \$986,645 for 3 years (4/10/07- 4/9/10), extended to 10/10/10
 NY005REF019A007-FY2007 ROSS/RSDM = \$998,775 for 3 years (6/12/08 - 6/12/11)
 NY005RPS036A009-FY2009 ROSS/Service Coordinator Program = \$720,000 for 4 years (6/10/10 - 6/12/13)

Public reporting for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensures that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

Attachment M

Section 3 Program Summary Report

Form HUD-60002, Section 3 Summary Report, Economic Opportunities for Low- and Very Low-Income Persons.

Instructions: This form is to be used to report annual accomplishments regarding employment and other economic opportunities provided to low- and very low-income persons under Section 3 of the Housing and Urban Development Act of 1968. The Section 3 regulations apply to any **public and Indian housing programs** that receive: (1) development assistance pursuant to Section 5 of the U.S. Housing Act of 1937; (2) operating assistance pursuant to Section 9 of the U.S. Housing Act of 1937; or (3) modernization grants pursuant to Section 14 of the U.S. Housing Act of 1937 and to recipients of housing and community development assistance in excess of \$200,000 expended for: (1) housing rehabilitation (including reduction and abatement of lead-based paint hazards); (2) housing construction; or (3) other public construction projects; and to **contracts and subcontracts in excess of \$100,000** awarded in connection with the Section-3-covered activity.

Form HUD-60002 has three parts, which are to be completed for all programs covered by Section 3. Part I relates to **employment and training**. The recipient has the option to determine numerical employment/training goals either on the basis of the number of hours worked by new hires (columns B, D, E and F). Part II of the form relates to **contracting**, and Part III summarizes recipients' efforts to comply with Section 3.

Recipients or contractors subject to Section 3 requirements must maintain appropriate documentation to establish that HUD financial assistance for housing and community development programs were directed toward low- and very low-income persons.* A recipient of Section 3 covered assistance shall submit one copy of this report to HUD Headquarters, Office of Fair Housing and Equal Opportunity. Where the program providing assistance requires an annual performance report, this Section 3 report is to be submitted at the same time the program performance report is submitted. Where an annual performance report is not required, this Section 3 report is to be submitted by January 10 and, if the project ends before December 31, within 10 days of project completion. **Only Prime Recipients are required to report to HUD. The report must include accomplishments of all recipients and their Section 3 covered contractors and subcontractors.**

- HUD Field Office: Enter the Field Office name.
1. Recipient: Enter the name and address of the recipient submitting this report.
 2. Federal Identification: Enter the number that appears on the award form (with dashes). The award may be a grant, cooperative agreement or contract.
 3. Dollar Amount of Award: Enter the dollar amount, rounded to the nearest dollar, received by the recipient.
 - 4 & 5. Contact Person/Phone: Enter the name and telephone number of the person with knowledge of the award and the recipient's implementation of Section 3.
 6. Reporting Period: Indicate the time period (months and year) this report covers.
 7. Date Report Submitted: Enter the appropriate date.

8. Program Code: Enter the appropriate program code as listed at the bottom of the page.
9. Program Name: Enter the name of HUD Program corresponding with the "Program Code" in number 8.

Part I: Employment and Training Opportunities

Column A: Contains various job categories. Professionals are defined as people who have special knowledge of an occupation (i.e. supervisors, architects, surveyors, planners, and computer programmers). For construction positions, list each trade and provide data in columns B through F for each trade where persons were employed. The category of "Other" includes occupations such as service workers.

Column B: (Mandatory Field) Enter the number of new hires for each category of workers identified in Column A in connection with this award. New hire refers to a person who is not on the contractor's or recipient's payroll for employment at the time of selection for the Section 3 covered award or at the time of receipt of Section 3 covered assistance.

Column C: (Mandatory Field) Enter the number of Section 3 new hires for each category of workers identified in Column A in connection with this award. Section 3 new hire refers to a Section 3 resident who is not on the contractor's or recipient's payroll for employment at the time of selection for the Section 3 covered award or at the time of receipt of Section 3 covered assistance.

Column D: Enter the percentage of all the staff hours of new hires (Section 3 residents) in connection with this award.

Column E: Enter the percentage of the total staff hours worked for Section 3 employees and trainees (including new hires) connected with this award. Include staff hours for part-time and full-time positions.

Column F: (Mandatory Field) Enter the number of Section 3 residents that were trained in connection with this award.

Part II: Contract Opportunities

Block 1: Construction Contracts

Item A: Enter the total dollar amount of all contracts awarded on the project/program.

Item B: Enter the total dollar amount of contracts connected with this project/program that were awarded to Section 3 businesses.

Item C: Enter the percentage of the total dollar amount of contracts connected with this project/program awarded to Section 3 businesses.

Item D: Enter the number of Section 3 businesses receiving awards.

Block 2: Non-Construction Contracts

Item A: Enter the total dollar amount of all contracts awarded on the project/program.

Item B: Enter the total dollar amount of contracts connected with this project awarded to Section 3 businesses.

Item C: Enter the percentage of the total dollar amount of contracts connected with this project/program awarded to Section 3 businesses.

Item D: Enter the number of Section 3 businesses receiving awards.

Part III: Summary of Efforts – Self-explanatory

Submit one (1) copy of this report to the HUD Headquarters Office of Fair Housing and Equal Opportunity, at the same time the performance report is submitted to the program office. The Section 3 report is submitted by January 10. Include only contracts executed during the period specified in item 8. PHAs/IHAs are to report all contracts/subcontracts.

* The terms "low-income persons" and very low-income persons" have the same meanings given the terms in section 3 (b) (2) of the United States Housing Act of 1937. **Low-income persons** mean families (including single persons) whose incomes do not exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that

The Secretary may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of the Secretary's findings such that variations are necessary because of prevailing levels of construction costs or unusually high- or low-income families. **Very low-income persons** mean low-income families (including single persons) whose incomes do not exceed 50 percent of the median family income area, as determined by the Secretary with adjustments or smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

Attachment M

Section 3 Program Summary Report

Section 3 Summary Report

Economic Opportunities for
Low – and Very Low-Income Persons

Part III - Summary

NYCHA Section 3 Hires in 2010

In 2010, the New York City Housing Authority (NYCHA) hired 1,792 staff. Of these new hires, 862 (48%) were Section 3 NYCHA residents. There were an additional 613 hires by outside contractors for various construction projects at NYCHA developments funded through HUD's Capital Fund program. Of these 613 hires, 598 (98%) were Section 3 NYCHA residents. In total, there were 1,460 Section 3 hires which comprised 61% of the total number of new hires for NYCHA and its construction contractors.

NYCHA's Professional Development and Training Programs

NYCHA's Office of Professional Development and Training supports Authority managers, supervisors, and employees in their work by providing training and development that improve their skills and performance and enhance their capability to achieve Authority goals, improve service to residents, and facilitate and participate in beneficial organizational changes. Training is designed to improve the performance of entry-level employees, refine the knowledge and skills of employees as they progress in a title and prepare to move to the next level of service, and provide the tools to facilitate and participate in major changes. In 2010, 4,346 NYCHA employees received training at the Authority's facilities. Of these staff, 1,886 (43%) were Section 3 NYCHA residents.

NYCHA's Office of Resident Economic Empowerment & Sustainability

NYCHA's Office of Resident Economic Empowerment & Sustainability (REES) is responsible for increasing the income and assets of public housing residents by fostering economic opportunities including workforce development, job placement, asset building, financial literacy and resident business development. The Department of Resident Employment Services (RES) is a division of REES.

RES ensures that an array of resources is available to NYCHA residents who are interested in competing and succeeding in today's job market. RES is responsible for monitoring and referring candidates to the Section 3/Resident Employment Program (REP), which ensures that contractors doing business with the Authority hire and/or train residents.

RES staff conducts outreach and recruitment and provides assessment services, job readiness workshops, job development services and follow-up in an effort to facilitate residents' training and employment objectives. Staff also works with training providers who accept referrals into programs that offer a diversity of skills training, e.g., IT, Painting, CDL, Construction, and Environmental Remediation. Most training providers are operating under performance based contracts, requiring them to offer job placement services for students who successfully complete the training program. In addition, job developers are informed of the various trainings job seekers are participating in so that job development efforts are also targeted to these areas of interest.

Attachment M

Section 3 Program Summary Report

Over the past three years, NYCHA was awarded three Resident Opportunities and Self-Sufficiency (ROSS) grants from HUD. The first grant funded program, awarded in February of 2007, is a partnership between NYCHA, the City College of New York, Year UP located in Manhattan and the New York Career and Employment Services located in the Bronx. The program provided training opportunities for 175 Authority residents in building maintenance, administrative assistant and information technology. Training began in August 2007 and was completed in October 2010. The second grant funded program was awarded in March 2008 and is a partnership between Year UP and the City College of New York's Adult and Continuing Education and provides employment and educational training and placement services for 100 NYCHA residents. Training began in June 2008 and is expected to be completed in June 2011. The third ROSS grant, Service Coordinator (SC), was awarded in June 2010 and is expected to be completed in May 2013. The Service Coordinator grant provides for a coordination of services for residents from specified developments throughout the New York City. Working with community organizations, resident leaders, NYCHA Housing Managers and residents, the SC will create a networking committee to foster access and increase economic opportunities for residents.

In 2010, there were 1,042 resident enrollments in job training programs through RES. The 1,042 included 284 residents enrolled in HUD/ROSS & Neighborhood Network funded training programs and 105 residents were enrolled in the NYCHA's Resident Training Academy (NRTA). The NRTA, which began in September 2010, is an innovative public-private partnership between the New York City Housing Authority and the Robin Hood Foundation and currently includes three proven training providers: Brooklyn Workforce Innovations, Building Works and Non Traditional Employment for Women. The Academy offers a variety of different types of employment training over the course of a year to assist trainees in building technical and professional skills to best position them for future careers. One of the outcomes of the Academy is to assist residents to acquire the requisite skills needed to meet the workforce needs of jobs created through Section 3. In 2010, the inaugural year of the Academy, residents were trained for jobs at NYCHA as Caretakers and Maintenance Aides, and for jobs with NYCHA's construction contractors. The Academy will train up to 150 residents for job placements in this pilot phase.

In 2010, RES programs resulted in 890 job placements. Of these 890 placements, 875 were NYCHA public housing or Section 8 residents. The 890 job placements included 613 Section 3 hires for construction projects at NYCHA's developments funded through HUD's Capital Fund program. Of the 613 construction hires, 598 were NYCHA residents. The remaining 277 job placements through RES' programs were in various job categories with outside organizations and businesses. NYCHA public housing or Section 8 residents comprised 277 of these job placements.

Attachment N
Resident Employment Data

Recruitment	2006	2007	2008	2009	2010
Orientations Conducted	255	261	260	406	176
Assessments	1,792	1,278	1,605	2,265	2,262
Referrals	1,467	2,115	1,805	2,646	2,632
Job Placements	415	461	307	662	953
Non Grant Funded Initiatives	235	369	191	261	245
Grant Funded Initiatives	4	1	75	136	87
Section 3/REP	176	91	41	265	621
Summer Seasonal Employment	2,833	2,186	2,741	1,892	1,672
SYEP	1,767	1,653	1,848	1,275	1,012
NYCHA Achievers Program	N/A	N/A	N/A	N/A	25
Community Operations Summer Program	697	212	595	291	315
Management Operations Seasonals	369	321	298	326	320
Grant Funded Training					
Enrolled	8	100	227	574	469
Completed	8	47	198	363	441
Contracted Training					
Enrolled	N/A	N/A	N/A	34	683
Completed	N/A	N/A	N/A	9	702
Other Training					
Enrolled	N/A	N/A	N/A	212	136
Completed	N/A	N/A	N/A	94	116

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

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 O
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 P

Comments from the Public on the FY 2012 Annual Plan

The following 13 comments to the FY 2012 Annual Plan were submitted by the NYC Alliance to Preserve Public Housing and are endorsed by NYCHA's Resident Advisory Board (RAB).

1) Every dollar NYCHA receives for public housing—from HUD and from tenant rent payments—must be used to maintain, repair, and preserve these irreplaceable housing resources. Annual NYCHA payments to NYC for “special police services” (\$73 million), for police vehicles (\$2.5 million) and for PILOT payments (\$23 million)—payments in lieu of taxes—must be terminated, by dissolving the Memoranda of Understanding (MOUs) that require these payments. Instead, the resulting \$100 million annual funding should be retained by NYCHA for investment in capital repairs.

***NYCHA's Response:** NYCHA will take this proposal under advisement. Pursuant to the memorandum of understanding between the Authority and the City of New York, the NYPD currently receives approximately \$75 million in annual funding. This funding is comprised of \$70 million from operating funds for above baseline services and 1.5% of annual federal capital funding awards received, currently estimated at approximately \$5 million. The above baseline services include a dedicated police force, the Housing Bureau, for community policing, vertical patrols, gang initiatives, and impact zones.*

2) After contacting the Centralized Call Center (CCC), residents are given dates for repairs in excess of three to five months, and work involving carpentry and plastering can take upwards of a year. No resident of public housing should be expected to wait such an exceeding length of time for needed repairs. NYCHA should expand use of the “Job Order Contract (JOC)” Model. NYCHA has been experimenting with the JOC model, under which a general contractor is contracted to provide multi-skilled crews that can complete A-to-Z repairs on prioritized apartments. At Rutgers Houses, in-house management staff has replicated this model. Use of the JOC model should be expanded.

***NYCHA's Response:** NYCHA will continue to evaluate the JOC model to augment its resources and has taken several steps to address apartment repairs. The Authority has created the work order task force to tackle the developments with the highest number of open work orders per apartment. The task force is comprised of various trades who perform interior apartment repairs including: plaster, paint, electrical, plumbing, carpentry, and maintenance. Related to this initiative is an ongoing review of the scheduling of skilled trades and consolidation of similar work orders in an effort to maximize staff time and efficiency. Additionally, NYCHA will be hiring approximately 167 temporary staff to assist in this effort. This staff will consist of plasterers, carpenters, painters, plumbers, plumber's helpers, electricians, and electrician's helpers.*

3) NYCHA must systematically monitor and evaluate contractor performance. Persistent elevator problems are a prime example of the Authority's failure to track and evaluate contractor performance. NYCHA must develop a monitoring system that assures the work is effective and timely and that sanctions contractors for poor performance.

***NYCHA's response:** During contract work, NYCHA field staff regularly inspects the work to ensure contractor compliance with work quality, design, safety and applicable code requirements. The contractor is evaluated by field staff during the administrative phase, construction phase and contract closeout. Work directives are issued to the contractor by field staff monitoring the job site, as needed, to address safety conditions and performance issues at the jobsite.*

With respect to elevator modernization activities, NYCHA field staff completes a comprehensive checklist of key elevator components daily to ensure the work is being performed in accordance with contract and applicable code requirements. Field staff conduct multiple evaluations of contractor performance throughout construction and create detailed punch-lists, as needed, to ensure the contractor addresses outstanding items. The NYC Department of Buildings conducts mandated acceptance testing and a third party completes an independent audit prior to any elevator being placed into service. If an outage occurs or any maintenance-related issues arise during the contract work, the contractor must respond to the site and provide repairs as directed by NYCHA in accordance with the contract requirements.

Performance evaluations assist in determining whether the contractor can complete contract work effectively, within budget and on-time. This information regarding the quality of the work performed by Contractors enhances NYCHA's ability to take action against poor performing contractors, and screen out bidders whose past performance has been unsatisfactory.

- 4) NYCHA should adopt the "Philadelphia Section 3 Model": Under this model, the Authority would:
- Institute comprehensive programs to pre-qualify the resident workforce for a range of job opportunities, through GED programs, internships, pre-apprenticeships.
 - Create a centralized pool of qualified residents for contractors, NYCHA, and NYPD to draw from.
 - Require contractors, NYPD, other recipients of HUD/NYCHA funds to draw from the qualified resident pool.

NYCHA's response: *NYCHA is committed to supporting interested residents to gain needed skills to compete in the labor market and build sustainable careers. The agency has made significant strides towards this goal through the creation of the citywide NYCHA Resident Training Academy (NRTA). The Academy offers a variety of employment-linked training to assist trainees in building technical and professional skills to best position them for future careers. In the first year, the Academy offered two training tracks- janitorial and construction. To date, 138 NYCHA residents had graduated across all training cycles for year 1 of the program; 89% of graduates (123) had secured a job. Based on the success of year one of the Academy, Robin Hood and NYCHA have increased investment in the initiative. NRTA will train 460 residents and expects to support 300 qualified graduates in job placements. In addition to the construction and janitorial training track, the NRTA will now include pest control training track that will prepare NYCHA residents for jobs at NYCHA as Pest Control Technicians and in the private sector. As NYCHA continues to strategize about additional ways to leverage the Section 3 regulation to increase opportunities for residents, we are exploring best practices and programs in the industry. For example, based on the recommendation of Resident Advisory Board (RAB) members and other stakeholders, we are reaching out to the Philadelphia Housing Authority to learn more about their Section 3 Training Academy.*

- 5) The forthcoming NYPD-NYCHA plan for Section 3 compliance must be included in the Annual Plan, so that it receives full public review and scrutiny. If the NYPD plan represents an amendment to the standing Annual Plan, NYCHA must designate it as a "significant amendment", which would require written notice, a 45-day review period, and a public hearing.

NYCHA's Response: *NYCHA will evaluate the HUD decision pertaining to Section 3 and how it impacts the NYPD-NYCHA MOU. NYCHA currently reports all Section 3 activities as part of Attachment M of the Annual Plan (page 223).*

- 6) NYCHA should actively promote enrollment in GED programs in its implementation of the community service requirement. In, 2008, over a quarter (27%) of NYCHA's resident labor force had not completed

high school; those under the age of 25 represented more than half of unemployed residents. As intended under Section 3, NYCHA implementation efforts should help qualify residents for workforce participation. NYCHA should actively promote GED programs as a way to fulfill the community service requirement and it should refer candidates to existing program offerings.

NYCHA's Response: *NYCHA will explore the feasibility of including enrollment in GED programs as fulfillment for the community service requirement. This proposal, along with other recommendations submitted by the Resident Advisory Board (RAB) will be considered to the extent that the law allows.*

7) NYCHA must closely monitor and evaluate all its contractors with respect to Section 3 compliance. NYCHA should not just count its Section 3 job placements, it should track the quality of the jobs provided and whether the contractor retains resident employees once the NYCHA project is completed. Contractors should be rated on Section 3 performance and the ratings used in the evaluation of any future bids.

NYCHA's Response: *NYCHA works closely with contractors to ensure that hiring plans are developed and that contractual requirements are fulfilled. Additionally, staff works to ensure compliance through the identification and referral of qualified residents to fill new positions. In addition to placements, NYCHA also compiles information about type of jobs, wages, and duration of placements. Efforts are underway to improve retention data as well as to track contractors that retain residents across multiple projects including non-NYCHA projects. Prior to approving the award of contracts, the Board of NYCHA and Administering Departments review contractors' past compliance with Section 3 and resident hiring.*

8) Impose a Moratorium on NYCHA Section 8 Terminations. Until NYCHA gets its house in order, it should implement immediate, special measures to ensure it is not about to terminate families for invalid reasons.

NYCHA's Response: *The Authority is charged by law with the administration of the Section 8 Housing Choice Voucher program. NYCHA strives to undertake administrative actions based on all relevant facts and pertinent information that are present and available for consideration. While terminations do occur for serious violations of the lease, ample opportunity and notification is provided for compliance with program requirements such as annual recertification and inspections under federal regulations.*

9) Include any Section 8 Program Reductions in the Annual Plan. Any change in the allocation of Section 8 vouchers that results from federal funding reductions must be included in the Annual Plan. If the policy change constitutes an amendment to the plan, it must be designated a "significant amendment", with the required public notice, review period, and public hearing.

NYCHA's Response: *The funding for the Section 8 Voucher Program is subject to appropriations by the federal government. When Congress and the President come to an agreement that results in a change in HUD's allocation of funding, that is not an action that is within the control of the Authority or an action that takes place at a specified time. In point of fact, funding for FY2011 was not finalized until April 15, 2011, more than seven months into the current federal fiscal year. Notwithstanding, NYCHA is required by law to submit its Annual Plan 75 days before the start of its fiscal year on January 1, 2012. For that reason, among others, NYCHA's definition of "Significant Amendment" excludes changes that are "made necessary due to insufficient revenue, funding or appropriations".*

10) NYCHA must strengthen its definition of "Significant Amendment". NYCHA defines what amendments to its Annual Plan are considered "significant", requiring written notice, 45-day review, and a public

hearing. Under the current criteria (page 139), NYCHA has the right to decide whether an amendment is “significant” or “minor.” If NYCHA calls it “minor”, it is treated as “minor.” That must change. All NYCHA Section 18 demolition/disposition proposals, all NYCHA conversion proposals (like RAD) must be designated as “significant amendments” to the Annual Plan, if they are not already in the standing Plan. This is consistent with HUD procedures under Section 18, with which NYCHA has not fully complied.

NYCHA’s Response: *HUD has determined that the responsibility for defining “Minor” or “Significant” amendments rests with each Public Housing Agency (24 CFR 903.7(r)). It is the responsibility of NYCHA’s Board to review data, direct staff and use independent judgment in furtherance of the public housing mission. It is not always possible or advisable to wait for the next Annual Plan cycle to address all issues that arise during the year. However, the Board will undertake amendments to the Annual Plan when they are “Significant”.*

However, NYCHA does agree that the Section 18 process for the disposition and demolition of property should be transparent and include resident involvement without changing the definition of a Significant Amendment. These applications are part of the Annual Plan’s supporting documents available for public review. Please contact NYCHA’s Department of Research and Management Analysis at (212) 306-8202 to schedule an appointment.

11) Independent Technical Assistance must be provided to residents. Section 18 requires “resident consultation.” But, in some cases, NYCHA consultation has been cursory or late. Resident leaders confronted with demolition or disposition plans may not be aware of their rights, or how the process has worked in other developments. They have inadequate time or may lack the technical resources they need to effectively represent their interests. As a result, they must rely on what NYCHA and its development partners tell them or “sell” them.

Arrangements must be made to provide independent technical assistance to resident organizations directly affected by these proposals. Public and private funding sources should be considered.

NYCHA’s Response: *HUD encourages a partnership between the residents, the Housing Agency and HUD, as well as with the public and non-profit sectors to provide training opportunities for public housing residents as per regulation 24CFR 964.140 governing the use of PTA funds. The categories in which training could occur include, but are not limited to: (1) Community organization and leadership training; (2) Organizational development training for Resident Management Corporations and duly elected Resident Councils; (3) Public housing policies, programs, rights and responsibilities training; and (4) Business entrepreneurial training, planning and job skills. Resident organizations are encouraged to take advantage of this opportunity to obtain technical assistance in matters pertaining to Section 18.*

The application and approval process to transfer NYCHA or public housing assets, including land assets, requires review and approval by the U.S. Department of Housing and Urban Development (HUD) pursuant to Section 18 of the U.S. Housing Act of 1937 (the Act or (42 U.S.C. 1437p)). NYCHA’s property dispositions (e.g. conveyance of title or lease having a term of a year or longer) require HUD approval following consultation with the affected NYCHA Resident Associations and their district Council of Presidents and consultation with the community and elected officials generally evidenced to HUD by a letter from the Deputy Mayor.

It is NYCHA’s policy is to consult early in the process with all stakeholders in the community. This involves early outreach to the residents of the affected developments, elected officials and other community

stakeholders as a specific site is being considered for development. Prior to the development of a Request for Proposals (RFP), basic site issues are considered, including such considerations as infrastructure, relocation of parking or other facilities currently on site. Community preference for type of housing and affordability mix are also important considerations that are discussed in the formulation of a project. Elected officials comment on the project guidelines and requirements. All comments are considered in light of available non-NYCHA subsidies and financial resources.

Once the development team is selected, NYCHA returns to the community to introduce the team and present the project program and preliminary design to the residents. This iterative process continues as the project is refined and financing is secured. Discussions include final number of building stories, building footprint, open space usage, commercial uses, and community facilities, if any. In addition, the total number of residential units, affordability bands and unit breakdown are confirmed. Replacement of displaced parking and other infrastructure and/or amenities is also addressed.

12) Detailed Section 18 Proposals must be included in the Annual Plan. Major proposals are usually described in the Annual Plan with only a short, paragraph description as a “placeholder” for a more detailed application to HUD, which is not broadly distributed. Detailed proposals must be attached to the Annual Plan to assure full public accountability. If the detailed proposal is an amendment to the standing plan, it must be designated a “significant amendment.”

NYCHA’s Response: *NYCHA must include a statement of any planned demolition and/or disposition activities as required element in the Annual Plan. This statement includes a list of the developments in which NYCHA intends to apply for demolition and/or disposition approval under Section 18 of the U.S. Housing Act of 1937 (the Act or (42 U.S.C. 1437p)), the timetable for such actions and the planned activities. The actual application and approval process for demolition and/or disposition is a separate process from the Annual Plan and the approval of the PHA Plan does not constitute approval of these activities. Section 18 applications are submitted electronically to HUD’s Special Applications Center (SAC) which is located in Chicago. NYCHA’s Section 18 applications are part of the Annual Plan’s supporting documents available for public review. Please contact NYCHA’s Department of Research and Management Analysis at (212) 306-8202 to schedule an appointment.*

13) The PPPH should be included in the Annual Plan. Given the significance that NYCHA attaches to it, it calls for broad review and close scrutiny by residents and the concerned public. We recommend that the PPPH be part of the Annual Plan process: Either it should be included in next year’s Annual Plan, or if it is an amendment to the current standing Annual Plan, it should be designated a “significant amendment”, with written notice, 45-day review period, and a public hearing.

NYCHA’s Response: *The PPPH lays the vision and strategies for NYCHA’s future as an agency. NYCHA has undertaken this effort with substantial input from residents, advocates and other community stakeholders; involving facilitated focus groups, resident surveys and public meetings. To the extent that elements of the PPPH become policies and are required to be included in the Annual Plan, NYCHA will include them as such. Once the PPPH is released, NYCHA will continue to engage all stakeholders in the process.*

Additional Public Comments

Victims of Domestic Violence

- NYCHA should accept patient records from the emergency room or letters from health care providers documenting injuries from domestic violence as proof that the violence took place. Medical documentation in the form of an inpatient hospital letter, although a step in the right direction, is far too restrictive.
- NYCHA should accept police reports and DIRs listing “harassment” as the offense as proof of domestic violence. Police often do not record domestic violence as a criminal offense and many victims who call police for assistance are not issued DIRs that meet NYCHA’s standards despite having been victimized.
- NYCHA should accept documentation from multiple batterers. Many domestic violence shelter residents have experienced violence at the hands of family members and/or intimate partners sequentially. While they have been victimized many times in their lives, the pattern of violence is not necessarily perpetrated by the same individual. Under NYCHA’s current requirements such victims can rarely meet the burden of proof required to provide their domestic violence status despite their high level of need for safe, stable housing.
- NYCHA should expedite the processing of applications from domestic violence shelters to align the time frame with the length of stay in emergency shelter.

NYCHA’s Response: *The Victim of Domestic Violence Priority is among the highest priority NYCHA may assign within the nearly 160,000 families on the public housing waiting list. For these reasons, NYCHA must objectively document instances of domestic violence to ensure that only families with the most urgent needs are provided with apartments expeditiously. Applications assigned the Domestic Violence priority are processed expeditiously through-out the applications process, including the offer of an apartment.*

NYCHA has implemented various policies and initiatives to give VDV’s greater flexibility in documentation and relocation requirements. Acceptable documentation to establish a VDV priority for housing now includes hospital/medical documentation or a letter from a NYPD Detective, and, for transfers, a Parole Officer Letter if the perpetrator is incarcerated. Also, for applicants, a Court Dispute Resolution Center (CDRC) letter will now be accepted. Timeframes for valid documents were also extended for both applicants and transfers. For applicants, the second police report (or an alternative document) can be up to 24 months prior to the eligibility interview and for transfers, the validity of this form of documentation was extended to 12 months. An Order of Protection serving as a secondary document for applicants can be expired as long as it’s no older than 24 months prior to filing an application or priority upgrade instead of being valid at the time of the eligibility interview. For transfers, an Order of Protection serving as a secondary document can be expired as long as it’s no older than 12 months prior to transfer request.

Eligibility And Admissions

- NYCHA should not use working in the five boroughs as a factor to determine eligibility for admission in public housing.

NYCHA’s Response: *Given the overwhelming demand for housing and the limited number of available housing, NYCHA believes that it has a responsibility to offer apartments first to current residents on New York City.*

- Residents expressed concerned about non-seniors living in senior buildings. Residents felt that senior citizens' rent should never go up.

NYCHA's Response: *Current procedures allow seniors to have additional persons when certain conditions are met such as having the age requirements for residence at the senior development, obtaining an age restriction waiver for transferring tenants, or for home care attendants and foster children, and meeting the requirements for occupancy standards.*

- Residents stated that grandchildren should be able to take over the apartment if they lived with their grandparents. Grandparents should be allowed to have their grandchildren live with them in cases of emergency without having to go through the family member permission process.

NYCHA's Response: *Please see previous response.*

- NYCHA should increase criminal background checks and they should be conducted nationwide not just locally. Background checks should be done even after a person becomes a tenant. Criminal offenses should be prioritized by the housing authority to determine eligibility.

NYCHA's Response: *NYCHA's screening process includes conducting criminal background searches for all 62 counties of New York State and a National Search for Sex Offenders. The searches are conducted for all members of the household aged 16 or older for new applicants, family members wishing to join the household and remaining family members. NYCHA's efforts to search for criminal histories is more stringent than is required by the Department of Housing and Urban Development (HUD) which only requires Public Housing Authorities to search for sex offender status in States where the person is known to have resided. In addition, contacts are made to the applicant's current and/or former landlords (including homeless shelters) to confirm satisfactory tenancy.*

At the rental interview, the Resident Services Associate reviews the provisions of the lease which includes the rules and regulations and resident responsibilities. New tenant visits are conducted approximately one month after move in and again the rules are discussed.

- Residents are concerned about the way sexual offenders are identified. The presence of a sexual offender in the community should be posted in the halls and buildings. Sexual offenders should not be allowed to live in general community.

NYCHA's response: *Federal law prohibits the Housing Authority from admitting any household that includes an individual who is subject to a lifetime registration requirement under a State sex offender registration program.*

A nationwide Dru Sjodin National Sex Offender Public Website search is conducted for all applicant and resident (referrals) household members 16 years old and over during the eligibility process. If the applicant or family member is a registered sex offender they will be found ineligible and NYCHA does not process their application. When applicants are selected for an apartment, staff again accesses the website to ensure that any family member who became a registered sex offender during the period of certification of the application and rental will not be called in for the rental.

- NYCHA should identify how many people are living in apartments through involuntary apartment inspections. A resident's yearly family composition should be a tool used to force residents to comply with over-occupied and under-occupied apartments.

NYCHA's response: *The family composition as noted on the annual income review papers has always been the mechanism to identify under occupied and overcrowded apartments. NYCHA will explore options to enforce this policy through apartment inspections.*

- When the head of household moves out and leaves the apartment to their children who occupied the apartment, they in turn should not be able to leave the apartment for the next generation of children. NYCHA should implement and enforce this proposal.

NYCHA's Response: *An unauthorized occupant is a person who resides in an apartment without NYCHA's authorization or permission. An unauthorized occupant who resides in an apartment after the tenancy ends (i.e., the tenant moves out or dies), is subject to removal from the apartment by a Housing Court Holdover-Licensee/Squatter proceeding. A person may acquire remaining family member if they lawfully enter the apartment and are in continuous occupancy of the apartment.*

- New tenants and their families should have their photograph taken at time of move-in so that the housing authority is able to identify the tenants on record.

NYCHA's Response: *NYCHA requires each head of household to provide photo identification when they move into an apartment. A copy of this identification is kept in the tenant folder at the development.*

- NYCHA should increase the moving incentive for moving to move to a right size apartment. The \$350 is not enough to downsize to a smaller apartment especially for seniors who are long time residents and may be concerned about the loss of their relationships and familiar surroundings. There is a need for additional storage when families downsize their apartments.

NYCHA's Response: *NYCHA is currently reviewing the amount provided as moving incentive.*

Financial Resources

- Residents are concerned about how NYCHA prioritizes the money to be spent. The funds should have purpose and produce visible results. They would like to see more money being given to repairs, maintenance training, and security upgrades (ex. cameras, gates, new lock systems).

NYCHA's Response: *NYCHA is currently forecasting annual deficits in the amount of \$60 million. NYCHA is reviewing options to leverage its assets to generate additional revenue including monetizing air rights and advertising space. NYCHA welcomes feedback from its residents on how to create added funds to close its deficit and to enhance operations. This year the Authority requested \$31 million from its partners in state and local government to address repair and maintenance needs.*

Elected officials have allocated a total of \$41,120,524 for CCTV and Layered Access as follows: \$39,720,524 from City Capital funds and \$1,400,000 from State Grants. NYCHA does not fund CCTV due to the high cost and limited Capital funding.

- Residents would like the option of owning their apartments to instill pride in the community.

NYCHA's Response: NYCHA makes every effort to inform residents of homeownership opportunities at NYCHA sites as they become available. At Markham Gardens in Staten Island, 25 two-family townhouses were constructed – of the sixteen sold to date, four were sold to NYCHA residents, including one former Markham Gardens resident. This homeownership opportunity was offered to residents in the NYCHA Journal as well as on NYCHA's website. NHS of Staten Island provided pre-purchase counseling as part of NYCHA's agreement with the developer. At Soundview Houses in the Bronx, residents were invited to financial counseling in preparation for the possible future purchase of townhouses to be built. In the first phase of the 1999 Prospect Plaza HOPE VI Plan, scattered City-owned sites on Saratoga Avenue, Dean Street, and Sterling Place were developed with 37 two-family houses. Development of these parcels was awarded to Settlement Housing Fund in 2002 and construction was completed in 2005. Thirty-two (32) homes were purchased by former public housing residents, including one former Prospect Plaza resident. The New York Mortgage Coalition led homeownership training sessions from 2004 to 2005 to aid the placement of public housing residents in the first phase of the project.

There is no funding available for NYCHA to offer credit counseling on an Authority-wide basis, but many free or low-cost credit counseling programs are available in many communities for residents who wish to become homeowners.

- NYCHA consider a variety of options for generating revenue: use the buildings for ads and billboards; rent parking spaces to all residents and non-residents; renting out facilities to residents and companies. NYCHA should seek funding from big corporations, institutions and politicians. NYCHA should also fundraise from businesses within the neighborhood for programs for youth ages 10-21.

NYCHA's Response: NYCHA is exploring several options to leverage its assets to generate revenue.

- Resident stated that NYCHA should establish and stick to rent guidelines such as ceiling rents for families with higher incomes, do not subject residents on social security or pensions to rent increases and other changes.

NYCHA's Response: As per Federal Statute (24 CFR § 5.628), the federal formula for income-based rents provides that a family's Total Tenant Payment is the highest of: 10 percent of monthly income; or 30 percent of adjusted monthly income; or Welfare Rent (in States where the welfare payment includes a designated portion for housing costs).

- NYCHA should expedite apartment repairs. Residents should not have to wait 1-2 years for repairs. NYCHA needs to spend more money on hiring maintenance workers, caretakers, and monitoring supervision. NYCHA should better monitor employee productivity.

NYCHA's Response: NYCHA has created the work order task force to tackle the developments with the highest number of open work orders per apartment. The task force is comprised of various trades who perform interior apartment repairs including: plaster, paint, electrical, plumbing, carpentry, and maintenance. Related to this initiative is an ongoing review of the scheduling of skilled trades and consolidation of similar work orders in an effort to maximize staff time and efficiency. Additionally, NYCHA will be hiring approximately 167 temporary staff to assist in this effort. This staff will consist of plasterers, carpenters, painters, plumbers, plumber's helpers, electricians, and electrician's helpers.

NYCHA's work order system records the dates and times for each completed work order and is used to monitor the maintenance and skilled trades' work.

- Residents want to see more residents hired by NYCHA and not as seasonal and summer youth programs but by contractors working in their community.

NYCHA's response: *NYCHA is committed to supporting interested residents to gain needed skills to compete in the labor market and build sustainable careers. The agency has made significant strides towards this goal through the creation of the citywide NYCHA Resident Training Academy (NRTA). The Academy offers a variety of employment-linked training to assist trainees in building technical and professional skills to best position them for future careers. In the first year, the Academy offered two training tracks- janitorial and construction. To date, 138 NYCHA residents had graduated across all training cycles for year 1 of the program; 89% of graduates (123) had secured a job. Based on the success of year one of the Academy, Robin Hood and NYCHA have increased investment in the initiative. NRTA will train 460 residents and expects to support 300 qualified graduates in job placements. In addition to the construction and janitorial training track, the NRTA will now include pest control training track that will prepare NYCHA residents for jobs at NYCHA as Pest Control Technicians and in the private sector.*

- NYCHA should ensure that residents from the development where contract is performed are hired.

NYCHA's Response: *NYCHA is strongly committed to increasing employment opportunities for its residents. NYCHA adheres to the federally-established numerical goal for Section 3 compliance which is 30% of new hires. In order to generate additional economic opportunities for residents beyond the federal requirement minimum, NYCHA also requires that for contracts over \$500,000 that 15% of labor costs be expended on hiring residents. The method of calculating the Section 3 requirement as a percentage of labor costs is in line with HUD's sample Section 3 plan*

- Residents suggested tenants should receive stipends for helping out in their community and to assist NYCHA field personnel.

NYCHA's response: *Currently, stipends are issued to volunteers in specific developments with Resident Watch Program as a result of a state grant.*

- NYCHA should carefully consider the value of its unused development rights. NYCHA needs to develop a comprehensive program for how to best leverage the distinct asset represented by its unused development rights – a program that could be used to add supermarkets and other beneficial additions to NYCHA communities, all while supporting the Authority's operations. All future plans must incorporate meaningful consultations with residents and community stakeholders. Their input is essential to balancing city-wide and agency needs with the local conditions and perceptions.

NYCHA's Response: *Early consultation with NYCHA residents, local elected officials and community stakeholders is a key aspect of NYCHA's planning process for new infill construction on public housing property. These discussions are used to refine project scope and are documented in the application submitted to the U.S. Department of Housing and Urban Development as part of the Section 18 disposition process required before NYCHA may sell or lease property.*

- NYCHA should consider entering into carefully structured agreements with public pension funds to help address its capital needs and bring all of its buildings to a state of good repair. Such partnerships could add new sources of capital without leading to privatization. A recent report published in August by Sphere

Consulting LLC identified 49 pension funds with \$38 billion in available funds that have expressed interest in infrastructure investment. By exploring partnership agreements with pension funds, NYCHA can leverage relatively small amounts of its own capital dollars to tap into new sources of capital funding and help bring its physical assets back into good repair while also creating large numbers of good paying construction jobs.

NYCHA's response: *Given its extensive capital need, NYCHA is reviewing options to leverage its assets to generate revenue for rehabilitation and modernization of its buildings. Particularly NYCHA is exploring leveraging private dollars to fund these needs, while maintaining long-term control of public housing.*

Capital Projects

- NYCHA should start making the following vital repairs because so many developments were deteriorating: elevator renovation, roof repair, window replacement, exterior pointing, electrical upgrade, apartment plumbing replacement, quality playgrounds for the children. Residents stated that senior apartments with carpet were in bad condition, are too costly to maintain and have caused seniors to fall. They would like to see that some of the capital funding goes to replacing the carpets with tile or wood floors.

NYCHA's response: *NYCHA is required by Federal law to conduct long term planning, develop its priorities over a five-year period and conduct a Physical Needs Assessment every five years. NYCHA's Capital Projects Division and Borough Property Management meet on an ongoing basis during the year to review building needs, conditions and work requests. During the annual capital planning process, CPD and Property Management identify capital needs (often generated at the Property Management level) by reviewing needs assessment data, code regulations and requirements such as Local Law 11 Building reports, work tickets issued, and replacement cycles of building systems such as elevators and boilers. The needs are packaged into manageable projects with estimated cost of those projects. Jobs are prioritized and placed in specific funding years in the 5-year plan based on the seriousness of condition, design timeline and anticipated level of available funding.*

- Residents believe that money is wasted on paint contractors who are unresponsive to the tenants' needs. Some contractors have language difficulties, resulting in the application of colors other than those tenants request. Additionally, the type of paint used exacerbates tenants with asthma.

NYCHA's Response: *NYCHA has controls in place to monitor the performance of paint contractors. Superintendents at all NYCHA developments oversee the work of paint contractors relating to all painting of a general nature, including all paint coats, surface preparation, priming, and related work. They inspect completed work performed by contractors, ensure adherence to contract specifications and direct the contractor to conform to contract specifications, and ensure that the contractor completes the contract work on schedule. They also complete a Contractor Performance Evaluation. In cases of resident claims against the contractor, the Superintendent or designee refers the residents to the Housing Manager, notifies the contractor and the Management Department Business Services Unit (BSU) of the claim, and documents reports of claim in the contract folder.*

- Residents were concerned about the quality of the material used for repairs, how NYCHA monitors the performance of contractors. Residents want the contract selection process revamped to allow the input of tenant leaders.

NYCHA's response: NYCHA follows uniform procedures for the procurement of contracts for construction, architectural and engineering (A/E) professional services, and related materials and/or services contracts. NYCHA solicits bids on contracts publicly and by invitation, advertises in the City Record and other local news sources, and on NYCHA's website, and schedules bids through its Advanced Procurement Oracle module (NYCHA iSupplier Portal).

CPD reviews the bids to assess Bidder responsiveness and responsibility. CPD evaluates responsiveness and responsibility by conducting bid document and contractor integrity reviews. Factors that are considered in reviewing contractors' responsibility include whether the contractor has the financial resources necessary to carry out the contract, whether the contractor has the necessary skill, ability, experience and technical skills and whether the contractor has a satisfactory performance record.

During the contract work, CPD staff regularly inspects the work to determine the contractors' compliance with work quality, design, safety and applicable code requirements. The contractor is evaluated by field staff during the administrative phase, construction phase and contract closeout. Work directives are issued to the contractor, as needed by field staff monitoring the job site.

NYCHA involves and strongly urges the participation of the Tenant Association leaders when planning and performing modernization work at its developments. Upon completion of pre-start coordination activities, a pre-start meeting agenda is created and CPD invites the Property Management team, Tenant Association Leaders, Contractor and other key stakeholders to pre-start meeting to review planned contract work, contract duration, work schedule, contractor responsibility and any notices of service disruptions that may occur because of the contract work, prevailing wage enforcement and resident hiring opportunities. Minutes of this meeting are generated and distributed to the appropriate parties. Residents interested in employment under Section 3 are referred to Development Management Office for their names to be placed on lists for employment opportunities. Progress, coordination and exit meetings are convened during contract work. Upon determining that contract work is substantially complete, a contract guarantee meeting is conducted and contract guarantee documents are provided to NYCHA.

Crime And Safety

- Residents would like to see more police presence at the developments to deter crime. Specific police officers should be assigned to developments. This would allow residents to become more acquainted with officers in their community and vice versa. Some residents proposed that the monies currently allocated for police coverage should be utilized for maintenance repairs. Police officers salaries should be coming from the taxpayers of New York, not NYCHA. They also stated that the NYPD should be more respectful of NYCHA residents and their children. The relationship between NYCHA and NYPD needs to change. The stop and frisk program, should stop. Another concern was about the effectiveness of the Police impact zones. Some residents would rather have the developments protected by PSA instead of the NYPD. Residents think that the NYPD should work on gang activity in the developments. Residents want police officers stationed in the center of each cluster of buildings. They would like to see more police patrolling the developments. Vertical patrols should not only be done in the elevators; patrols should extend to the staircases.

NYCHA's response: NYCHA will continue to address all these issues in collaboration with the NYPD as part of the priorities of the Safety and Security Task Force.

- Residents are concerned about confidentiality issues when they make a complaint for loitering or noise.

NYPD's response: *Complainants have the option of remaining anonymous when they make a quality of life complaint. This is true if they utilize 911, 311 or call any Police Service Area or Precinct.*

- NYCHA should enforce trespassing laws. Drug dealers utilize the hallways to transact their business. Drug dealers also use the elevators to transact their business and prevents the elevator from stopping on certain floors.

NYCHA's Response: *NYCHA has worked collaboratively with the Police Department and tenant leadership to rid its developments of drug dealers and to limit access to those with legitimate reasons for being there.*

- Residents expressed concern over the effectiveness of the security guards. The security guards do not report to their stations on schedule. The guards work unsupervised and they sleep while on duty. The elderly are accosted and the police do not respond. When residents call, they are told no one is available.

NYCHA's response: *NYCHA currently utilizes security personnel in its senior developments. Residents should call 212-306-8800 to report any issues pertaining to the security personnel. The line is open seven days a week, 24 hours a day.*

- Tenant Patrols should be established in all developments. NYPD should provide proper training to residents on how to safe guard themselves while on patrol and to teach people in their community how to protect themselves.

NYCHA's response: *As noted in the Safety and Security Task Force Report, NYCHA's goal is to increase volunteerism for Tenant Patrol, now called Resident Watch, at every development. On June 29, 2010, a kickoff was held where the new Resident Watch logo was unveiled, along with new jackets, caps, and t-shirts for the volunteers. The NYPD, in cooperation with resident leaders, Resident Watch supervisors and NYCHA, revised the training curriculum, which will be administered to all Resident Watch supervisors. A Task Force subcommittee plans to mirror portions of the NYPD auxiliary Police Officers training curriculum. In Brooklyn, the NYPD has piloted an effort involving designated officers to coordinate efforts and ensure increased communication between the NYPD and Resident Watch members.*

- Residents should be given advance notice about upcoming meetings of the Tenant Patrol and receive community service credit for residents who participate.

NYCHA's response: *NYCHA agrees with this proposal and will publicize Tenant Patrol meetings and will facilitate the fulfillment of the community service requirement for residents who participate.*

- Residents want CCTV cameras installed throughout every development and remain in fixed locations. The number of cameras should be increased or their positions changed at intervals. This will help with the fact that once criminals know certain areas are covered by a camera, they move elsewhere.

NYCHA's response: *NYCHA's Safety and Security Task Force provided recommendations for security measures such as Layered Access Control for enhancing building entrance security and state of the art cost effective improvements to Closed Circuit Television Surveillance Systems (CCTV). Elected officials have allocated approximately \$41M to install CCTV and/or Layered Access Control at select Developments. Installation contracts are currently in the award stage of procurement. We expect the installation work to*

start in 2012. NYCHA doesn't have the funding to install these systems at all Developments but will install where elected officials have allocated discretionary funding for the aforementioned security measures.

- NYCHA should use the CCTV cameras to help monitor vandalism, improper garbage disposal, and evidence of non-residents residing in the development.

NYCHA's Response: *NYCHA's current procedure permits the Housing Manager or Designee to authorize Tenant Association members that sign an access agreement to view the video but only in the presence of the Housing Manager or designee.*

- Residents expressed concern that the swiping card technology would not prevent a resident from losing the card and it would not prevent vandalism. NYCHA should look into the new technology called – Vandal Resistant - PEACHER – this has been tested in other larger developments in other cities – the MS 4000 Shooting Star Proximity PEACHER, which has been proven to work.

NYCHA's response: *NYCHA is currently using this technology.*

- Residents want NYCHA Management to repair quickly and address the following recurring maintenance and security issues: broken intercoms, exterior and interior lighting and lobby doors.

NYCHA's Response: *NYCHA's Maintenance Workers are currently receiving mandatory four-day training in the maintenance and repair of electromagnetic locks which will help improve the diagnosis and repair of damaged locks. NYCHA does not have the funding for the installation of layered access in all the developments. However, the Authority will continue its efforts in advocating for additional monies for this initiative.*

- Residents expressed concern about sidewalk shedding at the developments. The sheds are attracting drug dealers and vagrants and are unsafe for residents. Capital monies should be allocated to their removal.

NYCHA's response: *The installation of sidewalk shedding is necessary to comply with the Department of Buildings Local Law 11/98 code. When a building is inspected by a licensed engineer or architect and is found Unsafe which compromises the overall structural integrity of the building, NYCHA is mandated by law to install shedding for public protection until the necessary repairs are made.*

Examples of UNSAFE conditions are:

- *Structural step cracks and bulged brick panels in Cavity and Solid Brick Wall facades*
- *Loose, spalled or missing bricks*
- *Loose and spalled concrete on structural concrete slabs and beams*
- *Loose window sills, loose or broken coping stones on boiler and incinerator stacks*
- *Outward shifting of brick panels and walls at roof level*

All sidewalk shedding requirements contracts contain a monthly rental and maintenance item. Each contractor is responsible to visit each location once a month to replace light bulbs, clean top of sheds, perform a safety check, and replace any broken or vandalized components prior to submitting payment for approval. CPD inspects these locations to ensure that the maintenance is conducted, in addition, the contractor is responsible to provide a monthly field maintenance report signed by the development

superintendent for each location when the contractor requests payment. Developments and locations which require servicing more than once a month are addressed on an individual basis.

- NYCHA should create a pet policy which will raise the pet owner's rent. Residents are concerned about the presence of large dogs which make residents feel unsafe. NYCHA should perform unannounced visits and inspections for dogs.

NYCHA's Response: *NYCHA's pet policy allows residents to own and register dogs weighing up to 25 lbs and excludes Pit Bulls, Rottweilers and Doberman Pinchers. NYCHA has established specific controls to monitor compliance with its Pet Policy. All registered dogs and cats are entered in a central database and the information is updated annually as part of the Annual Income Review process. In addition, during the apartment inspection and the completion of routine work orders, NYCHA staff will note if a pet is present in the household and the type of pet. If the presence of any dangerous or prohibited animal is observed, all NYCHA staff must immediately notify the Superintendent of this condition.*

Residents who own pets must exercise a high degree of care and control of their animals to prevent them from becoming nuisances or creating unsafe or unsanitary conditions. A pet owner is liable for any injuries caused by their dog or cat. A tenant is subject to termination of tenancy for instances involving the ownership or maintenance of an animal in his/her apartment that violate the NYCHA pet policy, or cause injury or damage to persons or property. Such instances include but are not limited to the possession of an unregistered animal, the possession of an animal that is prohibited by law, or dangerous, threatening or not otherwise permitted, the possession of an animal that bit a person or bit another animal, an instance of an animal that caused injury or damage to persons or property, or multiple (2 or more within a 12 month period) minor breaches of the pet policy or Pet Owner's Responsibility Code such as failure to have a pet wear required license tags in public or failure to clean up after the pet.

- Residents expressed concern about losing their apartments because of felonies perpetrated by the resident or anyone living in the apartment. They are concerned about being responsible for other people's actions just because they share an apartment.

NYCHA's response: *As per NYCHA's lease regulations and case law, the Head of Household is responsible for actions occurring in their apartment.*

- NYCHA should issue picture IDs to every NYCHA resident so they can be identified as residents by the police and staff.

NYCHA's response: *NYCHA will take this proposal under advisement.*

- Residents proposed that that certain seating areas at the developments be eliminated to decrease the incidence of loitering.

NYCHA's response: *NYCHA will take this proposal under advisement.*

Community Service /Community Programs

- Residents stated that the community service requirement should apply across the board to all NYCHA and Section 8 residents not just for the federally subsidized ones. They felt it should be voluntarily, not

mandatory and only to perform tasks such as gardening and helping to clean their building. Residents were also concerned about NYCHA starting administrative termination proceedings against residents who do not perform community service. Residents expressed that the minimum age requirement for community service should be 16 years and older. They felt that community service for the youth would help them develop useful skills.

NYCHA's Response: *Many of the recommendations on the community service requirement will be included as NYCHA goes forward, to the extent that the law allows. NYCHA will try to increase the development-located opportunities for fulfilling Community Service, and will encourage Resident Leaders to create and develop Resident Association-based programs including clean-up days and neighbor-to-neighbor assistance programs in order for residents to receive credit for activities done to increase the cleanliness of developments and assist other residents. An informational campaign will begin in late fall and run throughout next year, and will include posters, letters to all residents, Journal articles and a webpage about Community Service, as well as presentations at developments. The presentations will start in developments with low compliance rates. Staff who will be working with residents on compliance will all receive training by the end of 2011. All new residents will be given information at the time of the rental. NYCHA will take any additional comments under advisement in future policy decisions*

- Senior Centers should stay open later. One suggestion is to have residents volunteer in the center and receive community service credit since NYCHA staff is limited.

NYCHA's Response: *Qualified residents are encouraged to volunteer in our community centers and receive community service credit. Unfortunately, current resource levels prohibit us from extending the operating hours of our Senior Centers.*

- NYCHA should create more partnerships with Community Based Organizations (CBOs) because they know their community better.

NYCHA's Response: *NYCHA will continue to explore opportunities to work with Community Based Organizations and other partners to ensure high-quality programming in our communities.*

Operations Management and Policies

- NYCHA should enforce existing rules and regulations. NYCHA staff should be more considerate, respectful, patient, and helpful towards residents. NYCHA should hire more staff; there are not enough workers.

NYCHA's Response: *NYCHA makes every effort to enforce its rules and regulations.*

- NYCHA should offer more choices of developments for emergency transfers.

NYCHA's response: *NYCHA's current policies for emergency transfers (Intimidated Victim/Intimidated Witness, etc) were crafted to ensure that the developments chosen were not in the same area where the affected family previously resided and should remain the same.*

- NYCHA needs to review the effectiveness of the Call Center on matters such as appointments, cancellations, scheduling of trades, and time frame for emergency responses.

NYCHA's response: *These issues are constantly monitored by NYCHA's the Property Management Departments.*

- Residents should receive copies of work orders that they sign to ensure that information is not changed or not noted according to resident's satisfaction.

NYCHA's response: *NYCHA will consider options to allow residents access to a copy of the paper work order.*

- Residents also want to be allowed to hold rent monies in escrow accounts until apartment repairs are completed.

NYCHA's response: *This is already an option for residents who upon responding to a Landlord & Tenant Court dispossession can request of the judge to have their rent put into escrow pending completion of repairs. Maintaining an in-house repair escrow account would be cost prohibitive and an administrative burden to the Authority.*

- NYCHA should insure that when new refrigerators are delivered to a specific location, they should be stored at that location, so that when a tenant needs a replacement they are not given an old refrigerator. NYCHA should maintain a 30-day inventory of the supplies and materials most frequently used by maintenance and skill trade staff at development locations to help speed up the work.

NYCHA's response: *NYCHA will consider this proposal as we are exploring an inventory pilot program that will determine how much material must be stored and where it should be stored.*

- Residents want apartment extermination on a routine basis without them having to call and schedule an appointment. Residents who really need an exterminator are not putting in work orders to request the service because NYCHA takes too long to respond.

NYCHA's Response: *NYCHA has allocated a total of \$9 million for pest control with \$1 million for FY2011 and \$2 million each year for FY2012 through FY2015.*

- Some residents felt NYCHA should spend money on correcting smaller problems such as lighting, broken doors, inoperable intercoms, water tank repairs, sewer backups, collecting garbage.

NYCHA's response: *NYCHA is required by Federal law to conduct long term planning, develop its priorities over a five-year period and conduct a Physical Needs Assessment every five years. The needs are packaged into manageable projects with estimated cost of those projects. Jobs are prioritized and placed in specific funding years in the 5-year plan based on the seriousness of condition, design timeline and anticipated level of available funding.*

- NYCHA and the City of New York should integrate the tenant complaint system with 311; develop a more effective system for recording repair requests, tracking status, and elevating cases that are not resolved; and improve call center results for non-English speakers.

NYCHA's Response: *NYCHA's Customer Contact Center received over 2.7 million calls for assistance between January 1st and September 30th in 2011. Approximately 59% of these calls (1.6 million) were for*

maintenance and 40% (1.1 million) were for Applications or Leased Housing requests. Over 122,000 of these calls were provided with language interpretation assistance through NYCHA staff or a vendor. The City of New York's 311 line currently tracks NYCHA related inquiries and/or complaints on various topics such as public housing application, NYCHA Section 8 program, pet policy, rodent problems, etc.

- The Authority should compile and release data on call system complaints, wait times and issue outcomes monthly; gather and release data on quality-of-life measures- including elevators, lobbies, grounds, general repair, and minor crime-for each development quarterly; use this data to identify and disseminate best practices system-wide; and more consistently integrate central operations, including information on complaints and repair schedules, with on-the-ground buildings management.

NYCHA's Response: *NYCHA reports on its performance of a number of indicators such as repair time for work orders including elevators and number of crimes reported in NYCHA developments through the Citywide Performance Reporting (CPR) tool established by the Mayor's Office of Operations, <http://www.nyc.gov/html/ops/cpr/html/home/home.shtml> and the Mayor's Management Report (MMR), <http://www.nyc.gov/html/ops/html/data/mmr.shtml> which are both available to the public.*