

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Amendment to the Agency Plan for Fiscal Year 2014



Shola Olatoye
Chair & Chief Executive Officer

Date: July 25, 2014

NOTICE

New York City Housing Authority Proposed Amendment to the Agency Plan for FY 2014 and the Draft Agency Annual Plan for FY 2015

AVAILABILITY OF THE DRAFT AGENCY ANNUAL PLAN FOR PUBLIC INSPECTION

The public is advised that the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2015* will be available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY, starting May 30, 2014 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2015* and supporting documents. The *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2015* will also be available at the following locations:

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

<p>Clinton Community Center 120 East 110th Street New York, New York</p> <p>Seward Park Community Center 56 Essex Street New York, New York</p> <p>St. Mary’s Park Community Center 595 Trinity Avenue Bronx, New York</p>	<p>Pelham Parkway Community Center 785 Pelham Parkway North Bronx, New York</p> <p>Woodside Community Center 50-19 Broadway Woodside, New York</p> <p>Queens Community Operations Borough Office 70-30 Parsons Boulevard 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 126 Lamport Avenue Staten Island, New York</p>
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PUBLIC COMMENT

The public is invited to attend any of the six scheduled town hall discussions at which the public may raise questions regarding the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Annual Plan for FY 2015*. These roundtable discussions will be held from 3:00 pm to 5:00 pm on the dates and locations shown below **unless noted otherwise**.

Thursday, June 5, 2014		Tuesday, June 10, 2014	
Bronx		Queens	
Eugenio María de Hostos Community College 500 Grand Concourse Bronx, New York 10451		Joint Industry Board 158-11 Jewel Avenue Flushing, New York 11365	
Tuesday, June 17, 2014	Thursday, June 26, 2014	Monday, June 30, 2014	
Brooklyn	Staten Island	Manhattan	
St. Francis College 180 Remsen Street Brooklyn, New York 11201 Note – two sessions 3:00 pm to 5:00 pm & 6:00 pm to 8:00 pm	Dreyfus Middle School 101 Warren Street Staten Island, New York 10304	Johnson Community Center 1833 Lexington Avenue New York, New York 10029	

The public is also invited to comment on the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Annual Agency Plan for FY 2015* at a public hearing to be held on **July 24, 2014** from 5:30 p.m. to 8:00 p.m. at:

Borough of Manhattan Community College
199 Chambers Street
New York, New York 10038

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

Written comments regarding the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Annual Agency Plan for FY 2015* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than July 24, 2014**. Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to annualplancomments@nycha.nyc.gov.

Church Street Station
P.O. Box 3422
New York, New York 10008-3422

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

AVISO

Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015 de la Autoridad de Vivienda de la Ciudad de Nueva York

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

Se avisa al público que la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015* estará disponible para su inspección pública en la oficina principal de NYCHA, la cual se encuentra en 250 Broadway, New York, NY, a partir del 30 de mayo de 2014 entre las 9:30 a.m. y las 4:30 p.m. Si desea concertar una cita para revisar la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015* y los documentos que la respaldan llame al (212) 306- 3701. La *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015* también estará disponible en los siguientes lugares:

- El sitio de NYCHA en Internet, en <http://www.nyc.gov/nycha>
- En la oficina de la administración de todos los residenciales de vivienda pública de NYCHA en horario de oficina.
- En los centros comunitarios/oficinas municipales que se enumeran a continuación, entre las 9:00 a.m. y las 7:30 p.m.

Clinton Community Center 120 East 110 th Street New York, New York	Pelham Parkway Community Center 785 Pelham Parkway North Bronx, New York	Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York
Seward Park Community Center 56 Essex Street New York, New York	Woodside Community Center 50-19 Broadway Woodside, New York	Breukelen Community Center 715 East 105 th Street Brooklyn, New York
St. Mary's Park Community Center 595 Trinity Avenue Bronx, New York	Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York

COMENTARIO PÚBLICO

El público está invitado a participar de cualquiera de las seis asambleas municipales durante las cuales el público podrá hacer preguntas en relación a la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015*. Estas charlas de mesa redonda se llevarán a cabo de 3:00 a 5:00 pm en las fechas y localidades que se muestran a continuación **a menos que se indique lo contrario.**

Jueves 5 de junio de 2014 <i>Bronx</i> Eugenio María de Hostos Community College 500 Grand Concourse Bronx, New York 10451	Martes 10 de junio de 2014 <i>Queens</i> Joint Industry Board 158-11 Jewel Avenue Flushing, New York 11365	
Martes 17 de junio de 2014 <i>Brooklyn</i> St. Francis College 180 Remsen Street Brooklyn, New York 11201 Nota: dos sesiones, de 3:00 pm a 5:00 pm y de 6:00 pm a 8:00 pm	Jueves 26 de junio de 2014 <i>Staten Island</i> Dreyfus Middle School 101 Warren Street Staten Island, New York 10304	Lunes 30 de junio de 2014 <i>Manhattan</i> Johnson Community Center 1833 Lexington Avenue New York, New York 10029

El público también está invitado a expresar comentarios acerca de la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015* en una audiencia pública a realizarse el **24 de julio de 2014** de 5:30 p.m. a 8:00 p.m. en:

Borough of Manhattan Community College
199 Warren Street
New York, New York 10038

Todas las localidades indicadas anteriormente son accesibles para personas con limitaciones físicas, y además se puede llegar mediante transporte público. Para obtener información acerca del transporte vaya a <http://tripplanner.mta.info> o llame a la línea de información de transporte público de la MTA/NYC (718) 330-1234.

Alentamos la presentación de comentarios escritos sobre la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015*. **Los comentarios deben recibirse mediante el correo postal de los Estados Unidos o por fax a más tardar el 24 de julio de 2014** para que se los tome en cuenta. Los comentarios por fax deben enviarse al (212) 306-7905. Los comentarios pueden enviarse a la siguiente dirección y también al correo electrónico annualplancomments@nycha.nyc.gov. ENDA DE LA CIUDAD DE NUEVA YORK

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

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Presidenta Ejecutiva

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Executive Summary

NYCHA's Proposed Amendment to the Agency Plan for FY 2014

Federal law allows public housing authorities to modify or amend its Annual Plan or "Plan". Significant amendments of the Plan are subject to the same requirements as the original plan.

NYCHA's Proposed Amendment to the Agency Plan for FY 2014 was available for public review at NYCHA's Central Office and at each development's management office, as well as on NYCHA's web page (www.nyc.gov/nycha). NYCHA also provided a copy of the Proposed Amendment to each public housing Resident Association President.

NYCHA held six town hall meetings during June and a public hearing at the Borough of Manhattan Community College (BMCC) in Manhattan on July 24, 2014. NYCHA accepted written comments on the Proposed Amendment at its post office box and by fax and email through July 24, 2014. Please see the Notice on page 5. NYCHA met with the Resident Advisory Board ("RAB") members for their comments on May 15, May 22 and July 23, 2014.

NYCHA's Proposed Amendment will be submitted to the U.S. Department of Housing and Urban Development ("HUD") on July 25, 2014. NYCHA intends to request an expedited review of the Amendment by HUD.

Tenant Selection and Assignment Plan (TSAP) Modification

As part of Mayor de Blasio's commitment to leveraging existing City resources to reduce the number of families in homeless shelters and to meet local housing needs, the New York City Housing Authority (NYCHA) will re-instate the policy to give homeless families in Department of Homeless Services (DHS) shelters the highest priority level for NYCHA public housing. The census of families with children in the DHS shelter system is at an all-time high. There were 11,224 families in shelter on average in June 2014, including 23,173 children. This represents an increase of 11 percent in families and 12 percent in children compared to June 2013. More than 54,000 people are in shelters on a nightly basis; the nightly vacancy rate is less than 1%. The length of stay for families is also at a record high, with families staying an average of 446 days, 10 percent longer than a year ago.

To meet local housing needs, NYCHA will upgrade the Need-Based priority for DHS-referred Homeless clients from N-4 to N-0 (the highest Need-Based priority). In addition to the Need-Based priority change, NYCHA will also give preference to DHS homeless families who are on the NYCHA Working Family wait list. NYCHA has on average, over 5,000 public housing apartments that become available each year and will prioritize a number of units for assignment to homeless families. In addition, utilizing the City's public housing resources to address the homeless population is an important step in receiving New York State support for a homeless rental subsidy.

NYCHA's plan not only addresses local housing needs, but is also in line with the national objectives of using mainstream housing assistance programs as an essential part of achieving President Obama's goals of the 2010 Federal Strategic Plan to End Homelessness. The HUD Secretary has strongly encouraged public housing authorities to make special efforts to serve homeless households, including the establishment of limited preferences.

DHS-referred homeless families already have the highest priority for housing in NYCHA's Section 8 program. In support of the Mayor's Housing Plan, NYCHA will be connecting the homeless families currently holding this top priority and who are on the Section 8 waiting list with available Section 8 project-based units in the

Authority's 21 LLC developments; all vacant apartments in LLC II developments will be Section 8 project-based.

DHS will provide supportive services to the incoming homeless families to help them with a smooth transition into their new apartment. After move-in, the family will be assisted with services to help them stabilize in housing, as well as achieving and maintaining lease compliance.

Changes to Flat Rent Requirements – FY 2014 Omnibus Appropriations Act

The FY2014 Omnibus Appropriations Act (PL 113-76) provides funding for federal discretionary programs through September 30, 2014. Under Section 210 of the law, housing authorities are required to increase public housing Flat Rents to a minimum of 80 percent of Fair Market Rent (FMR). The Flat Rent provision requires all public housing authorities to make requisite adjustments in rent and to come into compliance with the law by June 1, 2014, except that no family's rent will increase by more than 35 percent in any year. The impact to NYCHA and its residents is significant.

The Brooke Amendment concerning income-based rents remains in effect even with this change in law., Rent will not exceed 30 percent of income because public housing residents will still pay the lower of the flat rent or 30 percent of income. As a consequence, while the Flat Rent law will result in an increase in rent for some households, any increase in rent will be subject to Brooke and may not exceed 30 percent of their income.

On May 20, 2014, HUD released PIH Notice 2014-12 (HA) providing implementation and guidance to housing authorities to achieve compliance with the new law.

HUD's PIH notice explains that, prior to the new law PHAs established flat rents based on the market rent of comparable units in the private, unassisted rental market. Under the new law, flat rents must now be:

- set at no less than 80 percent of the applicable Fair Market Rent (FMR); and
- PHAs may, but are not required to lower flat rents to 80 percent of the applicable FMR in years when the FMR decreases from the previous year. This provision applies to the FMRs published for fiscal year 2015 and beyond.

HUD will consider a PHA to be in compliance with the new law if it has initiated the public hearing process by no later than June 1, 2014. HUD also requires PHAs to begin applying the new flat rent schedules to recertifying households and to new residents beginning October 31, 2014.

The PIH Notice also provides that if the new flat rent amount increases the family's rental payment by more than 35 percent, then the new flat rent amount must be phased in to ensure that a family would not experience an increase in their rental payment of more than 35 percent in any one year. Further, PHAs have discretion to phase-in rent increases of 35 percent or less over a three-year period.

For years, NYCHA's highest-income residents generally have carried a lesser rent burden than its lowest-income families. Currently, more than 75 percent (132,032) of NYCHA's families pay their fair share of rent, while nearly a quarter of NYCHA's families (42,000) pay far less than 30 percent of their annual income towards rent. Families with the highest incomes pay less than 20 percent of their income towards rent, even though the average income of these families is more than double NYCHA's overall average income. NYCHA hereby amends its flat rent policies to comply with the legal requirements of the FY 2014 Appropriations Act and the guidance provided by HUD.

NYCHA will set the flat rent amount for each public housing unit so that the unit complies with the requirement that all flat rents be set at no less than 80 percent of FMR. The new flat rent amount will apply to all new public

housing program admissions effective October 31, 2014. For current public housing program participants that pay the flat rent amount, the new flat rent amount will be offered, as well as the income-based rental amount, at the next annual rental option starting with the 2014 fourth quarter annual income reviews.

- Flat Rent Households with incomes less than 60 percent Area Median Income (AMI) currently pay 50 percent of the Fair Market Rent (FMR) for their Flat Rent. In order to bring their rents into compliance with the Appropriations Act, NYCHA will increase their rents over the next five years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less. NYCHA will use the current Board approved rent increase of 10 percent for these households in the first year.
 - On June 17, 2014, HUD released the “Flat Rent FAQs” which noted on page 3, “if a PHA’s new flat rent amount is too substantial to phase in over three years, the full impact may be delayed by more than three years for families that reside in these PHAs’ jurisdiction.” There are approximately 15,000 Flat Rent Households at NYCHA with incomes less than 60 percent AMI. They have an average income of \$35,000 and an average current rent of \$657. NYCHA estimates that a 35 percent rent increase would result in an average rent increase of up to \$200 more per month for these families, which is a substantial impact. Increasing the Flat Rents over three years also results in a substantial average rent increase of up to \$125 per month. Given the substantial impacts of increasing the Flat Rents to 80 percent of FMR on these low income households, NYCHA will increase their rents over the next five years starting in October 2014. The proposed rent increase of 10 percent will result in an average increase of \$65 per month for next year.
- Flat Rent Households with incomes between 60 percent and 80 percent AMI currently pay 60 percent of the FMR for their Flat Rents. In order to bring their rents into compliance with the Appropriations Act, NYCHA will increase their rents over the next five years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less. NYCHA will use the current Board approved rent increase of 8 percent for these households in the first year.
 - There are approximately 10,000 Flat Rent Households at NYCHA with incomes between 60 percent and 80 percent AMI. They have an average income of \$49,000 and an average current rent of \$798. NYCHA estimates that a 35 percent rent increase would result in an average rent increase of up to \$244 more per month for these families, which is a substantial impact. Increasing the Flat Rents over three years also results in a substantial average rent increase of up to \$144 per month. Given the substantial impacts of increasing the Flat Rents to 80 percent of FMR on these low income households, NYCHA will increase their rents over the next five years starting in October 2014. The proposed rent increase of 8 percent will result in an average increase of \$66 per month for next year.
- Flat Rent Households at NYCHA with incomes between 80 percent and 100 percent AMI currently pay 75 percent of the FMR for their Flat Rents. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will use the current Board approved rent increase to raise their rents to 80 percent of FMR (or the Brooke Amendment income-based rent) in the next year.
- Flat Rent Households at NYCHA with incomes greater than 100 percent of AMI currently pay 85 percent of the FMR for their Flat Rent and are in compliance with the FY 2014 Appropriations Act.

A) 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
- 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. Applicants may also apply online at NYCHA's website.

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

1. How many site-based waiting lists will the PHA operate in the coming year? **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 percent of all new admissions to public housing to families at or below 30 percent of median area income?

Approximately 68 percent of the families admitted to public housing during calendar year 2013 have been households with incomes at or below 30 percent 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.

Families displaced due to a natural disaster.

Accessible Apartments.

Underoccupied families as a result of a stipulation in a Termination of Tenancy proceeding.

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

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

Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Intimidated Witnesses.

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

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.

Referrals from the New York City 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:

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

Other preferences (select all that apply)

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

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

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

1- Referrals from the New York City HIV/AIDS Services Administration 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.

2 - Intimidated Witnesses.

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

3 – Doubled up in apartment not subsidized by NYCHA .

3 – Overcrowded in apartment not subsidized by NYCHA.

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

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

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

Admission income limits apply at certain developments, as follows: At tax credit developments, family income must not exceed 60 percent of area median income. At Section 8 project based developments, family income must not exceed 50 percent 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 percent 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:

2. 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 percent of adjusted monthly income, 10 percent of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
 \$26-\$50

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

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

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 percent reduction in gross income, the current rent is more than 30 percent 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 percent than adjusted income

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

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

In 2012, NYCHA's Board approved a rent equity policy that over a five-year period escalates 28,000 of the existing 47,000 flat rent households to 30 percent of income based on an increasing schedule of rents as a percent of affordable Fair Market Rent (FMR).

Income Band (% AMI)	2013 Flat Rent	2014 Flat Rent	2015 Flat Rent	2016 Flat Rent	2017 Flat Rent
HH < 60%	45%	50%	55%	60%	65%
HH 60 – 80%	55%	60%	65%	70%	75%
HH 80 – 100%	70%	75%	80%	85%	90%
HH > 100%	80%	85%	90%	95%	100%

NYCHA's Current FY 2014 Flat Rents are shown in the table below

Apartment Size	80% of FY 2014 Fair Market Rent	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	\$930	\$582	\$698	\$872	\$989
1 Bedroom	\$972	\$608	\$729	\$911	\$1,033
2 Bedroom	\$1,152	\$720	\$864	\$1,080	\$1,224
3 Bedroom	\$1,482	\$926	\$1,111	\$1,389	\$1,574
4 Bedroom	\$1,660	\$1,038	\$1,245	\$1,556	\$1,764
5 Bedroom	\$1,909	\$1,193	\$1,432	\$1,790	\$2,028
6 Bedroom	\$2,158	\$1,349	\$1,619	\$2,024	\$2,293

Please note the Area Median Income Levels are the amounts in effect as of May 17, 2012.

NYCHA's Revised FY 2014 Flat Rents are shown in the table below (as per FY2014 Omnibus Appropriations Act (PL 113-76))

Apartment Size	80% of FY 2014 Fair Market Rent	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	\$930	\$930	\$930	\$930	\$989
1 Bedroom	\$972	\$972	\$972	\$972	\$1,033
2 Bedroom	\$1,152	\$1,152	\$1,152	\$1,152	\$1,224
3 Bedroom	\$1,482	\$1,482	\$1,482	\$1,482	\$1,574
4 Bedroom	\$1,660	\$1,660	\$1,660	\$1,660	\$1,764
5 Bedroom	\$1,909	\$1,909	\$1,909	\$1,909	\$2,028
6 Bedroom	\$2,158	\$2,158	\$2,158	\$2,158	\$2,293

Please note the Area Median Income Levels are the amounts in effect as of May 17, 2012.

As per PIH Notice 2014-12 (HA) Changes to Flat Rent Requirements, PHAs have discretion to phase-in rent increases 35 percent or less over a three-year period. Additional guidance from HUD released on June 17, 2014 (Flat Rent FAQs), noted that “if a PHA’s new flat rent amount is too substantial to phase in over three years, the full impact may be delayed by more than three years for families that reside in these PHAs’ jurisdiction.” For current public housing program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option starting with the 2014 fourth quarter annual income reviews.

- Flat Rent Households with incomes less than 60 percent Area Median Income (AMI) currently pay 50 percent of the Fair Market Rent (FMR) for their Flat Rent. In order to bring their rents into compliance with the Appropriations Act, NYCHA will increase their rents over the next five years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less. NYCHA will use the current Board approved rent increase of 10 percent for these households in the first year.
 - There are approximately 15,000 Flat Rent Households at NYCHA with incomes less than 60 percent AMI. They have an average income of \$35,000 and an average current rent of \$657. NYCHA estimates that a 35 percent rent increase would result in an average rent increase of up to \$200 more per month for these families, which is a substantial impact. Increasing the Flat Rents over three years also results in a substantial average rent increase of up to \$125 per month. Given the substantial impacts of increasing the Flat Rents to 80 percent of FMR on these low income households, NYCHA will increase their rents over the next five years starting in October 2014. The proposed rent increase of 10 percent will result in an average increase of \$65 per month for next year.
- Flat Rent Households with incomes between 60 percent and 80 percent AMI currently pay 60 percent of the FMR for their Flat Rents. In order to bring their rents into compliance with the Appropriations Act, NYCHA will increase their rents over the next five years until they reach 80 percent of FMR or the

Brooke Amendment income-based rent, whichever is less. NYCHA will use the current Board approved rent increase of 8 percent for these households in the first year.

- There are approximately 10,000 Flat Rent Households at NYCHA with incomes between 60 percent and 80 percent AMI. They have an average income of \$49,000 and an average current rent of \$798. NYCHA estimates that a 35 percent rent increase would result in an average rent increase of up to \$244 more per month for these families, which is a substantial impact. Increasing the Flat Rents over three years also results in a substantial average rent increase of up to \$144 per month. Given the substantial impacts of increasing the Flat Rents to 80 percent of FMR on these low income households, NYCHA will increase their rents over the next five years starting in October 2014. The proposed rent increase of 8 percent will result in an average increase of \$66 per month for next year.
- Flat Rent Households at NYCHA with incomes between 80 percent and 100 percent AMI currently pay 75 percent of the FMR for their Flat Rents. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will use the current Board approved rent increase to raise their rents to 80 percent of FMR (or the Brooke Amendment income-based rent) in the next year.
- Flat Rent Households at NYCHA with incomes greater than 100 percent of AMI currently pay 85 percent of the FMR for their Flat Rent and are in compliance with the FY 2014 Appropriations Act.

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

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

(2) Flat Rents

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

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

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

May 15 Meeting Agenda

-Roll Call/Introductions – 10 minutes

-Review Agenda – 5 minutes

➤ **Topic # 1 – Development Activities** – 10 minutes

Questions about Topics Presented – 10 minutes

➤ **Topic # 2 – Capital Improvements** - 10 minutes

Questions about Topics Presented – 10 minutes

➤ **Topic # 3 - Eligibility, Selection & Admissions Policies** – 10 minutes

Questions about Topics Presented – 10 minutes

➤ Wrap Up & Close Meeting – 10 minutes

May 22, 2014 Meeting Agenda

- -Roll Call/Introductions – 10 minutes
- -Review Agenda – 5 minutes

- **Topic # 1 – Rent Determination – Flat Rent Policy** – 10 minutes
- Questions about Topics Presented – 20 minutes

- **Topic # 2 – Additional RAB Comments on Annual Plan Topics**
 - **Operations & Management** – Maintenance & Repairs, CCC, Staffing, After Hours & Emergency Repairs, Grievance Procedure, Lease Enforcement
 - **Financial Resources**
 - **Community Programs & Development, Self-Sufficiency** – Resident Engagement & Section 3
 - **Eligibility, Selection & Admission Policies**
 - **Rent Determination** – Flat Rent Policy



Appendix A – Agendas of Resident Advisory Board (RAB) Meetings

July 23, 2014 Meeting Agenda

- -Roll Call/Introductions – 10 minutes
- -Review Agenda – 5 minutes

- **Topic # 1 – Eligibility, Selection & Admission Policies** – 10 minutes
 - RAB Comments and Questions about Topic Presented – 30 minutes

- **Topic # 2 – Rent Determination – Flat Rent Policy** – 10 Minutes
 - RAB Comments and Questions about Topic Presented – 30 minutes

- **Topic # 3 – Future RAB Meetings** – 15 Minutes

- Wrap Up and Close Meeting – 10 minutes



Appendix B – Comments from the Resident Advisory Board (RAB)



CITY-WIDE COUNCIL OF PRESIDENTS, INC.

*The Official Representative Body for the Public Housing Community of
Resident Associations in the New York City Housing Authority of the City of New York*

STATEMENT ON NYCHA'S DRAFT AGENCY PLAN FOR FY 2015
SUBMITTED BY: REGINALD H. BOWMAN, PRESIDENT CEO
JULY 24, 2014

Planning and Creating Public Housing Communities as Urban Infrastructure of Lasting Value

The CCOP and the RAB that represents the duly elected resident government of the Resident associations of the 344 public Housing Communities of New York stand united and do not support the current proposed NYCHA's Draft Agency Plan for FY 2015. Although we stand ready to play our regulatory role in this process, The CCOP and the RAB voted and take the position not to support this current version of the plan.

This version of the plan also includes a significant amendment to change Tenant Selection and Assignment Plan (TSAP) with a Modification and Changes to Flat Rent Requirements 2014 Appropriations Act, which we strongly oppose.

We are also publicly issuing a call to the NYC congressional delegation, and the NYC Elected officials, to support public housing residents to use this opportunity to join forces with Housing residents, industry professionals, developers, stakeholders advocacy groups in creating and designing a real plan, (**Planning and Creating Public Housing Communities as Urban Infrastructure of Lasting Value**) and in an action to change Section 210 of the law, which requires housing authorities to increase public housing Flat Rents to a minimum of 80 percent of Fair Market Rent (FMR). The law's Flat Rent provision requires all public housing authorities to make requisite adjustments and come into compliance by June 1, 2014 with the exception that no family's rent will increase by more than 35 percent in any year. The negative impact of this rent increase to NYCHA residents is significant. The Congress and the Senate of the US should not be attempting to balance the NYCHA budget shortfalls on the backs of already overburdened working and fixed income residents, with a market rate position that we cannot afford.

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Brooklyn East District Chair

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Appendix B – Comments from the Resident Advisory Board (RAB)

Indeed, 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.

And, NYCHA has met with the Resident Advisory Board (“RAB”) members for their comments in seven meetings between March and May 2014. NYCHA’s Draft Agency Plan to the U.S. Department of Housing and Urban Development (“HUD”) will be submitted on October 18, 2014. Following NYCHA’s submission, HUD has 75 days in which to review and approve the plan.

Although NYCHA’s priorities for the coming year are outlined on pages 13 through 21 of the executive summary of the NYCHA Plan, and New NYCHA Chair Shola Olatoye was appointed Chair & Chief Executive Officer of the New York City Housing Authority (NYCHA) on February 8, 2014, by Mayor Bill de Blasio, (As Chair & Chief Executive Officer, Ms. Olatoye will lead NYCHA’s efforts to improve residents’ quality of life and to help fulfill Mayor de Blasio’s plan to create or preserve 200,000 affordable housing units over the next 10 years. “Housing New York, A Five Borough, Ten-Year Plan.”) The plan further states, Ms. Olatoye will focus on bringing more employment opportunities to residents, retrofitting the public housing stock for a more sustainable future, and investing in residents and employees.

We the residents, have seen this act before...every year... Presently, the proposed “Housing New York 10 year plan” has come on the heels of a previous plan, leaving the residents to wait again, while the infrastructure of and services to, the buildings and the residents continue to deteriorate from lack of consistent capital investment from the subsidy system of the federal government, HUD and public/private investment.

The NYCHA, City, State and Government officials have had ample time in the last 20 years to manage the public housing real estate portfolio so that the buildings are in good repair, safe and secure and the resident support services are in operation, to provide the necessary options and opportunities equally to all of the families on all NYCHA Properties. No amount of lip service, started on January 1st 2014, or reactions to tragedies, fixes the long term problems that we are facing daily in real time in our developments.

Appendix B – Comments from the Resident Advisory Board (RAB)

The Resident Leadership of the five boroughs stand united when we say enough is enough, and demand that the present administration, and the new NYCHA Board and management, sit with us to do a Realistic Long Term plan (**“Planning and Creating Public Housing Communities as Urban Infrastructure of Lasting Value”**) for the NYCHA Public Housing Portfolio that truly invests in cures and covers the Operating, Capital and management shortfalls that continue to plague this institution and it’s culture.

We the residents the chief stakeholders, indeed, want to work with residents, NYCHA all advocacy, interest groups and public private partnership stakeholders, the Elected officials to present Public Policy and Budgets that insure the restoration, stability, security and safety of our Buildings along with the Financial Stability and responsible operation of the NYCHA institution. All of the following sections of the plan:

Outstanding Federal Issues

Public Housing Operating Fund

Public Housing Capital Fund

Section 8 Voucher Renewals

Veterans Affairs Supportive Housing (VASH)

Rental Assistance Demonstration (RAD) (Remove the Application)

Choice Neighborhoods

Moving to Work (MTW) (Remove the Application)

Improve Safety and Security

Super Storm Sandy

We have reviewed and do not support the NYCHA’s Draft Agency Plan for FY 2015, and its “significant amendments.” We have signed onto the Alliance Position on NYCHA’s Draft Agency Plan for FY 2015, except that we do not support the provision for homeless families, in the Alliance Position; segments of the plan need further review and we reserve our right to submit further recommendations and changes to the plan.

Respectfully submitted by The CCOP and RAB the Legitimate resident Government of the residents the people that are directly impacted by all of these plans in real time.

Appendix B – Comments from the Resident Advisory Board (RAB)

- **The Resident Advisory Board (RAB) and the Citywide Council of Presidents (CCOP) do not support NYCHA’s proposal to upgrade the Need-Based priority for New York City Department of Homeless Services (DHS)-referred homeless clients from N-4 to N-0 (the highest Need-Based priority). Residents in homeless shelters should not be put ahead of the 250,000 families currently on NYCHA’s waiting list.**
- **New residents to NYCHA developments coming from homeless shelters need additional support when transitioning out of the DHS facilities. DHS and NYCHA should ensure homeless families are prepared to make the transition from shelter to housing and completely understand NYCHA’s rules. Homeless families who are new to public housing often disregard or do not understand the rules, causing stress and tension for all residents. Families entering NYCHA from homeless shelters should be required to sign an agreement that they will abide by the rules for living in a development. A family assessment should be completed for those who are applying for public housing and the screening process for homeless families should be enhanced.**

NYCHA’s Response: The census of families with children in the New York City Department of Homeless Services (DHS) shelter system is at an all-time high. There were 11,224 families in shelter on average in June 2014, including 23,173 children. This represents an increase of 11percent in families and 12 percent in children compared to June 2013. The length of stay for families is also at a record high, with families staying an average of 446 days, 10 percent longer than a year ago. As a part of the City’s effort to reduce the number of families in the municipal homeless shelter system, and to meet local housing needs, NYCHA is committed to leveraging public housing resources for families in shelter.

NYCHA will upgrade the Need-Based priority for DHS-referred Homeless clients from N-4 to N-0 (the highest Need-Based priority). In addition to the Need-Based priority change, NYCHA will also give preference to DHS homeless families who are on the NYCHA Working Family wait list.

DHS will provide supportive services to the incoming homeless families through their Homebase providers to help them with a smooth transition into their new apartment. Each family will be assigned a Homebase worker starting at the rental interview who will assist them through the entire leasing process. The provider will also schedule home or office visits to complete the intake process and further assist the families after move-in.

NYCHA’s Family Services Department has recently conducted training with staff from the Homebase providers as well as staff from DHS and the New York City Department of Human Resources Administration (HRA). Topics discussed included an overview of Family Services, tenancy review (lease enforcement, tenants rights and responsibilities, termination procedures and grievances), property management (annual reviews, transfers and repairs) and resident services (community centers, tenant associations, Resident Watch and Resident Economic Empowerment and Sustainability).

- The Resident Advisory Board (RAB) and the Citywide Council of Presidents (CCOP) do not support NYCHA's proposal to increase the Flat Rents. NYCHA's revenue problems cannot be balanced on the backs of residents.

NYCHA's Response: Under Section 210 of the FY2014 Omnibus Appropriations Act (PL 113-76), housing authorities are required to increase public housing Flat Rents to a minimum of 80 percent of Fair Market Rent (FMR). The Flat Rent provision requires all public housing authorities to make requisite adjustments in rent and to come into compliance with the law by June 1, 2014, except that no family's rent will increase by more than 35 percent in any year. HUD also requires PHAs to begin applying the new flat rent schedules to recertifying households and to new residents beginning October 31, 2014.

NYCHA realizes that these increases in Flat Rent are substantial and requests that HUD allow NYCHA to phase-in these increases over five years to minimize the impact on our public housing families.

Appendix B – Comments from the Public

- **The proposed Significant Amendment to the FY14 Annual Plan that offers preferred placement for homeless families is not a good idea. NYCHA and the Mayor have made this decision without considering NYCHA’s staggeringly high occupancy rate and the difficulties homeless families may have as they transition from shelter to housing. Any homeless families moving into NYCHA housing must be fully trained and aware of the developments’ rules and regulations.**

NYCHA’s Response: The census of families with children in the New York City Department of Homeless Services (“DHS”) shelter systems is at an all-time high. There were 11,224 families in shelter on average in June 2014, including 23,173 children. This represents an increase of 11 percent in families and 12 percent in children compared to June 2013. The length of stay for families is also at a record high, with families staying an average of 446 days, 10 percent longer than a year ago. NYCHA’s plan not only addresses local housing needs, but is also in line with the national objectives of using mainstream housing assistance programs as an essential part of achieving President Obama’s goals of the 2010 Federal Strategic Plan to End Homelessness.

Supportive services will be provided by the New York City Department of Homeless Services (DHS) to the incoming formerly homeless families. Each family will be offered services to help them with a smooth transition into their new apartment. After move-in, the family will be assisted with services to help them remain stably housed and lease compliant.

- **NYCHA should allocate 2,500 public housing apartments a year to homeless families.**

NYCHA’s Response: As part of Mayor de Blasio’s commitment to leveraging existing City resources to reduce the number of families in homeless shelters, the New York City Housing Authority (NYCHA) will re-instate the policy to give homeless families in Department of Homeless Services (DHS) shelters the highest priority level for NYCHA public housing. In NYCHA’s Section 8 program, DHS-referred homeless families already have the highest priority for housing.

Public housing is a critical resource and will continue to be available to the public. As part of the Mayor’s commitment, DHS referrals will be given the highest priority. The City of New York is delivering on its commitment to reduce homelessness through multiple strategies, including leveraging public housing. In this spirit, DHS and NYCHA are working together to house a total of 3,250 families over the next four years.

- **NYCHA eliminate the “working family” preference, which does not require a demonstrated need for housing. This will ensure that public housing serves families with the greatest housing needs.**

NYCHA’s Response: HUD encourages the use of a Working Family Preference, a local preference, so that public housing agencies can accomplish income mixing and deconcentration of poverty. Income mixing and deconcentration are required by federal law: 42 U.S.C. § 1437n.

- **NYCHA should give domestic violence victims already living in public housing top transfer priority “T-0”.**

NYCHA’s Response: Domestic violence victims who seek to transfer are considered emergency transfers so that their moves can be expedited

- **NYCHA should not exclude homeless DV survivors living in domestic violence shelters administered by HRA from the restored N-0 priority for NYCHA housing. N0 should be made available to all of the homeless, regardless of the agency that administers the system.**

NYCHA’s Response: As stated on the previous page, the average daily census at DHS homeless shelters is at an all-time high and the families in shelter are staying for longer periods of time. Victims of Domestic Violence (VDV) who are on an NYCHA’s wait list and currently live in a shelter administered by the New York City Human Resources Administration (HRA) have a high priority of N1. NYCHA is working with HRA to identify families on the public housing wait list that live in their shelters to prioritize them once the N0 families have been addressed.

- **Does NYCHA and DHS have a transition and training plan for the homeless families? What happens if they do not work out? Would their agreement and/or contract be enforced? What is their accountability?**

NYCHA’s Response: DHS’s Homebase program will provide social services to incoming DHS families. DHS families must follow the same lease and other requirements as all other NYCHA residents.

- **NYCHA should have a preference for veterans. Is VASH NYCHA’s only plan to address the needs of our Veterans?**

NYCHA’s Response: NYCHA does not have a homeless preference for veterans at this time. Veterans Affairs Supportive Housing (VASH) is the only dedicated funding source NYCHA has for assisting homeless veterans. In October 2013, the U.S. Department of Housing and Urban Development (HUD) awarded NYCHA an additional 250 Section 8 vouchers specifically for homeless veterans under the VASH initiative. The Authority’s total of 2,445 vouchers is roughly 5 percent 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 New York City Department of Homeless Services (“DHS”). Applicants are identified, screened and referred by the VA to NYCHA for eligibility certification and voucher issuance. 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. NYCHA currently has 2,154 VASH under lease with 153 Veterans with vouchers searching for apartment.

- **NYCHA's Flat Rent increases should be phased-in and not based on the Fair Market Rent (FMR). The rent should be calculated based on a public housing family's net income not their gross income.**

NYCHA's Response: Under Section 210 of the FY2014 Omnibus Appropriations Act (PL 113-76), housing authorities are required to increase public housing Flat Rents to a minimum of 80 percent of Fair Market Rent (FMR). NYCHA realizes that these increases in Flat Rent are substantial and requests that HUD allow NYCHA to phase-in these increases over five years to minimize the impact on our public housing families. HUD regulations determine how NYCHA must calculate a family's annual income and the adjustments NYCHA is permitted to make to annual income. The regulations are at 24 C.F.R. § 5.609, Annual Income, and 24 C.F.R. § 5.611, Adjusted Income. There are additional HUD regulations regarding income and family payments in 24 C.F.R. Part 5, Subpart F.