

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

***FINAL* – PHA Agency Plan**

Annual Agency Plan for Fiscal Year 2017



Shola Olatoye
Chair & Chief Executive Officer

Date: October 18, 2016

**Annual PHA Plan
(Standard PHAs and
Troubled PHAs)**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires: 02/29/2016**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information														
A.1	<p>PHA Name: New York City Housing Authority PHA Code: NY005</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2017</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 177,634 Number of Housing Choice Vouchers (HCVs) 84,996 Total Combined Units/Vouchers 262,630</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															

B.	Annual Plan Elements					
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Please see Attachment A (PHA Plan Update)</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Please see Attachment F (Admissions Policy for Deconcentration)</p>					

B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Please see Attachment B and C (HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership, and Project-Based Vouchers, and Capital Improvements – Capital fund annual statement).</p> <p>As of July 31, 2016 NYCHA has executed 47 HAP contracts for 2,480 project based units receiving subsidy across the five boroughs in New York City. This includes project based apartments at NYCHA's LLC mixed finance developments.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: Please see Attachment A (PHA Plan Update)</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Please see Attachment E (Additional Information)</p>

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Please see Attachment O (Comments from the Resident Advisory Board (RAB) Members)</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>Please see Attachment C (Capital Improvements – Capital fund annual statement)</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>HUD FORM 50075.2 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN WAS APPROVED BY HUD ON AUGUST 3, 2016.</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) 306-3701 to schedule an appointment to review the documents.

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant <i>NYCHA participates in the Comprehensive Grant Program</i>	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act <i>NYCHA developments do not meet the statutory criteria.</i>	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	

NOTICE

New York City Housing Authority Draft Agency Plan for FY 2017

The public is advised that the *FY 2017 Draft Agency Annual Plan* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting June 17, 2016 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 *FY 2017 Agency Annual Plan* and supporting documents. The *FY 2017 Draft Agency Annual Plan* will also be available at the following locations:

- On NYCHA's webpage, which is located on: <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- 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:

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

PUBLIC COMMENT

The public is invited to comment on the *FY 2017 Draft Agency Annual Plan* at a public hearing to be held on **Wednesday, August 3, 2016** from 5:30 p.m. to 8:00 p.m. at:

**Borough Of Manhattan Community College
199 Chambers Street
New York, New York 10007**

The 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 *FY 2017 Draft Agency Annual Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than August 4, 2016.** Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to annualplancomments@nycha.nyc.gov.

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

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

AVISO

Borrador del Plan Anual de la Agencia el año fiscal 2017 de la Autoridad de Vivienda de la Ciudad de Nueva York

Se anuncia al público que el Borrador del Plan Anual de la Agencia para el año fiscal de 2017 estará disponible para su revisión pública en la oficina central de NYCHA, ubicada en el 250 Broadway, New York, NY, a partir **del 17 de junio de 2016** durante el horario de 9:30 a.m. a 4:30 p.m. Puede llamar al (212) 306-3701 para concertar una cita para revisar e Borrador del Plan Anual para el año fiscal 2017 y los documentos significativos. El Borrador del Plan Anual de la Agencia para el año fiscal de 2017 también se encontrarán disponibles en los siguientes lugares:

- En la página de NYCHA del internet en: <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- En la oficina de administración de cada residencial de vivienda pública durante el horario laboral.
- En los centro comunitarios /oficinas municipales que se enumeran a continuación en el horario de 9:00 am a 7:30 pm:

Manhattanville Senior Center 530 West 133 rd Street New York, New York	Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York	Staten Island Community Operations Oficina Municipal 126 Lamport Avenue Staten Island, New York
Taft Senior Center 1365 5th Avenue New York, New York	Queens Community Operations Oficina Municipal 70-30 Parsons Boulevard Flushing , New York	Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
Sedgwick Senior Center 1553 University Avenue Bronx, New York		

COMENTARIO PÚBLICO

El público está invitado a expresar sus comentarios acerca del Borrador del Plan Anual de la Agencia para el año Fiscal 2017 durante una audiencia pública que tendrá lugar el miércoles, 3 de agosto de 2016 de 5:30 p.m. a 8:00 p.m. en:

**Borough Of Manhattan Community College
199 Chambers Street
New York, New York 10007**

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

Alentamos la presentación de sus comentarios por escrito sobre del Borrador del Plan Anual de la Agencia para el año Fiscal de 2017. *Para que se los tomen en consideración, los comentarios **deben recibirse mediante correo postal de los Estados Unidos o fax, no más tardar del 4 de agosto de 2016. Los comentarios escritos pueden enviarse por fax al (212) 306-7905. Los comentarios pueden enviarse a la dirección que aparece a continuación y también pueden enviarse por correo electrónico a annualplancomments@nycha.nyc.gov.***

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

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Primera Ejecutiva

通知

紐約市房屋局「2017財政年度公共房屋機構計劃」初稿

從2016年6月17日起，各界人士可於上午9時30分至下午4時30分前往位於紐約市曼哈頓百老匯大道250號的紐約市房屋局辦公總部審查「2017財政年度機構計劃」初稿。請致電(212) 306-3701預約時間審閱「2017財政年度機構計劃」及相關證明文件。民眾也可透過下列方式索取「2017財政年度機構計劃」初稿：

- 紐約市房屋局 (NYCHA) 官方網頁，網址：<http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- 紐約市房屋局轄下各個公房區管理處 (請於正常辦公時間前往)
- 下列社區中心/地區事務管理處 (辦公時間: 早上9時至晚上7時30分):

Manhattanville Senior Center 曼哈頓維爾公房長者中心 530 West 133 rd Street New York, New York	Soundview Houses Senior Center 桑德維公房長者中心 1674 Seward Avenue Bronx, New York	Staten Island Community Operations Borough Office 史坦頓島區域事務管理處 – 社區營運部 126 Lamport Avenue Staten Island, New York
Taft Senior Center 塔芙特公房長者中心 1365 5th Avenue New York, New York	Queens Community Operations Borough Office 皇后區區域事務管理處 - 社區營運部 70-30 Parsons Boulevard Flushing, New York	Brownsville Senior Center 布朗斯維爾公房長者中心 528 Mother Gaston Boulevard Brooklyn, New York
Sedgwick Senior Center 塞奇威克公房長者中心 1553 University Avenue Bronx, New York		

諮詢公眾意見

我們還誠邀各界人士出席於**2016年8月3日**，星期三傍晚5時30分至晚上8時舉行的公共聽證會，對「2017財政年度機構計劃」初稿發表意見並提出建議。地點如下：

Borough of Manhattan Community College
紐約市立大學曼哈頓社區學院
199 Chambers Street
New York, New York 10007

會議地點設有無障礙通道方便殘疾人士進出並可搭乘公共交通工具抵達。請瀏覽<http://tripplanner.mta.info>或致電大都會捷運局 (MTA)/紐約市交通旅遊資訊熱線查詢詳情，電話：(718) 330-1234。

歡迎各界人士對「2017財政年度機構計劃」初稿發表書面意見。我們僅會考慮於**2016年8月4日**前以傳真或平郵方式提交的意見書。傳真號碼：(212) 306-7905。意見書可寄至下列地址或發送電郵至 annualplancomments@nycha.nyc.gov。

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

白思豪，市長

索拉•奧拉托耶，主席兼行政總監

УВЕДОМЛЕНИЕ

**Проект годового плана Жилищного управления г. Нью-Йорка
(New York City Housing Authority, NYCHA) на 2017 финансовый год**

Настоящим извещаем, что *проект Годового плана агентства на 2017 финансовый год (FY 2017 Draft Agency Annual Plan)* будет доступен для публичного ознакомления в главном офисе NYCHA, который находится по адресу: 250 Broadway, New York, NY, начиная с 17 июня 2016 года с 9:30 а.м. до 4:30 р.м. Для ознакомления с ним и сопроводительными документами позвоните, пожалуйста, по тел. (212) 306-3701 и назначьте встречу. *Также* эти документы можно будет найти:

- На вебсайте NYCHA <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- В офисе управления *каждого* жилищного комплекса NYCHA в обычные приемные часы.
- В нижеуказанных местных общественных центрах (Community Centers)/районных управлениях с 9:00 а.м. до 7:30 р.м.:

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

Комментарии общественности

Общественность также приглашается предоставить комментарии по *поводу проекта Годового плана агентства на FY 2017* на публичном слушании, которое состоится **в среду, 3 августа 2016 г.** с 5:30 р.м. до 8:00 р.м. по адресу:

**Borough of Manhattan Community College
199 Chambers Street
New York, New York 10007**

Вышеуказанное место проведения мероприятия оборудовано для доступа инвалидов, и туда можно добраться общественным транспортом. Для получения информации о том, как добраться туда общественным транспортом, пользуйтесь страницей на Интернетe <http://triplanner.mta.info> или звоните в транспортное управление MTA/NYC Transit Travel Information Line по тел. (718)330-1234.

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

Bill de Blasio, мэр

Shola Olatoye, председатель и исполнительный директор



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Public Hearing

Wednesday, August 3, 2016
5:30 pm to 8:00 pm

Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10007

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Asamblea Pública
Miércoles, 3 de agosto de 2016
De 5:30 pm a 8:00 pm

Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10007



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公眾聽證會

2016年8月3日，星期三
下午5時30分至晚上8時

Borough of
Manhattan
Community College
紐約市立大學
曼哈頓社區學院
199 Chambers Street
New York, NY 10007



Публичное слушание по поводу Годового плана на 2017 финансовый год



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Среда, 3 августа 2016 г.
с 5:30 pm до 8:00 pm

Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10007

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Executive Summary

NYCHA's Final Agency Plan for FY 2017

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

The Final Agency Plan for FY 2017 is available for public review at NYCHA’s Central Office and each development’s management office as well as on NYCHA’s web page <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>. NYCHA will also provide a copy of the Final Agency Plan to each public housing Resident Association President.

NYCHA met with the Resident Advisory Board (“RAB”) members for their comments in eleven meetings between February and September 2016.

NYCHA’s Final Agency Plan was submitted to the U.S. Department of Housing and Urban Development (“HUD”) on October 18, 2016. 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 19 through 28.

NextGeneration NYCHA

On May 19, 2015, Mayor de Blasio and NYCHA Chair and CEO Shola Olatoye announced NextGeneration NYCHA (“NextGen”), a comprehensive ten-year plan to stabilize the financial crisis facing New York City’s public housing authority and deliver long-needed improvements to residents’ quality of life by changing the way NYCHA is funded, operated and how it serves its residents. Developed over one year from 150 collaborative meetings with NYCHA residents, stakeholders and elected officials, NextGen builds on the de Blasio administration’s commitment to stabilize, preserve and revitalize public housing. Facing the worst financial crisis in NYCHA’s history, the Authority continues to launch targeted strategies each month with the goal of improving resident quality of life and preserving public housing for this and future generations. With increased transparency, infrastructure improvements, and stakeholder engagement, NYCHA is taking meaningful steps to change the way it does business and become a more modern, effective and efficient landlord. NextGen’s 15 targeted strategies support four principal goals:

1. Change the way NYCHA is funded
2. Operate like a more modern, efficient landlord
3. (Re)build existing public housing and new affordable housing
4. Engage residents and connect them to best-in-class services

By cutting costs, instituting modern and effective management practices, and targeting new sources of revenue, over ten years the plan’s 15 strategies will both reduce NYCHA’s capital needs by \$4.4 billion over ten years and achieve nearly \$900 million in savings and new operating revenue over the next five years.

In the first year of the NextGeneration plan, NYCHA has made major progress in its commitment to improving quality of life for the more-than 400,000 people who call NYCHA home. NYCHA has made major capital repairs and improvements to buildings across the five boroughs, including at Sandy-impacted developments – and is integrating sustainability and resiliency into all new construction. NYCHA has improved the speed and ease of customer service with initiatives like localized property management, and innovative technology, like the MyNYCHA Mobile App, which connects residents with NYCHA through smartphones, tablets, and computers. NYCHA has made millions of dollars of security improvements, installing security cameras, exterior and interior lighting, and layered access doors, and continues to make communities safer by enhancing communication and collaboration with partner agencies. NYCHA is engaging residents in new ways, through comprehensive outreach efforts and constant dialogue with the community – graduating nearly 450 residents from its resident training programs, partnering with expert providers to deliver services to residents, and holding 36 meetings with over 600 residents to date at Holmes Towers and Wyckoff Gardens in the NextGen Neighborhoods program. Additionally, NYCHA is leveraging new funding streams, including federal programs like Rental Assistance Demonstration (RAD), through which NYCHA will make critical improvements and renovations at 1,400 units in Far Rockaway.

Below are some of the accomplishments achieved:

FUND
Improve resident rent and fee collection.
<ul style="list-style-type: none"> • Expanded use of automated rent reminder calls (robocalls) to all of NYCHA • Completed pilot at St. Nicholas Houses to reduce overall rent delinquency • Trained over 700 NYCHA staff on new rent procedures to improve customer service on rent collection • Completed pilot at Ocean Bay Houses to test effectiveness of using hand held devices in rent collection
Maximize the revenue and uses of ground floor spaces.
<ul style="list-style-type: none"> • Created 16 new leases of formerly vacant ground-floor commercial and community space and renewed 16 leases, totaling 40,680 square feet generating new revenue
Integrate with City agencies and reduce central office expenses.
<ul style="list-style-type: none"> • Reduced central office costs through attrition and integration into other City agencies’

OPERATE

Transform into a digital organization

- Launched the MyNYCHA app in English and Spanish, allowing residents to create, schedule and view apartment repair requests from their smartphones and tablets
 - Over 35,640 downloads for the app; residents have created 155,224 work orders
- Created Development Portal, allowing residents to view information about their development, including work orders, service levels, and outages.
- Launched online Section 8 recertifications and public housing annual income reviews
 - Offered over 45,000 recertifications online to Leased Housing voucher-holders
 - Launched online annual reviews for Public Housing residents at 54 developments (including consolidations) across all 5 boroughs

Localize decision-making at the developments

- NYCHA expanded the asset-based Next Generation Operating Model (NGO) to 71 Queens, Staten Island and Mixed Finance developments.
- Reduced work order completion time to 4 days from 21 days at the initial 18 NGO developments

Pursue a comprehensive sustainability agenda

- Launched NYCHA's first-ever Sustainability Agenda, marking the first time in NYCHA's history the Authority has developed an integrated, long-term plan focused on environmental health, green building and operations, and climate change adaptation and resiliency
- The major goals of the Sustainability Agenda include reducing greenhouse gases 80% by 2050, integrating resiliency and climate change adaptation into capital planning and incorporating sustainability into daily management and operations.
- Recycling:
 - Rolled out recycling program at 200 developments, impacting 1,630 buildings that serve 303,414 residents
- Sandy Recovery:
 - Started FEMA-funded Sandy Construction at 21 developments
 - Renovated 216 Sandy-damaged first floor apartments at 10 developments
 - Broke ground on \$67 million project at Ocean Bay-Oceanside; \$88 Million project at Astoria Houses; and \$41 million project at Coney Island Sites 4/5
 - Nearing completion on \$5 million project Lower East Side Rehab (Group 5)

Increase safety and security at NYCHA developments

- Completed a \$4.8 million lighting project at Polo Grounds Towers, installing 341 state-of-the-art, energy-efficient fixtures in public areas.
- Completed \$4.1 million exterior lighting project in Bushwick
- Completed \$5.1 million exterior lighting project in Boulevard
- Completed \$3.8 million exterior lighting project in Stapleton
- Completed \$2.5 million exterior lighting project in Butler
- Completed \$2.6 million exterior lighting project in St. Nicholas
- Installed CCTV, lighting, doors, and layered access at 15 MAP developments
- Completed 32 Layered Access Control (LAC) and CCTV projects.
- Reduced violent crime at MAP sites by 11% in 2015
- Launched the Public Safety Advisory Committee (PSAC), bringing residents to the table with NYCHA staff and management, law enforcement agencies, and community organizations to develop a Public Safety Blueprint for improving quality of life

(RE) BUILD

Devise Capital Planning Strategy

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

- Replaced roofs at the following developments:
- All 26 roofs at Queensbridge North and South with \$87 million in City capital funding
- 3 roofs at Albany I & II
- 3 roofs at Parkside
- 5 roofs at Sheepshead Bay

Provide underutilized NYCHA-owned land to support the creation of affordable housing units

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

- Selected developers for NYCHA's first 100%-affordable housing sites at Mill Brook, Ingersoll, and Van Dyke Houses
- Released RFP for Betances V and VI in the Mott Haven Section of the Bronx.

Initiative to generate revenue to reinvest into NextGen Neighborhood development sites and

across NYCHA by leveraging a 50-50 split of market-rate and affordable housing units built on underutilized NYCHA land.

- Engaged 600+ residents in 36 meetings at Holmes Towers (Manhattan) and Wyckoff Gardens (Brooklyn), where a 50/50 mix of affordable and market-rate housing will be developed to generate revenue for critical repairs at NYCHA and increase the City’s supply of affordable housing.
- Released RFP at Holmes Towers located in Manhattan and Wyckoff Houses in Brooklyn.

Leverage HUD programs to preserve housing

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

- NYCHA released a request for proposals for potential developers to upgrade 1,400 public housing units at Ocean Bay Apartments (Bayside) in the Far Rockaways through the U.S. Department of Housing and Urban Development’s (HUD) RAD program

Adopt design excellence practices to improve the quality of NYCHA’s interior and exterior spaces

- Created design guidelines for new construction on NYCHA campuses
- Finalized design standards for kitchens and bathrooms
- Revised eight design guidelines impacting 30% of 2016 capital projects (\$210 million value) No change
- Initiated peer review program for community centers and grounds improvement projects
- Conducted design charrette to incorporate “Enterprise Green Communities” into capital projects

ENGAGE

Transition from direct service provision to a partnership-based model, and transform resident engagement

- Completed the reorganization of Community Engagement & Partnerships in July 2016.
- Transitioned department from direct services to partnership-based service delivery and created a new resident engagement framework
- Established new Community Engagement and Partnerships division
- To improve social services delivery to residents, 24 Community Centers and 17 Senior Centers are now managed by New York City Department of Youth and Community Development (DYCD) and the Department for the Aging (DFTA)

<ul style="list-style-type: none"> • Created 8 new Resident Associations and 14 Youth Councils.
<p>Attract philanthropic dollars for resident services through the creation of a non-profit 501(c)3</p>
<ul style="list-style-type: none"> • Launched an independent, non-profit 501(c)(3) organization, the Fund for Public Housing, to support NYCHA’s transformation from a direct service provider to a partnership based model.
<p>Connect residents to quality workforce opportunities</p>
<ul style="list-style-type: none"> • Graduated 434 residents from Resident Training Academy • Graduated 84 residents from Food Business Pathways • Launched a workforce development initiative with East Harlem Employment Services • Held first conference in the Resident Leader training series on the Section 3 resident hiring program and other economic opportunities

NextGeneration is transforming how NYCHA is funded, operates, builds and rebuilds, and engages residents and connects them to opportunity. In year one, NYCHA is moving in a positive direction and seeing results.

Creating safe, clean, and connected communities for residents

NextGeneration NYCHA – Public Safety

As part of NextGeneration NYCHA, the Public Safety Advisory Committee will engage a variety of stakeholders to develop a NextGen Public Safety Blueprint, a plan that will incorporate current public safety efforts with additional initiatives to address crime, youth and community engagement, emergency response and preparedness, lease enforcement, and quality of life issues ranging from littering to dog owners that fail to curb their pets. The Advisory Committee will build on the vision of NYCHA’s existing Resident Watch Groups— comprised of resident volunteers who give their time to enhance development security— and ensure that resident voices continue to be the central focus of NextGeneration NYCHA’s safety agenda. Since more than 41 percent of NYCHA residents are under the age of 25, elevating the voice and input of young adults living in NYCHA communities will be crucial to shaping the direction of the Public Safety Advisory Committee.

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

Housing New York

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

NextGeneration NYCHA – 100% Affordable Housing

The Authority will provide underutilized land for the creation of 10,000 affordable housing units, including a mix of uses, to provide additional amenities. In May 2016, NYCHA and New York City Department of Housing Preservation and Development (HPD) announced the selection of three development teams to expand affordable housing opportunities at three NYCHA developments: Ingersoll Houses in the Fort Greene neighborhood of Brooklyn, Van Dyke Houses in the Brownsville neighborhood of Brooklyn, and Mill Brook Houses in the Mott Haven neighborhood in the Bronx. The plan to create 100 percent affordable senior and multifamily housing on available NYCHA property was developed in response to resident and advocate calls for more affordable housing options in their communities.

NYCHA intends to ground lease two sites located at Betances V and Betances VI for additional low-income housing development. The RFP was released on June 27th with developer selection occurring in early 2017. Following developer selection Section 18 applications will be submitted in 2017. Construction is scheduled to begin in 2018.

All five 100 percent affordable housing developments will advance the goals of Mayor de Blasio's Housing New York plan to build or preserve 200,000 affordable housing units over ten years. It also helps achieve NYCHA's commitment to contribute 10,000 of those affordable units within the decade as part of NextGeneration NYCHA, the Authority's 10-year strategic plan.

NextGeneration NYCHA – NextGeneration Neighborhoods

Centered on resident and community stakeholder engagement, the ***NextGen Neighborhoods*** program enables NYCHA to generate revenue to reinvest back into our development sites and across NYCHA by leveraging a 50-50 split of market-rate and affordable housing units.

NYCHA has been actively seeking resident input at the front end of the process to help shape the final plan. Between September 2015 and May 2016, over 1,300 residents have participated in meetings, visioning sessions, and charrettes at Holmes Towers in Manhattan and Wyckoff Gardens in Brooklyn. Their input will inform the character of the residential/commercial mix at sites, the new building location, and the look and feel (that is, the design and landscape) of the new construction – all of which will help integrate the new building into the NYCHA campus and community. Their feedback will also guide NYCHA in determining priorities for capital repairs in their buildings, which will occur concurrently with the new construction. Once the developer is selected, NYCHA will continue to engage its residents through a Stakeholder Committee. The Stakeholder Committees will work directly with the selected developer by representing the interests

and concerns of NYCHA residents, neighbors, and the community. The committee will be comprised of, at a minimum, three residents from each building—including at least one youth (ages 18-24), one senior resident (ages 64+), and one general resident (no age requirement) to ensure a diversity of perspectives; as well as one Resident Association member, one non-NYCHA resident from the community, and 5-7 representatives from community-based organizations, advocacy groups, and elected officials.

The RFP was released at the end of June with developer selection occurring in early 2017. Following developer selection Section 18 applications will be submitted in 2017. Construction is scheduled to begin in 2018

NextGeneration NYCHA – HUD Preservation Programs

NYCHA will use every tool available to protect the affordability of New York City's housing stock and strengthen public housing for this and future generations. By leveraging the Rental Assistance Demonstration program (RAD), called Permanent Affordability Commitment Together (PACT) in NYC, NYCHA will help improve the quality of life for residents at Ocean Bay (Bayside) in Queens, ensuring their apartments and buildings receive much-needed repairs and upgrades while preserving affordability and tenant protections. PACT is a component of NextGeneration NYCHA's 10 year strategic plan to preserve public housing and become a more effective and efficient landlord.

With program approval from HUD, NYCHA can begin to address the significant capital repair needs at Ocean Bay (Bayside) Apartments by converting the development's funding source from public housing funds to this hybrid Project-Based Section 8 program.

As the funding supporting this development transitions from public housing (Section 9) to Section 8, NYCHA will retain ownership and play a key role in decision making and oversight of the project. Under PACT rules, the property and unit count must remain permanently affordable (rent cannot exceed 30% of resident income), which NYCHA will enforce through agreements with the developer and ownership of the land. Residents will continue to have the same succession opportunities and grievance procedures under the PACT program that currently exist for NYCHA's public housing residents. No resident can be evicted without proven cause. Residents will retain the right to establish and operate a resident organization. Finally, developers will be required to propose a plan to train and hire NYCHA residents, and proactively engage residents on a regular basis as the project moves forward.

In February 2016, NYCHA released the Request for Proposal (RFP) for potential partners for approximately 1,400 units at Ocean Bay (Bayside) through PACT. NYCHA estimates these 1,400 apartments need about \$174 million in major improvements and upgrades over the next 20 years, such as kitchen and bathroom modernizations, roof replacement, boiler replacements and safety upgrades. Through the RFP, NYCHA invited developers, including non-profit entities and M/WBE firms, to submit proposals for the financing, major rehabilitation and operations of Ocean Bay (Bayside) as a Section 8 property. In July 2016, a partner was selected.

In June 2016, NYCHA submitted PACT applications to the United States Department of Housing and Urban Development (HUD) for 40 additional developments with approximately 5,200 units. These PACT applications may result in conversions that would perform substantial rehabilitation of the properties, convert the public housing subsidy to project-based Section 8 Housing Assistance Payment contracts, and preserve substantive housing rights for residents.

Those initially selected for PACT applications are scattered developments and high need developments. Development selection considered a PACT conversion's ability to improve a development's maintenance, management, and physical condition. This application is currently pending HUD approval.

One City: Built to Last

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

The NextGeneration NYCHA Sustainability Agenda

In April 2016, New York City Housing Authority (NYCHA) released its Sustainability Agenda, a ten-year roadmap for creating healthy and comfortable housing that will withstand the challenge of climate change. The Sustainability Agenda is a central strategy of NextGeneration NYCHA, the Authority's long-term strategic plan to become a more efficient and effective landlord, in order to improve the quality of life for NYCHA residents. It is also an invitation to residents and surrounding communities to work with NYCHA to realize a shared long-term vision of equity, sustainability, and resiliency. <http://www1.nyc.gov/site/nycha/about/sustainability.page>

Focusing on resident health and working hand-in-hand with community partners, NYCHA has committed to the following goals by 2025:

- Work to achieve City's goal of **reducing greenhouse gases** 80% by 2050
- Integrate **resiliency and climate change adaptation** into capital planning
- Incorporate **sustainability into daily management and operations**
- Systemically eliminate the **root causes of mold** by fixing leaks in roofs, facades, pipes and modernizing ventilation systems
- Ensure **consistent heat and hot water** (prevent unplanned outages and overheating)

The Sustainability Agenda includes 17 targeted strategies, which are meaningful ways NYCHA plans to meet the de Blasio administration's emission-reduction goals (One City: Built to Last) and resiliency and sustainability objectives (OneNYC.) The plan also outlines NYCHA's commitment to federal sustainability goals, including a pledge to develop 25 MW of renewable energy capacity by 2025 as part of Renew300, a joint HUD-DOE initiative. NYCHA has also committed to participate in HUD's Better Buildings Challenge to cut energy intensity in the Authority's buildings portfolio-wide by 20% over the next decade.

OneNYC

Lastly, NextGeneration NYCHA is a part of **OneNYC**, the Mayor's plan for growth, sustainability, resiliency, and equity released in April 2015. As NYC heads into its fifth century and tackles the challenges of a growing population, an evolving economy, and growing inequality, NextGeneration NYCHA plays an important role in ensuring the vision of a thriving, just, equitable, sustainable and resilient city. Through multiple initiatives, including capital improvements, affordable housing, sustainability efforts, and recycling, NYCHA continues to play a key role in the success of **OneNYC**.

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 • Rent Determination • Operation and Management • Community Service and Self-Sufficiency • Hope VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, and Project Based Vouchers • Housing Needs 	<ul style="list-style-type: none"> • Statement of Progress in Meeting Mission and Goals – FY 2015 to FY 2019 • Admissions Policy for Deconcentration • Resident Advisory Board Members • PHA Management Organizational Chart • Assessment of Site-Based Waiting List • Agendas of Meetings Held with NYCHA’s Resident Advisory Board • Resident Employment Data • Comments from the RAB and the Public
--	--

B) Identify the specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan.

The *Final Annual Plan for FY 2017* 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 Final Annual Plan for FY 2017* is also available at the following locations:

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

Manhattanville Senior Center 1470 Amsterdam Avenue New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Senior Center 1553 University Avenue Bronx, New York	Soundview Senior Center 1674 Seward Avenue Bronx, New York Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing , New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
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C) PHA Plan Elements (24 CFR 903.7)

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

A. Public Housing

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

(1) Eligibility

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

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

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

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

Other: (describe)

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

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

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

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists (*By NYC Borough*)
- Site-based waiting lists ***See Attachment J***
- Other (describe)

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

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

(4) Admissions Preferences

a. Income targeting:

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

While NYCHA does not plan to exceed the federal targeting requirements, slightly over 75% of the families admitted to public housing during the first eight months of calendar year 2016 have been households with incomes at or below 30% of area median income.

b. Transfer policies:

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

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

Tenant transfers for reasonable accommodation.

Families displaced for development renovation.

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

Accessible Apartments.

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

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

Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

Intimidated Witnesses.

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

Doubled up or overcrowded in apartment not subsidized by NYCHA.

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

Referrals from the New York City Department of Homeless Services.

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

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

2 - Intimidated witnesses.

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

3 – Doubled up in apartment not subsidized by NYCHA.

3 – *Overcrowded in apartment not subsidized by NYCHA.*

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

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

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

Admission income limits apply at certain developments, as follows: At tax credit developments family income must not exceed 60% of area median income. At 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)

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

NYCHA's waitlist is currently closed. However, if the waitlist were to reopen, persons interested in applying may do so online.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

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

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained?

(select all that apply)

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

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

- Through published notices
- Other (list below)

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

Veterans Affairs Supportive Housing (“VASH”)

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

2. Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: 2017 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2016 grants)		
a) Public Housing Operating Fund	\$901,987,551	
b) Public Housing Capital Fund (2016 Grant)	\$318,732,540	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,065,958,678	
Other Federal Grants (list below)		
FSS Self Sufficiency	\$68,424	<i>Self Sufficiency Services</i>
2. Prior Year Federal Grants (unobligated funds only) (as of September 19, 2016)		
FY 2014 Capital Fund	\$2,387,360	<i>Modernization</i>
FY 2015 Capital Fund	\$66,240,558	<i>Modernization</i>
FY 2016 Capital Fund	\$238,584,733	<i>Modernization</i>
Replacement Housing Factor	\$2,885,495	<i>New affordable housing construction</i>
HOPE VI Revitalization	\$7,852,640	<i>New construction at Prospect Plaza</i>
Public Housing Development Grants	\$2,133,012	<i>Modernization of former City/State developments</i>
1. Public Housing Dwelling Rental Income (includes City and State Developments)	\$1,012,569,653	<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)	\$20,211,099	<i>Public Housing Operations</i>
Interest Income	\$6,836,259	<i>Public Housing Operations</i>

Financial Resources: 2017 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Department of Information Technology and Telecommunications Grant	\$550,000	<i>Support Community Learning Centers and offer an array of new resources for digital literacy</i>
Miscellaneous Income (includes Debt Service)	\$129,786,941	<i>Public housing operations, safety and security, and supportive services</i>
Total Resources	\$3,776,784,943	

3. Rent Determination

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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 earned income disallowance set forth in 42 U.S.C. §1437a(d).

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

75 percent of operating costs

- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

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

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

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

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

(2) Flat Rents

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

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

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

All current public housing residents, newly-admitted public housing residents or transferring public housing residents have the option of paying either the flat rent amount shown in the table on the next page or an income-based rent (calculated at the higher of: 30 % of adjusted household income, 10% of gross household income, or the welfare rent), whichever is lower. NYCHA automatically charges residents the lower rent.

Effective January 1, 2017: Newly-admitted public housing residents or transferring public housing residents will be subject to the new flat rent, based on the table below.

Effective 1st Quarter 2017 Annual Reviews (with a new rent effective date of May 1, 2017): Current public housing residents whose family’s annual income is reviewed in this quarter, will be subject to the new flat rent based on the table below.

Apartment Size	FY 2017 Fair Market Rent	NYCHA’s Flat Rent 85% of FY 2017 Fair Market Rent
Studio	\$1,352	\$1,149
1 Bedroom	\$1,419	\$1,206
2 Bedroom	\$1,637	\$1,391
3 Bedroom	\$2,102	\$1,787
4 Bedroom	\$2,267	\$1,927
5 Bedroom	\$2,607	\$2,216
6 Bedroom	\$2,947	\$2,505

Section 8 Tenant-Based Assistance

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

Federal Budget appropriation

(2) Minimum Rent

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

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

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

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

4. Operation and Management

[24 CFR Part 903.7 9 (e)]

During FY 2017, 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 I**)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units Or Families Served At Year Beginning 2016	Expected Turnover
Public Housing	177,634	5,330
Section 8 Vouchers	84,996	3,120
ROSS Service Coordinator Grant 2012: To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	450 individuals from reporting period 9/12/15 to 9/15/16	N/A
Service Coordinator	An average of 364 residents served monthly	N/A
Other Federal Programs (list individually)		
Child Care Food Program	6,400 youth served daily	N/A
City Harvest Mobile Market Program	280,000 lbs. of produce to approximately 7,250 participants	N/A
Elderly Safe at Home	An average of 344 residents	N/A

	served monthly	
Senior Resident Advisor	An average of 750 residents are served monthly	N/A
<p>Family Self Sufficiency Program:</p> <p>A HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.</p>	592 program participants as of 8/31/2016	N/A

C. Management and Maintenance Policies

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

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

- NYCHA Management Manual
- NYCHA Housing Applications Manual
- NYCHA Human Resources Manual
- NYCHA Emergency Procedure Manual
- NYCHA Contract Procedure Resolution
- NYCHA General Memoranda
- NYCHA Deputy General Manager Memoranda
- NYCHA Standard Procedures

(2) Section 8 Management: (list below)

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

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

5. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

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

6. Designated Housing for Elderly and Disabled Families

[24 CFR Part 903.7 9 (i)]

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

2. Activity Description

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

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

Designation of Public Housing Activity Description
1a. Development name: Louis Armstrong I 1b. Development (project) number: NY005012100
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 95 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Baruch Houses Addition 1b. Development (project) number: NY005010600
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 197 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Dr. Ramon E. Betances I 1b. Development (project) number: NY005012110
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 88</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Mary McLeod Bethune Gardens</p> <p>1b. Development (project) number: NY005010030</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: July 08, 2015</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 210</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Borinquen Plaza I</p> <p>1b. Development (project) number: NY005012430</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p>

Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 144 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Boston Road Plaza 1b. Development (project) number: NY005010390
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 235 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bronx River Addition 1b. Development (project) number: NY005010320
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Reverend Randolph Brown
1b. Development (project) number: NY005012520
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Cassidy-Lafayette
1b. Development (project) number: NY005011170

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: July 08, 2015</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 380</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Chelsea Addition</p> <p>1b. Development (project) number: NY005011340</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: July 08, 2015</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 96</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description

1a. Development name: **Claremont Parkway-Franklin Avenue**

1b. Development (project) number: **NY005013420**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation **approved**, submitted, or planned for submission: July 08, 2015

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 116

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **College Avenue-East 165th Street**

1b. Development (project) number: **NY005013080**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation **approved**, submitted, or planned for submission: July 08, 2015

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 95 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: College Point Rehab 1b. Development (project) number: NY005011860
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 13 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: John Conlon LIHFE Towers 1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 216 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Edward Corsi 1b. Development (project) number: NY005010640
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 171 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Davidson 1b. Development (project) number: NY005013420
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 56 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: East 152nd Street-Courtlandt Avenue 1b. Development (project) number: NY005010280
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 130 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Fort Washington Avenue Rehab 1b. Development (project) number: NY005013090
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Marcus Garvey (Group A) 1b. Development (project) number: NY005012520
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 86 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Glebe Avenue-Westchester Avenue

1b. Development (project) number: NY005010670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 132 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bernard Haber 1b. Development (project) number: NY005011660
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 380 7. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Harborview Terrace 1b. Development (project) number: NY005010220
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 195 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Hope Gardens 1b. Development (project) number: NY005012470
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 130 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: International Tower 1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Kingsborough Extension 1b. Development (project) number: NY005010100
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 184 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Mayor Fiorello H. LaGuardia Addition 1b. Development (project) number: NY005010760
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Leavitt Street-34th Avenue 1b. Development (project) number: NY005011860
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 83 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Lower East Side I Infill 1b. Development (project) number: NY005011000
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 72 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Justice Thurgood Marshall Plaza 1b. Development (project) number: NY005010030
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 180 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Judge Max Meltzer Tower 1b. Development (project) number: NY005011000
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 231 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Middletown Plaza

1b. Development (project) number: NY005010340
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 179 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Mayor John Purroy Mitchel 1b. Development (project) number: NY005011450
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 165 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development

<input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Morris Park Senior Citizens Home 1b. Development (project) number: NY005012410
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 97 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Morrisania Air Rights 1b. Development (project) number: NY005012670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 300
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: New Lane Area 1b. Development (project) number: NY005010350
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 277
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Palmetto Gardens 1b. Development (project) number: NY005012470
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 115 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: P.S. 139 (Conversion) 1b. Development (project) number: NY005011110
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 125 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Randall Avenue – Balcom Avenue 1b. Development (project) number: NY005010630
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 252 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: William Reid Apartments 1b. Development (project) number: NY005011670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 230 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Ira S. Robbins Plaza 1b. Development (project) number: NY005011390
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Eleanor Roosevelt I 1b. Development (project) number: NY005011350
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Shelton Houses

1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 155 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Sondra Thomas Apartments 1b. Development (project) number: NY005011270
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 87 7. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Peter Stuyvesant Gardens II 1b. Development (project) number: NY005012210
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Surfside Gardens 1b. Development (project) number: NY005011700
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan? 6. Number of units affected: 270 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Twin Parks East (Site 9) 1b. Development (project) number: NY005012270
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 219 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Union Avenue-East 163rd Street 1b. Development (project) number: NY005013420
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA (Site 5) 1b. Development (project) number: NY005012410
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA (Site 6) 1b. Development (project) number: NY005012410
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Van Dyke II 1b. Development (project) number: NY005011680
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 112 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Vandalia Avenue 1b. Development (project) number: NY005011940
2. Designation type:

Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 293 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: West Brighton II 1b. Development (project) number: NY005010130
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 144 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description

<p>1a. Development name: West Tremont Avenue-Sedgwick Avenue</p> <p>1b. Development (project) number: NY005010450</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: July 08, 2015</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 148</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Gaylord White</p> <p>1b. Development (project) number: NY005010090</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: July 08, 2015</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 248</p> <p>7. Coverage of action (select one)</p>

<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Carter G. Woodson 1b. Development (project) number: NY005011680
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 08, 2015
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 407 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Community Service and Self-Sufficiency

[24 CFR Part 903.7 9 (l)]

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

1. Cooperative agreements:

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

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

- Data Sharing – March 28, 2001
- Electronic Funds Transfer – April 9, 1998
- Data Sharing – December 5, 2014
- Data Sharing – July 14, 2015

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies:

For the earned income of a previously unemployed household member, NYCHA has implemented the Earned Income Disallowance set forth in 42 U.S.C. §1437a(d).

- Public housing admissions policies:

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

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

b. Economic and Social self-sufficiency programs

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

Program Name	Units or Families Served at Year Beginning 2015	Expected Turnover		
ROSS Service Coordinator Grant 2012: To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	450 individuals from reporting period 9/12/15 to 9/15/16	N/A		
Family Self Sufficiency Program: A HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.	592 program participants as of 8/31/2016	N/A		
Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) Intake & Assessment				
REES and Partner Information Sessions: Participants receive an orientation to REES and REES partner services, as well as an individual assessment and referrals to REES partner providers for appropriate services	3168 Public Housing residents attended an information session from reporting	Self-referred, unemployed and under-employed public housing & Section 8 residents	REES offices located at central office location in Downtown Brooklyn / Offsite information sessions once a month at	Public Housing Residents/ Section 8 Residents

	period 9/12/15 to 9/13/16		NYCHA community centers	
REES Hotline Activity: The REES hotline facilitates over the phone resident self-refers to partner programs and serves as a resource for residents to RSVP for upcoming events, testing and information sessions.	8414 calls handled from reporting period 9/12/15 to 9/13/16	Self-referred, unemployed and under-employed public housing & section 8 residents	Via phone	Public Housing /Section 8 residents
REES Microsite Activity: The microsite provides information about economic opportunity services, events and job opportunities available through REES and its partners. Residents can use the site to take action and “self-refer” to programs through downloadable referral slips and RSVP for events.	115,997 unique visitors from reporting period 9/12/15 to 9/13/16	Self-referred, unemployed and under-employed public housing & section 8 residents	Via REES’ microsite: www.opportunit nycha.org	Public Housing / Section 8 residents
REES Job Placement				
Direct job placement facilitated by REES through the Section 3 mandate, the NYCHA REP policy, the NYCHA Resident Training Academy, and outside employers	911 direct job placements from reporting period 9/12/15 to 09/13/16	Self-referred unemployed and under-employed public housing residents	REES offices located at central office location in Downtown Brooklyn	Public Housing Residents
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	235 Projected Hires on contracts award from reporting period 9/12/15 to 9/13/16	Public Housing and Section 3 Residents	REES offices at Downtown Brooklyn, Contractor and work locations throughout NYCHA	Public Housing & Section 3 residents

<p>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>				
<p>Jobs Plus: Through 9 coordinated sites, the Jobs Plus employment program seeks to raise the level of employment for the residents of selected developments by increasing family income through: Employment related services Rent incentives that help make work pay Neighbor to neighbor support to work</p> <ul style="list-style-type: none"> • Jobs-Plus is administered by NYCHA, HRA, CEO and OFE 	<p>1514 Placements from reporting period 09/12/15 to 08/31/16</p>	<p>Public Housing Residents</p>	<ul style="list-style-type: none"> • East Harlem – Hostos Community College • South Bronx Site I – Bronx Works • South Bronx Site II – East Side Settlement House • Western Queens – Urban Upbound • Lower East Side – Henry Street Settlement House • Central Brooklyn – Bedford Stuyvesant Restoration Corporation • Brownsville Brooklyn-Grant Associates • Northwest Bronx – Goodwill Industries • Staten Island 	<p>Public Housing Residents of Must be a public housing resident of target site location.</p>

			– Arbor ResCare	
REES Connection to Services				
Recruitment for Cohort Based Services and program enrollment: Services in the following categories are offered through REES partners in the five boroughs Vocational Training Adult Education Financial Education <ul style="list-style-type: none"> • Business Planning 	658 residents enrolled in classes and trainings as of reporting period 09/12/15 to 09/14/16	Residents are recruited in time-bound, targeted recruitment campaigns that may include information sessions, pre-screening events, and targeted mailings, phone-banking and web-based outreach. Recruitment is based on minimum criteria of each program	Services provided at partner locations	Public Housing Residents/ Section 8 residents
Referrals to Ongoing Services: Services in the following categories are offered through REES partners in the five boroughs <ul style="list-style-type: none"> • Vocational Training • Adult Education • Financial Counseling • SNAP Access • Workforce Development • Business Planning 	2016 unique residents were referred to ongoing services from reporting period 09/12/15 to 09/01/16	Residents are referred by NYCHA staff from multiple departments, including REES, through a web based system that notifies providers to engage with a referred resident. There are no minimum criteria other than the residents consent to participate in the service provision.	Services provided at partner locations	Public Housing / Section 8

NYCHA Resident Training Academy (NRTA): Provides employment-focused training and job placement assistance to NYCHA residents in the constructional and janitorial fields (supported by the Robin Hood Foundation)	247 graduates in the NRTA program year as of reporting period 09/12/15 to 09/15/16	Public housing residents are recruited through multiple outreach channels and complete an initial pre-screen with REES staff. Program referrals are based on testing, pre-screening, interest, and other eligibility requirements and qualifications.	City Technical College/ Brooklyn Workforce Innovations	Public Housing Residents
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2) Family Self Sufficiency Program

a. Participation Description

Family Self Sufficiency (“FSS”) Participation		
Program	Required Number of Participants (start of FY 2013 Estimate)	Actual Number of Participants (As of: 08/31/16)
Public Housing	0	0
Section 8	0	592

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:

Since the fall of 2010, REES has operated the Housing Choice Voucher (“HCV”) (Section 8) Family Self Sufficiency (“FSS”) program. To date, the program has enrolled 590 participants, of which 30% have escrow accounts averaging \$2,184 per participant in escrow. In 2015 and 2016, REES obtained funding from HUD to hire additional personnel to better manage the growing case load of FSS participants. An FSS Associate was hired in the second quarter 2016; a second FSS Associate will be hired by first quarter 2017. To further increase the accessibility of enrollment in the FSS program, REES has collaborated with the Staten Island Jobs-Plus program to make it easier for Staten Island residents to join FSS. REES has also brought it’s FSS Info Session to NYCHA’s Bronx Customer Contact Center to reduce the travel need for Bronx residents.

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

8. Safety and Crime Prevention

[24 CFR Part 903.7 9 (m)]

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports

- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti-drug programs
- Other (describe below)

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

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

9. Pet Policy

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

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

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

10. Civil Rights Certification

[24 CFR Part 903.7 9 (o)]

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

11. Fiscal Year Audit

[24 CFR Part 903.7 9 (p)]

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

Yes. The most recent fiscal audit for the year 2015 has been completed and was electronically submitted to the Federal Audit Clearinghouse on September 28, 2016 as well as to the HUD REAC on September 29, 2016.

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

Yes. The 2015 audit had three minor findings in the areas of Internal Controls, Cash Management and Performance Reporting.

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)?

Yes. The pertinent Corrective Action Plan for the findings reported in the 2015 audit was included in the electronic submission to HUD REAC on September 29, 2016.

12. Asset Management

[24 CFR Part 903.79 (q)]

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

13. Violence Against Women Act (“VAWA”)

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

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

to NYCHA residents & staff, and NYPD Housing Bureau Police Officers. Briefly, these programs and procedures are designed to provide:

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

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

A) Hope VI or Mixed Finance Modernization or Development

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

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

1. Development name: **Prospect Plaza**
2. Development (project) number: **NY005002440**
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which included demolition of the three remaining vacant Prospect Plaza buildings

containing 240 apartments. The balance of the Prospect Plaza project (Phase Three) will be accomplished through a mixed-finance and mixed-income development comprised of rental units and public housing units owned and managed by a private third-party development and management entity. The development will include 80 public housing units and approximately 314 affordable rental units. The non-public housing units will be affordable to households making up to 60% AMI. In addition, the project will include a supermarket, community center, and a recreation space. The design of the project was based on input from former Prospect Plaza residents and other community stakeholders during a three-day design workshop (“*Re-Vision Prospect Plaza*”) held by NYCHA in June 2010. In December 2011, NYCHA and the New York City Department of Housing Preservation and Development (“HPD”) released a Request for Proposals (“RFP”) for development. Responses to the RFP were submitted in April 2012. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work commenced in May 2013 and ended in Spring 2014. Construction of Phase I (110 units including 38 public housing units) started in July 2014 and is now complete. Construction of Phase II (149 units including 42 public housing units) started in March 2015 and will end on December 2016. Closing of Phase III took place in March 2016. This phase will include 135 units, a supermarket, and a community facility.

Relocated Prospect Plaza residents in good standing who wish to return to the redeveloped community will be given a preference during the lease up of the public housing apartments. A site-based waiting list created by NYCHA will be used to place tenants in the public housing units.

Mixed Finance Development

Phillip Randolph Houses, Manhattan – A Request for Proposals (“RFP”) was issued on August 22, 2011, which called for the redevelopment of Randolph Houses in two phases: (i) Phase One as a mixed-finance transaction whereby the south side lots would be ground leased and the south side buildings conveyed to a private developer for gut rehabilitation with the creation of at least 140 public housing units and (ii) Phase Two as the conveyance of the north side properties for the redevelopment of mixed income housing

The design yields a total of approximately 283 dwelling units of which 147 will be public housing. The New York State Historical Preservation Office (SHPO) approved this renovation plan in January 2011. In October 2012, the Authority selected the development team of Trinity Financial, Inc. and West Harlem Group Assistance, Inc. This team was selected due to their previous success with mixed finance transactions and historic preservation experience. Construction began on Phase I of II in March 2014. Phase I construction was completed in April 2016 for Buildings A and B respectively. NYCHA public housing residents have begun moving into the new public housing units. All move-ins are expected to be complete by May 2016. Phase II is expected to close construction financing in June 2016 with construction beginning shortly after.

Phase 1 – On December 23, 2013, NYCHA disposed of 22 contiguous buildings located on the south side of West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard for the redevelopment of 307 vacant units. The buildings underwent major structural repair and now yields 168 new apartment units including one superintendent unit as well community and open space for the residents. Of the 168 units, 147 are public housing units. The

New York State Historical Preservation Office gave these buildings a historic designation therefore many elements of the buildings including its exteriors were restored. NYCHA contributed \$40 million to the project.

Phase 2 – Phase 2 entails the redevelopment of 14 contiguous buildings on the north side of West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard for affordable housing to households at or below 60% of the Area Median Income. This phase is in pre-development and is planned to close on construction financing in June 2016.

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

If yes, list developments or activities below:

Additional Affordable Housing Development Activities

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

- *Harborview Terrace, Manhattan* - NYCHA and HPD selected a developer in September 2007 to construct two buildings with a minimum of 210 units on the Harborview parking lot mid-block on West 56th Street between 10th Avenue and 11th Avenue. The required ULURP land use review procedure was completed in November 2008. Due to changes in the City's affordable housing finance markets, this project is on hold and being reevaluated by NYCHA and HPD.
- *Robert Fulton, Manhattan* - In December 2006, NYCHA in collaboration with HPD issued a RFP to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 160 units for households with income from 50%AMI to 165%AMI.

Bronx Properties at Soundview and Highbridge Gardens – On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 200 new rental units and 18 two-family townhouses at Soundview for homeownership.

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

- Phase 1 – On June 27, 2013, NYCHA disposed of a 68,500 square foot lot for construction of 120 rental units for low-income households. Phase 1 was completed in November 2015.

- Phase 2 – On December 19, 2013, NYCHA disposed of a 48,452 square foot lot for construction of 86 units for low-income seniors. Eighty-five Section 8 Housing Choice Vouchers are reserved for the new senior residents. Phase 2 is targeted for completion in June 2016.
- Phase 3 – Construction of 16 two family townhomes for sale. Phase 3 is on hold.

East 173rd Street-Vyse Avenue, Bronx – NYCHA obtained HUD’s approval to dispose of land along Hoe Avenue that includes a parking lot, basketball court, and grounds to accommodate a proposal from a sponsor for a three-phase, low-income housing project. The proposal will build a total of 224 dwelling units, including 56 senior resident apartments. The project also requires the transfer of up to 60,000 sq. ft. of development rights. Conveyance of each of the three phases’ building sites is pending funding approval by the sponsor. The first parcel of land was conveyed December 21, 2009 to construct an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel for another 84-unit apartment building took place in 2013. Construction and tenancing are completed for the second phase. The conveyance of the last parcel for the final phase of the housing project will not be moving forward at this time.

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

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

Astoria, Queens – NYCHA intends to facilitate the reopening of Astoria Boulevard as a private street for public access through a street easement in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50% of the affordable units. Construction of the first building for affordable housing is scheduled to start in 2017.

NextGen NYCHA Affordable Housing Initiatives

NextGeneration NYCHA RFP for Market Rate and Affordable Housing as part of the NextGen Neighborhoods Program in Manhattan and Brooklyn – NYCHA intends to ground lease two sites located at Holmes Towers and Wyckoff Gardens for 50% market rate and 50% affordable (below 60% AMI) housing development. RFP release is scheduled for Spring 2016 and developer selection will be completed in late 2016. Section 18 Applications will be submitted in 2017 and construction is scheduled to begin in early 2018.

Holmes Towers, Manhattan – NYCHA intends to lease approximate 15,000 square foot parcel on Block 1573, Lot 20 with approximately 288,000 square feet of residential development rights for market rate and affordable housing development as part of the NextGen Neighborhoods Program.

Wyckoff Gardens, Brooklyn – NYCHA intends to lease two (2) parcels of approximately 31,000 and 25,000 square feet respectively, both on Block 394, Lot 1, with approximately 500,000 square

feet of residential development rights for market rate and affordable housing development as part of the NextGen Neighborhoods Program.

NextGeneration NYCHA RFP for Affordable Housing in the Bronx and Brooklyn – NYCHA will ground lease three sites located at Mill Brook, Ingersoll, and Van Dyke Houses for low-income housing development pursuant to the 2015 NextGen NYCHA RFP. Developer selection was completed in May 2016. Section 18 applications will be submitted in 2016 and construction is scheduled to begin in 2017.

NextGeneration NYCHA RFP for Affordable Housing in the Bronx, Manhattan and Brooklyn – NYCHA intends to ground lease three sites located at Betances V, Betances VI, and Sumner Houses for low-income housing development. RFP was released for the sites at Betances V and Betances VI and developer selection will be completed in early 2017. Section 18 applications will be submitted in 2017 and construction is scheduled to begin in 2018. The RFEI for Sumner will be released in early 2017 and developer selection will be completed in Summer 2017.

Other Development Activities

Ocean Bay Apartments (Bayside and Oceanside) – NYCHA intends to sell parcels for the purpose of constructing neighborhood retail space inclusive of a grocery store. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets south of Oceanside Apartments and east of Bayside Apartments. NYCHA acquired the property, a blighted and underused shopping strip, opposite Ocean Bay Apartments consisting of seven contiguous parcels representing an area of approximately 37,111 SF, as part of the Ocean Bay HOPE VI Plan through eminent domain.

Easements and Transfers of Land – To enhance coastal resiliency capabilities along vulnerable, low-lying shoreline communities, the New York City Mayor’s Office of Recovery and Resiliency (ORR) has proposed the installation and implementation of various countermeasures. Many of these communities are abutted by NYCHA housing development sites, thereby necessitating easement agreements between NYCHA and ORR. These transactions will be facilitated by the Section 18 Demolition/Disposition process, and will ultimately allow for ORR to build preventative measures on NYCHA land to guard against potentially widespread flood damage. Section 18 application submission dates, as well as construction start dates, have not yet been finalized.

B) Demolition and/or Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

<i>Bedrooms = 1)</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 2016
5. Number of units affected: 6
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: Winter 2017
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Group V [Formerly Group IX]
1b. Development (project) number: NY005012090
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of seven (7) units in two (2) vacant properties; a vacant three-family home located at 99 Waverly Avenue, and a vacant four-family home located at 110 Waverly Avenue. Both properties are severely deteriorated, including structural instability and fire damage. The cost of rehabilitation exceeds the value if sold and proceeds dedicated to other NYCHA properties.</i> <ul style="list-style-type: none"> • 99 Waverly Avenue, Brooklyn, NY 11205, Total Units = 3 (Three Bedrooms = 3) • 110 Waverly Avenue, Brooklyn, NY 11205, Total Units = 4 (Two Bedrooms = 4)
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: January 10, 2013
5. Number of units affected: 7
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V**
[Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]

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

2. Activity type: Demolition

Disposition *NYCHA intends to dispose of twenty-four (24) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP III)	146-10 123RD AVENUE	JAMAICA	11436	2 BR
2	FHA (GROUP II)	104-17 187TH STREET	SAINT ALBANS	11412	3 BR
3	FHA (GROUP II)	113-10 201ST STREET	SAINT ALBANS	11412	3 BR
4	FHA (GROUP I)	115-69 224TH STREET	CAMBRIA HEIGHTS	11411	3 BR
5	FHA (GROUP I)	17 EAST 93 rd STREET	BROOKLYN	11212	2 BR
6	FHA (GROUP V)	101-64 132ND STREET	SOUTH RICHMOND HILL	11419	3 BR
7	FHA (GROUP V)	91-09 138TH PLACE	JAMAICA	11435	3 BR
8	FHA (GROUP V)	978 LENOX ROAD	BROOKLYN	11212	3 BR
9	FHA (GROUP V)	556 SCHENECTADY AVENUE	BROOKLYN	11203	3 BR
10	FHA (GROUP VI)	218-38 140TH AVENUE	SPRINGFIELD GARDENS	11413	4 BR
11	FHA (GROUP VI)	145-07 167TH STREET	JAMAICA	11434	3 BR
12	FHA (GROUP VI)	228-39 MENTONE AVENUE	SPRINGFIELD GARDENS	11413	3 BR
13	FHA (GROUP X)	115-46 198TH STREET	SAINT ALBANS	11412	3 BR
14	FHA (GROUP X)	99-19 203RD STREET	HOLLIS	11423	3 BR
15	FHA (GROUP IX)	107-16 REMINGTON STREET	JAMAICA	11435	3 BR
16	FHA (GROUP I)	111-33 205 TH STREET	SAINT ALBANS	11412	3 BR
17	FHA (GROUP V)	221-02 131 st AVENUE	SPRINGFIELD GARDENS	11413	3 BR
18	FHA (GROUP II)	109-11 208 TH STREET	QUEENS VILLAGE	11429	4 BR
19	FHA (GROUP II)	131-68 225 TH STREET	SPRINGFIELD GARDENS	11413	3 BR
20	FHA (GROUP III)	190-17 109 TH ROAD	SAINT ALBANS	11412	4 BR
21	FHA (GROUP VII)	195-09 119 th AVENUE	SAINT ALBANS	11412	3 BR
22	FHA (GROUP IV)	202-02 202 nd STREET	SAINT ALBANS	11412	5 BR
23	FHA (GROUP I)	123-25 152 nd STREET	JAMAICA	11434	3 BR
24	FHA (GROUP X)	118-35 153rd STREET	JAMAICA	11434	2 BR

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, **submitted**, or planned for submission: **March 10, 2016**

5. Number of units affected: 24

6. Coverage of action (select one)

- Part of the development
 Total development

7. Timeline for activity:
 a. **Actual** or projected start date of activity: **Winter 2004**
 b. **Projected** end date of activity: **Winter 2016**

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]**

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

2. Activity type: Demolition

Disposition *NYCHA intends to dispose of nineteen (19) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP II)	190-17 115TH DRIVE	SAINT ALBANS	11412	4 BR
2	FHA (GROUP II)	177-19 120TH AVENUE	JAMAICA	11434	4 BR
3	FHA (GROUP IV)	144-41 158TH STREET	JAMAICA	11434	3 BR
4	FHA (GROUP V)	171-48 119TH ROAD	JAMAICA	11434	2 BR
5	FHA (GROUP VII)	168-31 118TH ROAD	JAMAICA	11434	3 BR
6	FHA (GROUP VII)	190-01 118TH ROAD	SAINT ALBANS	11412	3 BR
7	FHA (GROUP VIII)	80-44 162ND STREET	JAMAICA	11432	3 BR
8	FHA (GROUP VIII)	89-55 208TH STREET	QUEENS VILLAGE	11427	3 BR
9	FHA (GROUP X)	197-18 116TH AVENUE	SAINT ALBANS	11412	3 BR
10	FHA (GROUP X)	198-14 119TH AVENUE	SAINT ALBANS	11412	2 BR
11	FHA (GROUP III)	171-15 144 TH AVENUE	JAMAICA	11434	3 BR
12	FHA (GROUP V)	186-20 FOCH BOULEVARD	SAINT ALBANS	11412	3 BR
13	FHA (GROUP X)	32-10 102 ND STREET	EAST ELMHURST	11369	3 BR
14	FHA (GROUP I)	177-48 BAISLEY BOULEVARD	JAMAICA	11434	3 BR
15	FHA (GROUP I)	114-26 208 TH STREET	CAMBRIA HEIGHTS	11411	3 BR
16	FHA (GROUP X)	117-27 204 TH STREET	SAINT ALBANS	11412	2 BR
17	FHA (GROUP IX)	222-33 143 RD ROAD	SPRINGFIELD GARDENS	11413	4 BR
18	FHA (GROUP I)	223-19 111 TH AVENUE	QUEENS VILLALGE	11429	3 BR
19	FHA (GROUP II)	168-32 119 TH AVENUE	JAMAICA	11434	2 BR

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

4. Date application **approved**, submitted, or planned for submission: **December 9, 2015**

5. Number of units affected: 19

6. Coverage of action (select one)

- Part of the development
 Total development

7. Timeline for activity:
 a. **Actual** or projected start date of activity: **Winter 2004**
 b. **Projected** end date of activity: **Winter 2016**

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]**

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

2. Activity type: Demolition

Disposition *NYCHA intends to dispose of twenty (20) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP II)	103-16 109TH AVENUE	OZONE PARK	11417	3 BR
2	FHA (GROUP II)	210-35 113TH AVENUE	QUEENS VILLAGE	11429	4 BR
3	FHA (GROUP II)	133-18 134TH STREET	SOUTH OZONE PARK	11420	3 BR
4	FHA (GROUP II)	130-15 135TH PLACE	SOUTH OZONE PARK	11420	4 BR
5	FHA (GROUP IV)	129-41 135TH STREET	SOUTH OZONE PARK	11420	3 BR
6	FHA (GROUP III)	89-24 168TH PLACE	JAMAICA	11432	3 BR
7	FHA (GROUP V)	133-16 VAN WYCK EXPRESSWAY	SOUTH OZONE PARK	11420	3 BR
8	FHA (GROUP VII)	129-23 135TH PLACE	SOUTH OZONE PARK	11420	3 BR
9	FHA (GROUP VI)	129-59 135TH STREET	SOUTH OZONE PARK	11420	2 BR
10	FHA (GROUP VI)	131-15 SUTTER AVENUE	SOUTH OZONE PARK	11420	3 BR
11	FHA (GROUP X)	130-16 149TH STREET	JAMAICA	11436	3 BR
12	FHA (GROUP IX)	107-34 PRINCETON STREET	JAMAICA	11435	3 BR
13	FHA (GROUP II)	111-14 169 th STREET	JAMAICA	11434	3 BR
14	FHA (GROUP I)	116-02 139 th STREET	JAMAICA	11436	3 BR
15	FHA (GROUP V)	147-06 SUTTER AVENUE	JAMAICA	11436	2 BR
16	FHA (GROUP IX)	115-41 147 th STREET	JAMAICA	11436	3 BR
17	FHA (GROUP VIII)	117-31 135TH STREET	SOUTH OZONE PARK	11420	2 BR
18	FHA (GROUP X)	150-22 118 th AVENUE	JAMAICA	11434	3 BR
19	FHA (GROUP VI)	167-08 110 th AVENUE	JAMAICA	11433	3 BR
20	FHA (GROUP X)	102-47 187 th STREET	HOLLIS	11423	2 BR

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or **planned for submission: Winter 2016**

5. Number of units affected: 20

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. **Actual** or projected start date of activity: **Winter 2004**

b. **Projected** end date of activity: **Winter 2016**

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]**

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

2. Activity type: Demolition

Disposition *NYCHA intends to dispose of sixteen (16) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP IV)	119-12 219TH STREET	CAMBRIA HEIGHTS	11411	3 BR
2	FHA (GROUP III)	144-23 166 TH STREET	SPRINGFIELD GARDENS	11434	3 BR
3	FHA (GROUP I)	143-03 105 TH AVENUE	JAMAICA	11435	3 BR
4	FHA (GROUP VIII)	106-10 215 TH STREET	QUEENS VILLAGE	11429	4 BR
5	FHA (GROUP V)	142-06 FOCH BOULEVARD	SOUTH OZONE PARK	11436	2 BR
6	FHA (GROUP I)	100-40 202ND STREET	HOLLIS	11423	2 BR
7	FHA (GROUP VIII)	220-23 135TH AVENUE	LAURELTON	11413	2 BR
8	FHA (GROUP VII)	111-50 WITTHOFF STREET	QUEENS VILLAGE	11429	3 BR
9	FHA (GROUP I)	114-11 130 ^H STREET	SOUTH OZONE PARK	11420	3 BR
10	FHA (GROUP I)	114-22 166 TH STREET	JAMAICA	11434	3 BR
11	FHA (GROUP VII)	117-11 143 RD STREET	JAMAICA	11434	3 BR
12	FHA (GROUP II)	126-01 116 TH AVENUE	SOUTH OZONE PARK	11420	2 BR
13	FHA (GROUP V)	133-24 135 TH PLACE	SOUTH OZONE PARK	11420	2 BR
14	FHA (GROUP I)	202-06 116 TH AVENUE	SAINT ALBANS	11412	3 BR
15	FHA (GROUP X)	214-15 HOLLIS AVENUE	QUEENS VILLAGE	11429	4 BR
16	FHA (GROUP X)	231 FERNSIDE PLACE	FAR ROCKAWAY	11691	3 BR

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or **planned for submission: Winter 2016**

5. Number of units affected: 16

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Winter 2016**

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

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]**

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

2. Activity type: Demolition

Disposition *NYCHA intends to dispose of one (1) vacant four-family FHA Repossessed House. Due to its scattered location and wood frame construction, this property cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

<ul style="list-style-type: none"> • 305 Atkins Avenue, Brooklyn NY 11208, Total Units – 4 (One Bedroom = 1 and Two Bedrooms =3)
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Winter 2016
5. Number of units affected: 4 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Winter 2016 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description
1a. Development name: Fulton Houses 1b. Development (project) number: NY005001360
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In December 2006, NYCHA, in collaboration with HPD, issued a RFP to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed mixed income building will include up to 160 units.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 0 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2013 b. Projected end date of activity: 2019
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>Disposition 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.</i>

<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: 2018</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: 2007</p> <p>b. Projected end date of activity: 2020</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: A. Phillip Randolph Houses</p> <p>1b. Development (project) number: NY005010300</p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses in two phases. In the first phase, 22 vacant tenements were rehabilitated using historic tax credits to create 147 public housing units and 21 rental units for low-income households on the south side of West 114th Street. In the second phase, 14 tenements on the north side of West 114th Street will be rehabilitated to create low-income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments who wish to return to the rehabilitated development. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.</i></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 2013</p>
<p>5. Number of units affected: 452</p>
<p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: January 2013</p> <p>b. Projected end date of activity: December 2017</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: Soundview Houses</p> <p>1b. Development (project) number: NY005000710</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p>Disposition <input checked="" type="checkbox"/> <i>In September 2007, NYCHA and HPD issued a RFP to identify a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. A developer was selected to build two eight story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. The project has completed the first phase and the second phase will be complete in June 2016.</i></p>

<p>3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: January 30, 2013</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p>
<p>7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2020</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: East 165th – Bryant Avenue 1b. Development (project) number: NY005015300</p>
<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 housing by a non-profit housing sponsor.</i></p>
<p>3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: 2016</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p>
<p>7. Timeline for activity: a. Actual or projected start date of activity: February 2017 b. Projected end date of activity: 2020</p>
<p>Demolition/Disposition Activity Description</p>
<p>1a. Development name: Betances V 1b. Development (project) number: NY005012110</p>
<p>2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease a site at 450 East 143rd Street formerly used as a playground to facilitate the provision of low income senior housing.</i></p>
<p>3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: 2017</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development</p>

<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: 2020
Demolition/Disposition Activity Description
1a. Development name: Boston Secor 1b. Development (project) number: NY005011380
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to convey to the NYC School Construction Authority (“SCA”) a parcel of approximately 51,268 square feet on a portion of Block 5263, Lot 70 at Boston Secor in the Bronx. Under a ground lease with NYCHA since 1969, SCA built a one-story special education annex (P723X) on this parcel. This disposition will facilitate the on-going provision of special education programs and possible building replacement by SCA in the future.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: May 12, 2011
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 2010 b. Projected end date of activity: 2016
Demolition/Disposition Activity Description
1a. Development name: Van Dyke I Houses 1b. Development (project) number: NY005000610
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to convey to a developer a parcel of land of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn and approximately 70,000 square feet of development rights for a supportive housing development to accommodate homeless and low income families.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: June 26, 2015
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description

1a. Development name: Astoria Houses 1b. Development (project) number: NY005000260
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to facilitate the reopening of Astoria Boulevard as a private street for public access through a street easement in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50% of the affordable units.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: August 28, 2014
5. Number of units affected: 0 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Fall 2016 b. Projected end date of activity: Fall 2023
Demolition/Disposition Activity Description
1a. Development name: Prospect Plaza 1b. Development (project) number: NY005002440
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of the Prospect Plaza sites (approximately 197,451 square feet, or 4.5 acres) will be accomplished in three phases. Phase I will be a mixed-finance transaction and will include 72 low-income units for households making up to 60% AMI and 38 public housing units. Phase II will be a mixed-finance transaction and will include 106 low-income units for households making up to 60% AMI and 42 public housing units. Phase III will benefit from the federal low-income housing tax credits and will include 105 low-income units for households making up to 60% AMI. The three phases will have approximately 364 low-income units, 80 of which will be public housing units. In December 2011, NYCHA and HPD released a RFP for selection of a developer for the completion of Prospect Plaza. In January of 2013, NYCHA and HPD selected Blue Sea and Partners as the development team. Phase I closed in June 2014 and construction is complete. Phase II closed in December 2014 and construction completion is expected in December 2016. Construction closing of Phase III is scheduled for December 2015 and construction completion is expected in June 2017. Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community. A site-based waiting list created from NYCHA's existing public housing waiting list will be used to tenant the remaining public housing units.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: January 3, 2014
5. Number of units affected: 0 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: June 2014 b. Projected end date of activity: December 2017																																
Demolition/Disposition Activity Description																																
1a. Development name: Ocean Bay Apartments (Bayside and Oceanside) 1b. Development (project) number: NY005010980																																
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In 2003, as part of the Ocean Bay HOPE VI Plan, NYCHA acquired through eminent domain a blighted and underused shopping strip opposite Ocean Bay Apartments, consisting of seven contiguous parcels representing an area of approximately 37,111 SF.</i> <i>NYCHA intends to sell the parcels to a developer for the purpose of constructing neighborhood retail space inclusive of a grocery store. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets across the street south of Oceanside Apartments and across the street east of Bayside Apartments.</i>																																
<table border="1"> <thead> <tr> <th><u>Borough</u></th> <th><u>Block</u></th> <th><u>Lot</u></th> <th><u>Address</u></th> </tr> </thead> <tbody> <tr> <td>Queens</td> <td>15890</td> <td>54</td> <td>360 Beach 54th Street (parcel contains a one-story retail space)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>55</td> <td>366 Beach 54th Street (parcel contains a one-story retail space)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>58</td> <td>53-15 Beach Channel Drive (vacant lot)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>62</td> <td>53-13 Beach Channel Drive (vacant lot)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>64</td> <td>53-05 Beach Channel Drive (parcel contains a one-story retail space)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>66</td> <td>53-01 Beach Channel Drive (parcel contains a one-story retail space)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>69</td> <td>N/A Beach 53rd Street (vacant lot)</td> </tr> </tbody> </table>	<u>Borough</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>	Queens	15890	54	360 Beach 54th Street (parcel contains a one-story retail space)	Queens	15890	55	366 Beach 54th Street (parcel contains a one-story retail space)	Queens	15890	58	53-15 Beach Channel Drive (vacant lot)	Queens	15890	62	53-13 Beach Channel Drive (vacant lot)	Queens	15890	64	53-05 Beach Channel Drive (parcel contains a one-story retail space)	Queens	15890	66	53-01 Beach Channel Drive (parcel contains a one-story retail space)	Queens	15890	69	N/A Beach 53rd Street (vacant lot)
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7. Timeline for activity: a. Actual or projected start date of activity: 2013 b. Projected end date of activity: 2019																																
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1a. Development name: East 173rd Street-Vyse Avenue Houses 1b. Development (project) number: NY005015300																																
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of land along Hoe Avenue that includes a parking lot, basketball court and grounds to accommodate a proposal from a sponsor for low-income housing. The proposal to build a total 224 dwelling units, including 56 senior citizen apartments, also requires the transfer of up to 60,000 sq. ft. of development rights. The first parcel of land was conveyed December</i>																																

21, 2009 to construct an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building was completed in 2013. The conveyance of the last parcel of the project will not be moving forward at this time.

3. Application status (select one)

- Approved
Submitted, pending approval
Planned application

4. Date application **approved**, submitted, or planned for submission: **November 14, 2009**

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: **November 21, 2008**

b. **Projected** end date of activity: **2016**

Demolition/Disposition Activity Description

1a. Development name: **Mill Brook Houses**

1b. Development (project) number: **NY005010840**

2. Activity type: Demolition

Disposition *Lease of an approximate 29,850 square foot parcel on Block 2548 Lot 1 with approximately 110,000 square feet of development rights for affordable senior housing development.*

3. Application status (select one)

- Approved
Submitted, pending approval
Planned application

4. Date original application approved, submitted, or **planned** for submission: **2016**

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: **2016**

b. **Projected** end date of activity: **2019**

Demolition/Disposition Activity Description

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

1b. Development (project) number: **NY005000140**

2. Activity type: Demolition

Disposition *Lease of an approximate 11,500 square foot parcel on Block 2034 Lot 1 with approximately 104,000 square feet of development rights for affordable housing development by a developer selected through the 2015 NextGen NYCHA RFP.*

3. Application status (select one)

- Approved
Submitted, pending approval

Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2016
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2019
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>Lease of an approximate 36,000 square foot parcel on Block 3777 Lot 1 with approximately 191,500 square feet of development rights for affordable housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2016
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2019
Demolition/Disposition Activity Description
1a. Development name: Holmes Towers 1b. Development (project) number: NY005011390
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of an approximate 15,000 square foot parcel on Block 1573, Lot 20 with approximately 288,000 square feet of residential development rights for market rate and affordable housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission : 2017
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:

a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Wyckoff Gardens 1b. Development (project) number: NY005011630
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of two (2) parcels of approximately 31,000 and 25,000 square feet respectively, both on Block 394, Lot 1, with approximately 500,000 square feet of residential development rights in total for market rate and affordable housing development as part of the NextGen Neighborhoods Program.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Betances VI 1b. Development (project) number: NY005012110
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of an approximate 10,000 square foot parcel on Block 2291, Lot 1 for redevelopment of a residential, mixed use building (86,000 square feet of development rights) for low income families.. NYCHA intends to lease the site to a developer who will demolish the existing commercial-use structure.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 3 units (commercial use, non-residential)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Sumner Houses

1b. Development (project) number: NY005010730
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of approximately 12,000 square feet on a portion of Block 1580, Lot 1 at Sumner Houses in Brooklyn for a residential, mixed-use development for low income seniors.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission : 2017
5. Number of units affected: 0 units
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: 2017 b. Projected end date of activity: 2020

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

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.

As of September 12, 2016, there were 3,861 Section 8 conversions in the City and State-built developments (see table below). Subject to voucher and funding availability, NYCHA will be designating units and implementing a plan to transition families in the City and State-built developments to Section 8, thereby maintaining the long-term sustainability of the properties.

AMP Number	Development Name	Total Units	Number of Units to be Converted to Section 8	Number of Units Converted by 9/12/16 (Tenant Based and Project Based)
NY005021850	344 EAST 28TH STREET	225	107	62
NY005021870	AMSTERDAM ADDITION	175	107	23
NY005020920	BAY VIEW	1,610	447	338
NY005021260	BAYCHESTER	441	234	131
NY005020460	BOULEVARD	1,441	438	381
NY005020860	BUSHWICK	1,220	471	195
NY005020800	CASTLE HILL	2,025	1,097	348
NY005021340	CHELSEA	425	179	63
NY005021110	DREW HAMILTON	1,217	525	254
NY005021400	INDEPENDENCE TOWERS	744	332	120
NY005020950	LINDEN	1,586	442	406
NY005020810	MANHATTANVILLE	1,272	575	203
NY005020490	MARBLE HILL	1,682	498	253
NY005020830	MARLBORO	1,765	775	301
NY005021330	MURPHY	281	201	107
NY005020990	RUTGERS	721	277	102
NY005020930	SAINT MARY'S PARK	1,007	362	198
NY005023770	SAMUEL (CITY)	664	347	99
NY005021140	STAPLETON	693	471	108
NY005021280	WILLIAMS PLAZA	577	315	82
NY005021270	WISE TOWERS	399	200	87

Total	20,170	8,400	3,861
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D) Homeownership

[24 CFR Part 903.7 9 (k)]

1. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)
2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group V [formerly Groups I through X] 1b. Development (project) number: NY005012090
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program - <i>Section 5(h)</i> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: 12/04/2008
5. Number of units affected: 51 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development <i>The original Section 5(h) Plan Amendment approved in 2007 included 184 occupied single-family units intended for sale to public housing residents. On September 11, 2014, HUD issued a final Section 5(h) Plan amendment granting approval for the sale of 51 units to residents under</i>

2. Former Multifamily Homeownership Program (“MHOP Program”)

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

E) Project-Based Vouchers (“PBV’s”)

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

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

1. As of July 31, 2016 NYCHA has executed 47 HAP contracts for 2,480 project based units receiving subsidy across the five boroughs in New York City. This includes project based apartments at NYCHA’s LLC mixed finance developments.
2. Of NYCHA’s approved HUD funding for about 86,000 Section 8 tenant based vouchers as of July 31, 2016, NYCHA expects to utilize no more than 3% of the annual HAP budget for Project Based contacts.
3. NYCHA understands that all new project-based assistance agreements must be for units within census tracts with poverty rates of less than 20%, unless HUD specifically approves an exception. 66 Fed. Reg. 3608.
4. NYCHA will carry out this program in accordance with 42 USC §1437f(o)(13), as amended by §232 of the *FY 2001 VA-HUD Appropriations Act*, and in conformity with the non-discrimination requirements specified in 24 CFR §903.7(o). In carrying out this program, the Authority will act affirmatively to further fair housing.
5. The Section 8 Project-Based Program will be consistent with NYCHA’s FY 2017 Annual Plan because:
 - a. Project-basing in certain locations is needed to assure the availability of units for a period of years.
 - b. Project-basing broadens the scope of NYCHA’s program for applicants and landlords. It allows NYCHA to assist families who would not otherwise be eligible for assistance.
 - c. Consistent with the goals of NYCHA’s Five-Year plan, the Section 8 Project-Based Initiative:
 - i. expands the supply of assisted housing;
 - ii. increases assisted housing choice;
 - iii. ensures equal opportunity, and

iv. deconcentrates poverty and expands economic opportunities.

6. NYCHA will create site-based waiting lists for developments selected to receive project-based assistance. Applicants on NYCHA’s housing choice voucher waiting list will have the opportunity to apply for placement on site-based waiting lists. Placement on a site-based waiting list will not affect the applicant’s standing on the tenant based waiting list.

F) Rental Assistance Demonstration Program (“RAD”)

1. Selected for RAD

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

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

Name of Public Housing Development: Ocean Bay Bayside	PIC Development ID: NY005010980	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 1,395	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) $\$318,732,540 / 178,446 \times 1,395 = \$2,491,689$
Bedroom Type	Number of Units Pre-Conversion 1,395	Number of Units Post-Conversion 1,395	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations,

			etc.)
Studio/Efficiency	40	40	0
One Bedroom	216	216	0
Two Bedroom	593	593	0
Three Bedroom	406	406	0
Four Bedroom	126	126	0
Five Bedroom	14	14	0
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

1. Planned RAD Applications

NYCHA is also planning to submit RAD applications for developments listed on pages 118 to 150. These RAD applications may result in conversions that would perform substantial rehabilitation of the properties, convert ACC subsidy to project-based Section 8 Housing Assistance Payment contracts, and preserve substantive housing rights for residents.

Those initially selected for RAD applications are scattered developments and high need developments. Development selection considered a RAD conversion's ability to improve a development's maintenance, management, and physical condition. Subject to site selection, resident engagement, and RAD application submission and selection, conversions may occur beginning in 2017.

Below, please find specific information related to the Public Housing Developments selected for RAD applications.

Name of Public Housing Development: ARMSTRONG I	PIC Development ID: NY005012100	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 371	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family/Senior	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family/Senior	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 371 = \$662,664

Bedroom Type	Number of Units Pre-Conversion 371	Number of Units Post-Conversion 371	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	61	61	0
One Bedroom	34	34	0
Two Bedroom	144	144	0
Three Bedroom	48	48	0
Four Bedroom	40	40	0
Five Bedroom	44	44	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: ARMSTRONG II	PIC Development ID: NY005012100	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 248	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 248 = \$442,967
Bedroom Type	Number of Units Pre-Conversion 248	Number of Units Post-Conversion 248	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	146	146	0

Three Bedroom	61	61	0
Four Bedroom	24	24	0
Five Bedroom	17	17	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BERRY STREET-SOUTH 9TH STREET	PIC Development ID: NY005011310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 150	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 150 = \$267,924
Bedroom Type	Number of Units Pre-Conversion 150	Number of Units Post-Conversion 150	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	22	22	0
Two Bedroom	76	76	0
Three Bedroom	46	46	0
Four Bedroom	6	6	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES II, 13	PIC Development ID: NY005010840	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 51	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 51 = \$91,094
Bedroom Type	Number of Units Pre-Conversion 51	Number of Units Post-Conversion 51	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	5	5	0
One Bedroom	9	9	0
Two Bedroom	27	27	0
Three Bedroom	10	10	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES II, 18	PIC Development ID: NY005011450	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 78	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by

			total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 78 = \$139,320
Bedroom Type	Number of Units Pre-Conversion 78	Number of Units Post-Conversion 78	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	2	2	0
Two Bedroom	17	17	0
Three Bedroom	39	39	0
Four Bedroom	20	20	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES II, 9A	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 46	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 46 = \$82,163
Bedroom Type	Number of Units Pre-Conversion 46	Number of Units Post-Conversion 46	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction,

			Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	17	17	0
Two Bedroom	11	11	0
Three Bedroom	18	18	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES III, 13	PIC Development ID: NY005010840	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 22	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 22 = \$39,295
Bedroom Type	Number of Units Pre-Conversion 22	Number of Units Post-Conversion 22	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	4	4	0
One Bedroom	0	0	0
Two Bedroom	0	0	0
Three Bedroom	10	10	0
Four Bedroom	8	8	0
Five Bedroom	0	0	0

Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES III, 18	PIC Development ID: NY005011450	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 19	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 19 = \$33,937
Bedroom Type	Number of Units Pre-Conversion 19	Number of Units Post-Conversion 19	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	14	14	0
Two Bedroom	0	0	0
Three Bedroom	4	4	0
Four Bedroom	1	1	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES III, 9A	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known,
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			and # of units transferring) No
Total Units: 26	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 26 = \$46,441
Bedroom Type	Number of Units Pre-Conversion 26	Number of Units Post-Conversion 26	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	3	3	0
One Bedroom	1	1	0
Two Bedroom	0	0	0
Three Bedroom	11	11	0
Four Bedroom	11	11	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES IV	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 282	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by

			total number of units in project) \$318,732,540/ 178,446 x 282 = \$503,696
Bedroom Type	Number of Units Pre-Conversion 28	Number of Units Post-Conversion 282	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	79	79	0
Two Bedroom	64	64	0
Three Bedroom	115	115	0
Four Bedroom	11	11	0
Five Bedroom	13	13	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES V	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 100	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 100 = \$178,616
Bedroom Type	Number of Units Pre-Conversion 100	Number of Units Post-Conversion 100	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit

			Reconfigurations, etc.)
Studio/Efficiency	3	3	0
One Bedroom	21	21	0
Two Bedroom	37	37	0
Three Bedroom	17	17	0
Four Bedroom	22	22	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES VI	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 155	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 155 = \$276,854
Bedroom Type	Number of Units Pre-Conversion 155	Number of Units Post-Conversion 155	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	3	3	0
One Bedroom	28	28	0
Two Bedroom	62	62	0
Three Bedroom	61	61	0
Four Bedroom	1	1	0
Five Bedroom	0	0	0
Six Bedroom	0	0	

(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A

Name of Public Housing Development: BUSHWICK II (GROUPS A&C)	PIC Development ID: NY005012470	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 300	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 300 = \$535,847
Bedroom Type	Number of Units Pre-Conversion 300	Number of Units Post-Conversion 300	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	25	25	0
Two Bedroom	175	175	0
Three Bedroom	75	75	0
Four Bedroom	25	25	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BUSHWICK II CDA (GROUPE)	PIC Development ID: NY005012470	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units
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			transferring) No
Total Units: 276	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 276 = \$492,979
Bedroom Type	Number of Units Pre-Conversion 276	Number of Units Post-Conversion 276	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	78	78	0
Two Bedroom	150	150	0
Three Bedroom	48	48	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: CLAREMONT REHAB (GROUP 2)	PIC Development ID: NY005013080	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 107	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by

			total number of units in project) \$318,732,540/ 178,446 x 107 = \$191,119
Bedroom Type	Number of Units Pre-Conversion 107	Number of Units Post-Conversion 107	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	48	48	0
Two Bedroom	34	34	0
Three Bedroom	23	23	0
Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: CLAREMONT REHAB (GROUP 3)	PIC Development ID: NY005013080	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 115	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 115 = \$205,408
Bedroom Type	Number of Units Pre-Conversion 115	Number of Units Post-Conversion 115	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit

			Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	39	39	0
Two Bedroom	53	53	0
Three Bedroom	18	18	0
Four Bedroom	2	2	0
Five Bedroom	3	3	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: CLAREMONT REHAB (GROUP 4)	PIC Development ID: NY005013080	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 150	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) $\$318,732,540 / 178,446 \times 150 = \$267,924$
Bedroom Type	Number of Units Pre-Conversion 150	Number of Units Post-Conversion 150	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	47	47	0
Two Bedroom	75	75	0
Three Bedroom	26	26	0
Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	

(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A

Name of Public Housing Development: CLAREMONT REHAB (GROUP 5)	PIC Development ID: NY005013080	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 135	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 135 = \$241,131
Bedroom Type	Number of Units Pre-Conversion 135	Number of Units Post-Conversion 135	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	42	42	0
Two Bedroom	73	73	0
Three Bedroom	18	18	0
Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: FRANKLIN AVENUE I CONVENTIONAL	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units
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			transferring) No
Total Units: 61	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 61 = \$108,956
Bedroom Type	Number of Units Pre-Conversion 61	Number of Units Post-Conversion 61	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	15	15	0
Two Bedroom	38	38	0
Three Bedroom	8	8	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: FRANKLIN AVENUE II CONVENTIONAL	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 45	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by

			total number of units in project) \$318,732,540/ 178,446 x 45 = \$80,377
Bedroom Type	Number of Units Pre-Conversion 45	Number of Units Post-Conversion 45	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	6	6	0
Two Bedroom	39	39	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: FRANKLIN AVENUE III CONVENTIONAL	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 15	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 15 = \$26,792
Bedroom Type	Number of Units Pre-Conversion 15	Number of Units Post-Conversion 15	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit

			Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	2	2	0
Two Bedroom	13	13	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: HARRISON AVENUE REHAB (GROUP A)	PIC Development ID: NY005013410	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 34	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 34 = \$60,729
Bedroom Type	Number of Units Pre-Conversion 34	Number of Units Post-Conversion 34	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	13	13	0
Two Bedroom	15	15	0
Three Bedroom	6	6	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	

(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A

Name of Public Housing Development: HARRISON AVENUE REHAB (GROUP B)	PIC Development ID: NY005013410	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 150	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 150 = \$267,924
Bedroom Type	Number of Units Pre-Conversion 150	Number of Units Post-Conversion 150	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	48	48	0
Two Bedroom	70	70	0
Three Bedroom	27	27	0
Four Bedroom	5	5	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: HIGHBRIDGE REHABS (ANDERSON AVENUE)	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units
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			transferring) No
Total Units: 135	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 135 = \$241,131
Bedroom Type	Number of Units Pre-Conversion 135	Number of Units Post-Conversion 135	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	14	14	0
Two Bedroom	74	74	0
Three Bedroom	47	47	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: HIGHBRIDGE REHABS (NELSON AVENUE)	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 80	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by

			total number of units in project) \$318,732,540/ 178,446 x 80 = \$142,893
Bedroom Type	Number of Units Pre-Conversion 80	Number of Units Post-Conversion 80	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	8	8	0
Two Bedroom	44	44	0
Three Bedroom	28	28	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: LOW HOUSES	PIC Development ID: NY005011690	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 536	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 536 = \$957,380
Bedroom Type	Number of Units Pre-Conversion 536	Number of Units Post-Conversion 536	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit

			Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	133	133	0
Two Bedroom	186	186	0
Three Bedroom	164	164	0
Four Bedroom	51	51	0
Five Bedroom	2	2	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: MANHATTANVILLE REHAB (GROUP 2)	PIC Development ID: NY005010810	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 46	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 46 = \$82,163
Bedroom Type	Number of Units Pre-Conversion 46	Number of Units Post-Conversion 46	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	30	30	0
Two Bedroom	6	6	0
Three Bedroom	10	10	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	

(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A

Name of Public Housing Development: MANHATTANVILLE REHAB (GROUP 3)	PIC Development ID: NY005010810	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 51	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 51 = \$91,094
Bedroom Type	Number of Units Pre-Conversion 51	Number of Units Post-Conversion 51	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	18	18	0
Two Bedroom	25	25	0
Three Bedroom	7	7	0
Four Bedroom	1	1	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: MARCY AVENUE-GREENE AVENUE SITE A	PIC Development ID: NY005013590	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units
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			transferring) No
Total Units: 48	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 48 = \$85,736
Bedroom Type	Number of Units Pre-Conversion 48	Number of Units Post-Conversion 48	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	10	10	0
Two Bedroom	13	13	0
Three Bedroom	25	25	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: MARCY AVENUE-GREENE AVENUE SITE B	PIC Development ID: NY005013590	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 30	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by

			total number of units in project) \$318,732,540/ 178,446 x 30 = \$53,585
Bedroom Type	Number of Units Pre-Conversion 30	Number of Units Post-Conversion 30	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	5	5	0
Two Bedroom	10	10	0
Three Bedroom	15	15	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: MORRISANIA	PIC Development ID: NY005011410	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 206	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 206 = \$367,948
Bedroom Type	Number of Units Pre-Conversion 206	Number of Units Post-Conversion 206	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit

			Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	72	72	0
Two Bedroom	55	55	0
Three Bedroom	53	53	0
Four Bedroom	24	24	0
Five Bedroom	2	2	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: PALMETTO GARDENS	PIC Development ID: NY005012470	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 115	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Senior	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Senior	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 115 = \$205,408
Bedroom Type	Number of Units Pre-Conversion 115	Number of Units Post-Conversion 115	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	57	57	0
One Bedroom	58	58	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	

(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A

Name of Public Housing Development: REHAB PROGRAM (WISE REHAB)	PIC Development ID: NY005011270	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 40	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 40 = \$71,446
Bedroom Type	Number of Units Pre-Conversion 40	Number of Units Post-Conversion 40	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	21	21	0
Two Bedroom	19	19	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: SOUTH BRONX AREA (SITE 402)	PIC Development ID: NY005013420	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units
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			transferring) No
Total Units: 114	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 114 = \$203,622
Bedroom Type	Number of Units Pre-Conversion 114	Number of Units Post-Conversion 114	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	36	36	0
Three Bedroom	66	66	0
Four Bedroom	12	12	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: STEBBINS AVENUE-HEWITT PLACE	PIC Development ID: NY005013420	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 120	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by

			total number of units in project) \$318,732,540/ 178,446 x 120 = \$214,339
Bedroom Type	Number of Units Pre-Conversion 120	Number of Units Post-Conversion 120	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	30	30	0
Two Bedroom	60	60	0
Three Bedroom	30	30	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: TWIN PARKS WEST (SITES 1 & 2)	PIC Development ID: NY005012270	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 312	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 312 = \$557,281
Bedroom Type	Number of Units Pre-Conversion 312	Number of Units Post-Conversion 312	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit

			Reconfigurations, etc.)
Studio/Efficiency	16	16	0
One Bedroom	82	82	0
Two Bedroom	62	62	0
Three Bedroom	104	104	0
Four Bedroom	30	30	0
Five Bedroom	18	18	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: UNION AVENUE-EAST 166TH STREET	PIC Development ID: NY005013420	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 120	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 120 = \$214,339
Bedroom Type	Number of Units Pre-Conversion 120	Number of Units Post-Conversion 120	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	27	27	0
Two Bedroom	67	67	0
Three Bedroom	26	26	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	

(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A

Name of Public Housing Development: WEEKSVILLE GARDENS	PIC Development ID: NY005010310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 257	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 257 = \$459,042
Bedroom Type	Number of Units Pre-Conversion 257	Number of Units Post-Conversion 257	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	21	21	0
One Bedroom	32	32	0
Two Bedroom	4	4	0
Three Bedroom	196	196	0
Four Bedroom	4	4	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: WEST FARMS SQUARE CONVENTIONAL	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units
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			transferring) No
Total Units: 20	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 20 = \$35,723
Bedroom Type	Number of Units Pre-Conversion 20	Number of Units Post-Conversion 20	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	6	6	0
Two Bedroom	13	13	0
Three Bedroom	1	1	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: WSUR (BROWNSTONES)	PIC Development ID: NY005011270	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 236	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by

			total number of units in project) \$318,732,540/ 178,446 x 236 = \$421,533
Bedroom Type	Number of Units Pre-Conversion 236	Number of Units Post-Conversion 236	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	124	124	0
One Bedroom	31	31	0
Two Bedroom	80	80	0
Three Bedroom	1	1	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

RAD Resident Rights, Participation, Waiting List and Grievance Procedures

1. No Re-screening of Tenants upon Conversion. Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. Right to Return. Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved, residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept an offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed. Permanent involuntary displacement of residents may not occur as a result of a project’s conversion of assistance.

3. Renewal of Lease. Under RAD, the owner must renew all leases upon lease expiration, unless cause exists. This provision must be incorporated into the tenant lease or tenancy addendum, as

appropriate.

4. Phase-in of Tenant Rent Increases. If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 5 years. For purposes of this section "standard TTP" refers to the Total Tenant Payment (TTP) calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a development was paying a flat rent immediately prior to conversion, NYCHA shall use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below. Families will not pay more than 30% of their adjusted gross household income for rent.

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the standard TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
- Year 5 AR and all subsequent recertifications – Full standard TTP

Public Housing Family Self Sufficiency (PH-FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. NYCHA does not have PH-FSS participants but residents will be able to enter into the Housing Choice Voucher (HCV) FSS program after conversion. Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants.

Supportive services will be offered to families. Property Management (PM) must provide a plan for assessing and responding to resident social service needs, including employment training and job opportunities. The PM must maintain community centers and the provisions of services when the community center is part of the converting development. PM must consult with residents and the Resident Organization about their preferences in the choice of service providers and activities.

6. Resident Participation and Funding. Residents will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding in accordance with the Notice. The owner must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to a legitimate tenant organization at the covered property. These funds must be used for resident education, organizing around tenancy issues and training activities.

7. Resident Procedural Rights. At a minimum, residents will have the following procedural rights, which NYCHA may expand for the benefit of residents.

a. Termination Notification. HUD has incorporated additional termination notification requirements to comply with section 6 of the U.S. Housing Act of 1937 as may be amended (Act) for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257, related to owner termination of tenancy and eviction, the termination procedure at a minimum for RAD conversions to PBV will require that the owner provide adequate written notice of termination of the lease which shall not be less than:

- i.** A reasonable period of time, but not to exceed 30 days:
 - If the health or safety of other tenants, the owner’s employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - In the event of any drug-related or violent criminal activity or any felony conviction;
- ii.** 14 days in the case of nonpayment of rent; and
- ii.** 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

b. Grievance Process. HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

- i.** In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),¹ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to an owner action in accordance with the individual’s lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident’s rights, obligations, welfare, or status.
 - For any hearing regarding issues described in 24 CFR § 982.555(a)(1)(i)-(vi), NYCHA as the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 - For any additional hearings required under RAD, the owner will perform the hearing.

¹ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate has been repealed.

- ii. An informal hearing will not be required for class grievances or for disputes between residents not involving the owner or contract administrator.
- iii. The owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- iv. The owner provides opportunity for an informal hearing before an eviction.

8. Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4 of the Notice; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR §5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in §5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion (e.g., due to loss of employment); tenants that move into the property following conversion, etc.) is covered by this waiver.

9. Jobs Plus. Jobs Plus grantees awarded FY 2014 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant re-location and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the HUD Secretary's discretion, choose to end the Jobs Plus program at that project.

10. When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, NYCHA may only select an occupied unit to be included under the PBV HAP contract if the unit's occupants are eligible for housing assistance payments (24 CFR §983.53(d)). Also, NYCHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's total tenant payment (TTP) has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent) (24 CFR §983.258). Since the rent limitation under the Notice may often result in a family's TTP equaling or exceeding the Gross Rent for the unit, for current residents (i.e. residents living in the public housing property prior to conversion), HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP contract when TTP equals or exceeds than the Gross Rent. Further, HUD is establishing the alternative requirement that the rent to owner for the unit equal the family's TTP

until such time that the family is eligible for a housing assistance payment. HUD is waiving as necessary to implement this alternative provision, the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR §983.301 as modified by Section 1.6.B.5 of the Notice.² In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP contract. Assistance may subsequently be reinstated if the tenant becomes eligible for assistance.

Following conversion, 24 CFR §983.53(d) applies and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the Gross Rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the Gross Rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that NYCHA must reinstate the unit after the family has vacated the property.

11. Under-Occupied Unit. Under 24 CFR §983.259, if a family is in an under-occupied unit at the time of conversion the family may remain in this unit until an appropriate-sized unit becomes available in the development. When an appropriate sized unit becomes available, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time.

III - Other Miscellaneous Provisions

1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration. NYCHA agrees to provide to HUD, upon a reasonable request, data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility Voucher utilization, and rehabilitation work.

2. Additional Monitoring Requirement. NYCHA's Members must approve the operating budget for the covered project annually in accordance with HUD requirements.³

3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3). The Davis-Bacon Act prevailing wage requirements apply to all initial repairs and new

² For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance. Following conversion, the residents is still responsible for paying \$600 in tenant rent and utilities.

³ For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of the evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

construction that are identified in the financing plan to the extent that such repairs or construction qualify as development. “Development” encompasses work that constitutes remodeling that alters the nature of housing units in the project, reconstruction, or a substantial improvement in the quality or kind of original equipment and materials, and is initiated within 18 months of the HAP contract. Development activity does not include replacement of equipment and materials rendered unsatisfactory because of normal wear and tear by items of substantially the same kind. Section 3 applies to all initial repairs and new construction that are identified in the financing plan to the extent that such repairs qualify as construction or rehabilitation. In addition, Section 3 may apply to the project after conversion based on the receipt of the use of federal assistance for rehabilitation assistance.

4. Establishment of Waiting List. In establishing the waiting list for the converted project, NYCHA will utilize the project-specific waiting list that exists at the time of conversion. The waiting list must be established and maintained in accordance with PBV program requirements.

If a project-specific waiting list for the project does not exist, NYCHA will establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on NYCHA’s public housing community-wide waiting list have been offered placement on the converted project’s initial waiting list. For the purpose of establishing the initial waiting list, NYCHA will determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants, NYCHA’s resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to NYCHA’s policies for waiting list management, including the obligation to affirmatively further fair housing.

NYCHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on NYCHA’s centralized public housing waiting list who wish to be placed onto the newly-established waiting list are listed in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, NYCHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. Mandatory Insurance Coverage. The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project.

6. Agreement Waiver. For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to

the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived. Instead, NYCHA and the owner will enter into a HAP contract before construction begins.

7. Future Refinancing. Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

8. Administrative Fees for Public Housing Conversions. For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. For example, if the project's assistance converts effective July 1, 2015, the public housing Annual Contributions Contract (ACC) between the PHA and HUD will be amended to reflect the number of units under HAP contract, but will be for zero dollars, and the RAD PBV contract will be funded with public housing money for July through December 2015. For this transition period, the ACC will primarily serve as the basis for covering the units and requiring PHA compliance with HUD requirements, but it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this, and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing Section 8 administrative fee funding during this time.

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the section 8 ACC will be amended to include section 8 funding that corresponds to the units covered by the section 8 ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

9. Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, NYCHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of NYCHA's HCV program becomes PBV assistance, it is possible for most or all of NYCHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for NYCHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP

contract administered by NYCHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of covered projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in NYCHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) and 24 CFR part 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD.

10. Reserve for Replacement. The owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account covered under a General Depository Agreement (HUD-51999) or similar instrument, as approved by HUD, where funds will be held by the owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines and as directed by HUD.

IV - Relocation Plans

NYCHA is pursuing a plan that will allow for tenant in place rehabilitation, which will require no relocation. If a resident must be temporarily relocated, it will be at no expense to the resident. The relocation options will be to a vacant unit in the same development, a vacant unit in another NYCHA development or a vacant unit in the selected developer's housing stock. This will be finalized after a development partner is selected. NYCHA will submit an Accessibility and Relocation Checklist to HUD with its financing plan as required by PIH Notice 2012-32 (HA), REV-2 and will comply with the relocation requirements under the RAD program as stated in *PIH Notice 2014-17-Relocation Requirements under the Rental Assistance Demonstration (RAD) Program, Public Housing in the First Component*. Please see page 159 – 185 for the full text of this PIH Notice.

V – Site Selection and Neighborhood Standards

This RAD conversion complies with all applicable site selection and neighborhood review standards as required by the Notice.

VI – Voluntary Compliance Agreement, Consent Order or Consent Decree

NYCHA certifies that it is currently compliant with all fair housing and civil rights requirements and is under a Voluntary Compliance Agreement and consent decrees. RAD conversion at the NYCHA developments listed on pages 117 – 150 will not have a negative impact on NYCHA's compliance with existing voluntary compliance agreements or consent decrees.

VII – Comments from the Resident Advisory Board (RAB) and the Public on RAD

Please see pages 276 - 280 for NYCHA's responses to the RAB comments on RAD and page 312-313 for the responses to the public comments.

VII – PIH 2014-17 RELOCATION REQUIREMENTS UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM, PUBLIC HOUSING IN THE FIRST COMPONENT



ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

Special Attention of: Notice H 2014-09 Public Housing Agencies
PIH 2014-17 Public Housing Hub Office Directors
Public Housing Program Center Directors Issued: July 14, 2014
Regional Directors Field Office Directors
This notice remains in effect until amended, RAD Transaction Managers superseded, or rescinded.

Cross Reference: PIH Notice 2012-32 (HA) REV 1

II. SUBJECT: RELOCATION REQUIREMENTS UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM, PUBLIC HOUSING IN THE FIRST COMPONENT

1. Purpose

This Notice provides public housing agencies (PHAs)¹ and their partners with information and resources on applicable program and relocation assistance requirements when planning for or implementing resident moves as a result of a **Rental Assistance Demonstration (RAD)** conversion² under the first component of the demonstration.³ This Notice provides guidance on RAD relocation requirements and requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA), as they relate to the public housing conversion process under the first component.⁴

¹ This Notice always uses the term “PHA” to refer to the owner of the project prior to and after the RAD conversion, even though, in some cases, the owner of the converted RAD project may be another public entity, a non-profit organization, or other owner (e.g., low-income housing tax credit owner). In addition, this Notice uses “PHA” to refer to the “displacing agency,” a URA term that means the agency or person that carries out a program or project, which will cause a resident to become a displaced person. Projects vary and, for any specific task described in this Notice, may require substituting in a reference to a party that is more appropriate for a specific project.

² The content of this Notice should not be relied upon in carrying out any other activities funded under any other HUD program, except where specifically directed by HUD.

³ The “first component” of RAD allows public housing and Moderate Rehabilitation properties to convert assistance; the “second component” refers to conversion of Rent Supplement, Rental Assistance Payment, and Moderate Rehabilitation properties upon contract expiration or termination.

⁴ Relocation concerns and URA requirements apply to both components of RAD. This notice provides guidance only as to the first component.

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Relocation assistance provided pursuant to public housing and RAD requirements is broader than URA relocation assistance requirements. Not all specific situations requiring relocation under RAD may trigger URA assistance requirements. In addition, whereas all qualifying residents⁵ of a converting public housing project are eligible for relocation assistance under RAD, some residents or household members may not meet the statutory and regulatory requirements for eligibility under URA. This Notice supersedes PIH Notice 2012-32 (HA), REV-1, with respect to relocation matters. This Notice also specifically addresses when relocation may begin (see Section 9 below). As necessary, the Department will issue additional guidance on relocation issues and requirements as they relate to RAD.

2. Background

RAD allows public housing properties to convert assistance to long-term project-based Section 8 contracts. In many cases, a RAD project may require relocation of residents when properties undergo repairs, are demolished and rebuilt, or when the assistance is transferred to another site. PIH Notice 2012-32 REV-1 (see also FR Notice 5630-N-05, 78 FR 39759-39763 (July 2, 2013)) details RAD program requirements.

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA) is a federal law that establishes minimum standards for federally-funded programs and projects that include the acquisition of real property (real estate) and/or displace persons from their homes, businesses, or farms as a result of acquisition, rehabilitation, or demolition of real property.⁶ The URA will apply to acquisitions of real property and relocation of persons from real property that occurs as a direct result of acquisition, rehabilitation, or demolition for a project that involves conversion of assistance to Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) programs under RAD.

Additionally, all relocation conducted as part of a RAD conversion and all relocation assistance provided under URA must be consistent with applicable fair housing and civil rights laws, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973.

Because each RAD proposal varies in its scope, this Notice may not address each PHA’s specific circumstances. RAD PHAs and participants should carefully review the regulations, notices, and guidance material referenced in this Notice. Any questions related to the applicability of these requirements should be referred to the RAD Transaction Managers (TM) or may be emailed to rad@hud.gov.

1. APPLICABLE LEGAL AUTHORITIES

⁵ The term “resident” as used in this Notice refers to eligible resident families of public housing residing in a property applying for participation in RAD or a property that undergoes a conversion of assistance through RAD.

⁶ HUD Handbook 1378 (Tenant Assistance, Relocation, and Real Property Acquisition), available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/relocation/policyandguidance/handbook1378.

- RAD: Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), with the implementing PIH Notice 2012-32, REV-1
- URA statute and implementing regulations: 49 CFR part 24
- FHEO: Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Fair Housing Act
- Section 104(d) of the Housing and Community Development Act of 1974, statute and implementing regulations (if CDBG and/or HOME funds are used): 24 CFR part 42, subpart

2. RELOCATION PLANNING

If there is a possibility that residents will be relocated as a result of acquisition, demolition, or rehabilitation for a project converting under RAD, PHAs must undertake a planning process in conformance with URA in order to minimize the adverse impact of relocation (49 CFR 24.205(a))

While a written Relocation Plan is not a requirement under RAD or URA, the Department strongly encourages PHAs to prepare a written Relocation Plan, both to establish their relocation process and to communicate this process consistently and effectively to all relevant stakeholders. Appendix 1 contains recommended elements of a Relocation Plan.

The following presents a general sequencing of relocation planning activities within the RAD milestones:

Stage	Activities
1. Prior to submission of RAD application	<ul style="list-style-type: none"> • Determine potential need for relocation • Meet with residents to discuss plans, communicate right to return, and solicit feedback • Provide <i>General Information Notice</i> (GIN) to residents • Survey residents to prepare Relocation Plan and relocation process cost estimate
2. After receipt of the Commitment to Enter into a HAP Contract (CHAP) Award	<ul style="list-style-type: none"> • Prepare Significant Amendment to PHA Plan • Assess and refine need for relocation • Develop a Relocation Plan (See Appendix 1 for recommended content) • Identify relocation housing options
3. Preparing Financing Plan (due to RAD Transaction Manager no later than 180 days following	<ul style="list-style-type: none"> • Budget for relocation expenses • Submit FHEO Accessibility & Relocation checklist (PHAs may submit Relocation Plan along with checklist)

Stage	Activities
CHAP award)	
4. Receipt of RAD Conversion Commitment (RCC)	<ul style="list-style-type: none"> • The date of issuance of the HUD RCC marks the date of “Initiation of Negotiations” (ION), as defined in the URA (49 CFR 24.2(a)(15)) • Provide residents with appropriate notice informing them if they will be relocated and any associated relocation assistance • Meet with residents to describe approved conversion plans and discuss required relocation
5. Closing/RAD conversion	<ul style="list-style-type: none"> • Generally, resident relocation should not begin until after the date of closing/conversion of assistance under RAD • PHAs must adhere to notification requirements (described in Paragraph 8 of this Notice): generally, a minimum of 30 days for residents to be temporarily relocated for up to a year, and 90 days for permanent relocation • PHAs seeking to move residents prior to closing must receive prior approval from HUD as described in Paragraph 9 of this Notice

3. **RESIDENT RIGHT TO RETURN**

RAD program rules prohibit the permanent involuntary relocation of residents as a result of conversion. Residents that are temporarily relocated retain the right to return to the project once it has been completed and is in decent, safe, and sanitary conditions.⁷ The period during which residents may need to be temporarily relocated is determined by the period of rehabilitation or construction, which will be specific to each project.

If proposed plans for a project would preclude a resident from returning to the RAD project, the resident must be given an opportunity to comment and/or object to such plans. If the resident objects to such plans, the PHA must alter the project plans to accommodate the resident in the converted project. If a resident agrees to such plans, the PHA must secure informed, written consent from the resident to receive permanent relocation assistance and payments consistent with URA and acknowledge that acceptance of such assistance terminates the resident’s right to return to the project. In obtaining this consent, PHAs must inform residents of their right to return, potential relocation, and temporary and permanent housing options at least 30 days before residents must make a decision. The PHA cannot employ any tactics to pressure residents into

⁷ Where the transfer of assistance to a new site is approved, residents of the converting project will have the right to reside in an assisted unit at the new site once rehabilitation or new construction is complete.

Relinquishing their right to return or accepting permanent relocation assistance and payments.⁸ A PHA may not terminate a resident's lease if it fails to obtain this consent.

PHAs must keep documentation of such information provided to residents and such consent by residents.

While HUD does not require PHAs to submit documentation of obtaining this consent, PHAs and participants must properly brief residents on their housing and relocation options and must keep auditable written records of such consultation and decisions. HUD may request this documentation during a review of the FHEO Relocation and Accessibility Checklist or if relocation concerns arise.

Examples of project plans that may preclude a resident from returning to the converted RAD project include, but are not limited to:

- Changes in bedroom distribution (i.e. when larger units will be replaced with smaller units such that current residents would become under-housed or when smaller units will be replaced with larger units such that current residents would become over-housed);
- Where a PHA is reducing the number of assisted units at a property by a de minimis amount⁹, but those units are occupied by assisted residents; or
- The reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery.

In all scenarios where residents voluntarily accept permanent relocation to accommodate project plans, these residents are eligible for permanent relocation assistance and payments under URA. If a resident accepts permanent relocation assistance, the resident surrenders his or her right to return to the completed project.

4. RELOCATION ASSISTANCE

Under RAD, relocation assistance may vary depending on the length of time relocation is required.¹⁰

- a. In instances when the PHA anticipates that a resident will be relocated for more than a year, the PHA must offer the resident the choice of:
 - Permanent relocation assistance and payments at URA levels; or
 - Temporary relocation assistance, including temporary housing, while the resident retains his or her right to return and reimbursement for all reasonable out-of-pocket expenses associated with the temporary relocation.

⁸ Persons with disabilities returning to the RAD project may not be turned away or placed on a waiting list due to a lack of accessible units. Their accessibility needs must be accommodated.

⁹ A reduction in total number of assisted units at RAD project of 5% or less. (Section 1.5.B of PIH 2012-32 REV-1)

¹⁰ Some residents may not qualify for relocation assistance under URA. A nonexclusive listing of persons who do not qualify as displaced persons under URA is at 49 CFR 24.2(a)(9)(ii). See also, Paragraph 1-4(J) of HUD Handbook 1378.

The PHA must give the resident no less than 30 days to decide between permanent and temporary relocation assistance. If the resident elects to permanently relocate with assistance at URA levels, the PHA must inform the resident that his or her acceptance of permanent relocation assistance terminates the resident's right to return to the completed RAD project.

- b. In instances when a resident elects temporary relocation assistance and reoccupies a unit in the completed project within one year, the resident need not be offered permanent relocation assistance pursuant to URA.

Great care must be exercised to ensure that residents are treated fairly and equitably. If a resident is required to relocate temporarily in connection with the project, his or her temporarily occupied housing must be decent, safe, and sanitary and the resident must be reimbursed for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation. These expenses include, but are not limited to, moving expenses and increased housing costs during the temporary relocation.

- c. In the event that a resident elects to receive temporary relocation assistance and the temporary relocation exceeds one year, the resident becomes eligible for all permanent relocation assistance and payments under URA. (This assistance would be in addition to any assistance the person has already received for temporary relocation, and may not be reduced by the amount of any temporary relocation assistance.) In such event, the PHA shall give the resident the opportunity to choose to remain temporarily relocated for an agreed-to period (based on new information about when they can return to the completed RAD unit), or choose to permanently relocate with URA assistance.

PHAs may not propose or request that a displaced person waive rights or entitlements to relocation assistance under the URA. If the resident elects to permanently relocate with URA assistance, the PHA must inform the person that the person's acceptance of URA relocation assistance to permanently relocate will terminate the person's right to return to the completed RAD project. Conversely, unless and until the resident elects to be permanently relocated, the resident may remain temporarily relocated with a right to return to the completed project.

5. INITIATION OF NEGOTIATIONS (ION) DATE

Eligibility for URA relocation assistance is generally effective on the date of initiation of negotiations (ION) (49 CFR 24.2(a)(15)). For RAD projects, the ION date is the date of the issuance of the RAD Conversion Commitment (RCC).

6. RESIDENT NOTIFICATION

When a project converting under RAD will include relocation of residents, notice must be provided to those resident households. For each notice listed below, one notice shall be given to each resident household. The purpose of these notifications is to ensure that residents are informed of their potential rights and the relocation assistance available to them. During initial meetings with residents about RAD and in subsequent communications with residents related to relocation, the PHA should inform residents that if they choose to move after receiving a written GIN, but prior to receiving a RAD Notice of Relocation, they may jeopardize their eligibility for relocation assistance. However, PHAs should note that a resident move undertaken as a direct result of the project may still require relocation assistance and the resident may be eligible to receive permanent relocation assistance under the URA even though the PHA has not yet issued notices.

- a. *General Information Notice* (49 CFR 24.203(a) & Handbook 1378, Paragraph 2-3(B))

As soon as feasible in the planning process, the PHA must provide each resident with a written GIN (see sample in Appendix 2) to provide a general description of the project, the activities

planned, and the relocation assistance that may become available. URA regulations state that the GIN should be provided *as soon as feasible*. Under RAD, PHAs must provide GINs during the initial RAD resident meetings, before submitting a RAD application. GINs must do at least the following:

- Inform the resident that he or she may be displaced for the project and generally describe the relocation payment(s) for which the resident may be eligible, the basic conditions of eligibility, and the procedures for obtaining the payment(s);
- Inform the resident that he or she will be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other necessary assistance to help the resident successfully relocate;
- Inform the resident that, if he or she qualifies for relocation assistance as a displaced person under the URA, he or she will not be required to move without at least 90 days advance written notice, and inform any person to be displaced from a dwelling that he or she cannot be required to move permanently unless at least one comparable replacement dwelling has been made available;
- Inform the resident that any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child (see 49 CFR 24.208(h) for additional information); and
- Describe the resident's right to appeal the PHA's determination as to a person's eligibility for URA assistance.

b. *RAD Notice of Relocation*

If a resident will be relocated to facilitate the RAD conversion, the PHA shall provide notice of such relocation (RAD Notice of Relocation). The PHA shall issue this notice upon the PHA's receipt of the RCC from HUD, which is the ION date.

If residents will not be relocated, notice of relocation is not required, but the PHA should notify them that they are not being relocated.¹¹

The RAD Notice of Relocation must conform to the following requirements:

- The notice must state the anticipated duration of the resident's relocation.
- PHAs must provide this notice a minimum of 30 days prior to relocation to residents who will be temporarily relocated.¹² Longer notice may be appropriate for persons who will be relocated for an extended period of time (over 6 months), or if necessary due to personal needs or circumstances.
- Residents whose temporary relocation is anticipated to exceed one year must be informed that they will have no less than 30 days to elect temporary or permanent relocation as described in Section 6 of this Notice. When timing is critical for project completion, the 30-day decision period can run concurrently with the 30-day notice period for temporary relocation and with the 90-day period for permanent relocation if the PHA makes available comparable replacement dwellings consistent with 24.204(a).
- Residents who will be permanently relocated must receive written notice a minimum of 90 days prior to relocation. This 90-day time period may only begin once the PHA has made available at least one comparable replacement dwelling consistent with 49 CFR 24.204(a).¹³
- The notice must describe the available relocation assistance, the estimated amount of assistance based on the individual circumstances and needs, and the procedures for obtaining the assistance. The notice must be specific to the resident and his or her

situation so that the resident will have a clear understanding of the type and amount of payments and/or other assistance the resident household may be entitled to claim.

- The notice must explain the reasonable terms and conditions under which the resident may continue to lease and occupy a unit in the completed project.
- The notice must state that the PHA will reimburse the resident for all reasonable out-of-pocket expenses incurred in connection with any temporary move. These expenses include, but are not limited to, moving expenses and increased housing costs (rent, utilities, etc.).

c. *Notice of Intent to Acquire* (49 CFR 24.203(d))

¹¹ HUD policy generally requires a “notice of non-displacement” in certain instances; the RAD program does not require this notice. Although the scope of this notice is limited to guidance for projects requiring relocation, PHAs should note, however, that there may be notification requirements for projects that do not involve relocation. The RAD conversion will terminate the resident’s public housing lease and commence a PBV or PBRA lease, even when there is no relocation required. In such instances, state law may impose certain notification requirements. In addition, public housing regulations generally require 30 days’ notice prior to lease termination. PHAs are encouraged to review public housing requirements set forth in 24 CFR parts 5 and 966.

¹² HUD may approve shorter notice periods based on an urgent need due to danger, health, or safety issues or if the person will be temporarily relocated for only a short period.

¹³ PHAs should note that URA regulations also require, where possible, that three or more comparable replacement dwellings be made available before a resident is required to move from his or her unit.

For RAD projects involving acquisition, residents may be provided with a notice of intent to acquire (“*Notice of Intent to Acquire*”) prior to the ION date with HUD’s prior approval. Once the Notice of Intent to Acquire is provided, a resident’s eligibility for relocation assistance and payments is established. Therefore, the RAD Notice of Relocation must be provided in conjunction with or after the Notice of Intent to Acquire. A RAD Notice of Relocation would not otherwise be sent prior to the ION date.

Since residents who accept permanent relocation must receive 90 days advanced written notice prior to being required to move, providing residents the Notice of Intent to Acquire and RAD Notice of Relocation prior to the ION date may be necessary to provide sufficient notice of relocation to a resident in instances where there may not be 90 days between the issuance of the RCC (ION date) and the anticipated closing date. This allows the PHA to issue the notice earlier so that relocation may begin upon closing. This allows program participants to conduct orderly relocation upon closing, minimize adverse impacts on displaced persons, and to expedite project advancement and completion.¹⁴

d. *URA Notice of Relocation Eligibility – for residents whose temporary relocation exceeds one year* (49 CFR 24.203(b) & Handbook 1378, Paragraph 2-3(C))

After a resident has been temporarily relocated for one year, the PHA must provide a notice of relocation eligibility in accordance with URA requirements (“*Notice of Relocation Eligibility*”). This notice is not required if the resident has already accepted permanent relocation assistance.

The Notice of Relocation Eligibility must conform to URA requirements as set forth in 49 CFR Part 24, to HUD Handbook 1378 and to the following requirements:

- The PHA must provide updated information as to when it is anticipated that the resident will be able to return to the completed project.
- The resident may choose to remain temporarily relocated based upon such updated information or may choose to accept permanent URA relocation assistance in lieu of exercising the right to return.
- If the resident chooses to accept permanent URA relocation assistance and such assistance requires that the resident move, the URA requires such resident to receive 90 days advance written notice of the earliest date they will be required to move (i.e., 90-Day Notice, 49 CFR 24.203(c)). The PHA should be mindful that the 90-day time period may only begin once the PHA has made available at least one “comparable replacement dwellings” as set forth in 49 CFR 24.204(a).

7. INITIATION OF RELOCATION

¹⁴ PHAs and program participants should note that, in most instances, it will be most appropriate for the acquiring entity to send this notice.

Unless otherwise approved by HUD, relocation may not begin until the date of closing of the RAD transaction and recordation of the RAD Use Agreement. PHAs must provide residents being temporarily relocated at least 30 days advance written notice of the required move. PHAs must give residents being permanently relocated at least 90 days advance written notice of the required move. This means PHAs are advised to plan carefully to account for this 30-day or 90-day notice period to ensure the closing is not delayed.

However, HUD is aware that, in rare cases, some project plans necessitate relocation prior to closing. With prior HUD approval, for projects involving acquisition, PHAs may relocate residents prior to the closing date subject to public housing requirements (see 24 CFR part 5 and 24 CFR 966). PHAs must contact their assigned RAD transaction manager (TM) to discuss plans as early as possible in the process to ensure compliance with all RAD and URA requirements.

If relocation prior to closing is desired, PHAs should submit to the TM the following information, as early as possible in the process:

- A written request for relocation prior to closing. The request must include justification of why the early relocation is necessary for the viability of the RAD transaction. Justification may include the presence of outside financing, such as Low Income Housing Tax Credit (LIHTC) awards, if the PHA can show that early relocation is necessary to meet critical LIHTC deadlines.
- FHEO Accessibility and Relocation Checklist.
- Evidence of intent to comply with public housing requirements, as applicable. Generally, public housing regulations require public housing residents to receive 30 days’ notice prior to relocation and that such notice either be published in the PHA’s admissions and continued occupancy policies (ACOP) or published elsewhere at least 30 days prior to receipt of such notice (24 CFR parts 5 and 966).

When seeking to relocate residents prior to closing, submission of this request as early as possible is preferred, prior to the 180-day Financing Plan milestone if possible (with Financing Plan submission following the request).

HUD reserves the right to request additional follow-up information, including a Relocation Plan and related budget, prior to approving such requests. PHAs must receive written HUD approval before beginning relocation of residents prior to closing.

Early planning and submission of the Financing Plan and FHEO checklist to HUD will ensure the PHA has built in the 30- or 90-day notice period prior to initiating relocation.

8. FAIR HOUSING AND CIVIL RIGHTS REQUIREMENTS

PHAs must comply with all applicable fair housing and civil rights laws, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973, when conducting relocation planning and providing relocation assistance. Further, communication must be provided in a manner that is effective for persons with disabilities (24 CFR 8.6) and for person who are Limited English Proficient (see 72 FR 2732). This section discusses some of the PHA's obligations under these laws and regulations. However, the applicability of civil rights laws is not limited to the activities discussed in this section. PHAs conducting relocation activities should familiarize themselves with applicable civil rights statutes, regulations, and guidance, including but not limited to, those listed at the end of this section.

- **Effective Communication for Persons with Disabilities:** Communications and materials must be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6), and as applicable, the Americans with Disabilities Act; and for persons who are limited English proficient (*see* 72 Fed Reg 2732). This includes ensuring that training materials are in appropriate alternative formats as needed, e.g., Braille, audio, large type, assistive listening devices, and sign language interpreters.
- **Accessible Meeting Facilities for Persons with Disabilities:** When holding public meetings, PHAs must give priority to methods that provide physical access to individuals with disabilities, i.e., holding the meetings, workshops, and briefings or any other type of meeting in an accessible location, in accordance with the regulations implementing Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990, as applicable. All programs and activities must be held in accessible locations unless doing so would result in an undue financial and administrative burden, in which case the PHA must take any action that would not result in such an alteration or such burden but would nevertheless ensure that individuals with disabilities receive the benefits and services of the program or activity, e.g., briefings at an alternate accessible, in-home briefing. Individuals with disabilities must receive services in the most integrated setting appropriate to their needs. The most integrated setting appropriate to the needs of qualified individuals with disabilities is a setting that enables individuals with disabilities to interact with nondisabled person to the fullest extent possible (28 CFR part 35, appendix B).
- **Meaningful Access for Persons with Limited English Proficiency (LEP):** PHAs must provide meaningful access to programs and activities for persons who have a limited ability to read, speak, or understand English. Any person with LEP who will be temporarily relocated or permanently displaced must have meaningful access to any public meetings regarding the project. In addition, any information provided to residents including, but not limited to, any notices required under the URA, should be provided in the appropriate language to persons with LEP. Generally, PHAs will be responsible for providing oral interpreters at meetings, including ensuring their competence, and covering any associated translation and interpretation costs.

- URA requires that PHAs provide persons who are unable to read or understand the notices, such as persons with disabilities or persons with LEP, with appropriate translation and counseling to ensure that they understand their rights and responsibilities and the assistance available to them (49 CFR 24.5). URA also requires that each notice indicate the name and telephone number of a person to contact with questions or for other needed help (49 CFR 24.5). This notice should include the number for the telecommunication device for the deaf (TDD) or other appropriate communication device, if applicable (24 CFR 8.6(a)(2)).
- Comparable Housing for Persons with Disabilities: PHAs should identify the accessibility needs of residents to be relocated by consulting existing information (e.g., tenant characteristics forms, including identification of the need for accessible unit features; records of approved reasonable accommodations, and records of the presence of accessible unit features). For guidance on providing relocation assistance to persons with disabilities, see Exhibit 3-1 in HUD Handbook 1378.
- Advisory Services: PHAs should determine the advisory services that will be necessary to ensure a successful relocation program consistent with 49 CFR 24.205(c). Such advisory services may include housing counseling that should be facilitated to ensure that residents affected by the project understand their rights and responsibilities and the assistance available to them (49 CFR 24.205(c)). Advisory counseling must also inform residents of their fair housing rights and be carried out in a manner that satisfies the requirements of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Executive Order 11063 (49 CFR 24.205(c)(1)). In addition, PHAs should inform residents that if they believe they have experienced unlawful discrimination, they may contact HUD at 1-800- 669-9777 (Voice) or 1-800-927-9275 (TDD) or at <http://www.hud.gov>.

Fair Housing References:

- Section 504 of the Rehabilitation Act of 1973
- Regulations: 24 CFR part 8
- Fair Housing Act Regulations: 24 CFR part 100
- Title VI of the Civil Rights Act of 1964
- Regulations: 24 CFR part 1
- Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Guidance) (72 FR 2732)
- Exhibit 3-1 Compliance with Section 504 of the Rehabilitation Act in HUD Handbook 1378 (Tenant Assistance Relocation and Real Property Acquisition)

I:L Other Requirements

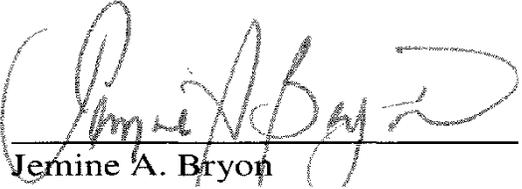
a. Public Housing Program Compliance

PHAs should note that public housing resident provisions related to occupancy and termination, including grievances and related hearings, will remain in effect until the execution of the new PBV or PBRA Housing Assistance Payment (HAP) contract.

b. Evictions for Cause

If the PHA determines that a resident was evicted in accordance with applicable state and local law for serious or repeated violation of material terms of the lease, and the eviction was not

undertaken for the purpose of evading the obligation to make available URA payments and other assistance, the resident is not entitled to relocation payments and assistance under the URA (49 CFR 24.206).



Jermine A. Bryon
General Deputy Assistant Secretary for
Public and Indian Housing
Commissioner - Assistant Secretary for
Housing

APPENDICES

Appendix 1 Recommended Relocation Plan Contents

Appendix 2 Sample RAD General Information Notice (GIN)

Appendix 3 Sample RAD Notice of Relocation (for relocation anticipated for a year or less)

Appendix 4 Sample RAD Notice of Relocation (for relocation anticipated for more than a year)

Appendix 5 Sample Notice of Eligibility for URA Relocation Assistance (for residents who have been temporarily relocated for more than a year)

III. APPENDIX 1: RECOMMENDED RELOCATION PLAN CONTENTS

While written Relocation Plans are not required under RAD or URA, the Department strongly encourages PHAs to document their relocation planning process and procedures in a written Relocation Plan. The following provides suggested content for Relocation Plans.

I. PROJECT SUMMARY

The Relocation Plan should provide a general description of and purpose for the project (e.g., year built, location, number of units, configuration, occupancy information, and funding sources).

The basic components of a plan include:

- A general description of the project and the site, including acquisition, demolition, rehabilitation, and construction activities and funding sources;
- A detailed discussion of the specific steps to be taken to minimize the adverse impacts of relocation, including when transferring the assistance to a new site;

- Information on occupancy (including the number of residents, residential owner-occupants and non-residential occupants, if any, to be permanently or temporarily relocated);
- Information on relocation needs and costs (including the number of residents who plan to relocate with Section 8 assistance);
- General moving assistance information;
- Temporary move assistance (including information on the duration of temporary moves);
- Permanent move assistance; and
- Appeals process.

II. RESIDENT RETURN AND RE-OCCUPANCY POLICIES

For residents that will be temporarily relocated, the plan should include the criteria that will be used to determine the priority for residents to re-occupy units at the project after rehabilitation, demolition, and/or construction is completed. For example, if units will come online in stages, the plan should outline how the PHA will determine when each resident will return to the project. PHAs should ensure that any written return or re-occupancy policy is compliant with related RAD requirements, such as the right-to-return policy and the “no re-screening upon conversion” policy, as described in the RAD Notice.

III. SUMMARY OF MOVING COSTS

The plan should include a summary of moving costs, identified by move types, including the following:

IV. TEMPORARY MOVES

- Number of and cost amount for two-way moves (i.e., a move to another unit and then a return move) within the same building/complex.
- Number of and cost amount for two-way moves to a unit not in the same building/complex, carried out by the PHA.
- Number of and cost amount for two-way moves to a unit not in the same building/complex not carried out by the PHA.
-

V. PERMANENT MOVES

- Number of and cost amount for one-time moves into another unit in the same building/complex.¹⁵
- Number of and cost amount for one permanent move to a unit not within the same building/complex, carried out by the PHA.
 PHAs should note that if a residential move is carried out by the PHA at no cost to the resident, this per-household estimate must include the required dislocation allowance (currently \$100). The URA Fixed Residential Moving Cost Schedule lists the most current dislocation allowance: http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm
- Number of and cost amount for one permanent move to a unit not within the same building/complex that is not carried out by the PHA.

IV. TEMPORARY RELOCATION ASSISTANCE

The PHA will assist residents who are required to move temporarily. At the Initiation of Negotiations (ION), the PHA will send a RAD Notice of Relocation to residents who will be relocated. Appendices 3 and 4 of this Notice contain sample RAD Notices of Relocation to be provided to residents that will be temporarily relocated.

The plan should detail the temporary relocation assistance the PHA will provide for residents (Paragraph 2-7 of HUD Handbook 1378). This assistance includes:

- Temporary Housing - The PHA will provide temporary housing that is decent, safe, and sanitary on a nondiscriminatory basis for residents who are relocated temporarily. The PHA will also pay for reasonable increased housing costs that the resident incurs in connection with the temporary relocation.

NOTE: If a resident's relocation exceeds one year, the PHA must then issue a *Notice of Relocation Eligibility* (49 CFR 24.203(b)) to the resident and offer the resident permanent

¹⁵ A resident who moved to another unit in the same building/complex may be considered a displaced person under URA if the resident moves from the building/complex permanently and was not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move within the same building/complex and/or if other conditions of the move within the building/complex were not reasonable.

relocation assistance and payments at URA levels. The PHA must provide this notice to affected residents as soon as the temporary relocation exceeds one year.

- Packing and Moving Assistance - Since most residents prefer to pack their own personal possessions and items of value, they should be provided packing instructions, boxes, markers, and tape for the move. If assistance in packing is needed, the PHA should provide the resident with information on how to request this assistance. The PHA is responsible for covering all reasonable moving expenses incurred in connection with temporarily relocating a resident. The PHA may reimburse the resident's out-of-pocket moving expenses and/or directly carry out the move.
- Payment for Temporary Relocation Moving Expenses - The plan should also indicate how the PHA intends to provide or reimburse for moving services and expenses. The PHA can choose to do one or more of the following:
 - Undertake the moves itself, using force account labor or a moving company;
 - Use PHA's contractor or moving company;
 - Carry out moves with employees of the PHA;
 - Reimburse residents for all actual and reasonable moving costs.

NOTE: The PHA will not make fixed payments since such payments may not be representative of actual reasonable costs incurred. However, in order for a resident to be sure of full reimbursement, the resident should submit a moving cost estimate to the PHA for approval prior to the move unless the PHA is directly carrying out the move and the resident will not incur any reasonable out-of-pocket moving expenses. Failure to do so may result in the resident not being fully reimbursed.

- Utility Costs - The PHA is responsible for covering the expenses relating to disconnection and reconnection of necessary utilities. If the resident has telephone, cable service or Internet access, the PHA is responsible for covering the expenses involved in transferring existing service. The PHA may also pay utility deposits, if required at the temporary relocation housing (HUD Handbook 1378, paragraph 2-7(A)(3)). If a resident is temporarily relocating from a public housing unit to a non-public housing unit, the resident must be reimbursed for reasonable increases in utility costs even if the PHA utility allowance is lower than the actual costs to the

resident.

V. PERMANENT RELOCATION ASSISTANCE

Based on the local housing resources available, the PHA should identify the replacement housing options that will be available to meet the housing needs of residents to be permanently relocated. Replacement housing options for residents that meet the definition of a “displaced person” (49 CFR 24.2(a)(9)) under the URA include, but are not limited to:

- Other Public Housing;
- Section 8 Project-Based Voucher unit;
- Section 8 Housing Choice Voucher unit;
- Homeownership housing;
- Private-market rental housing (affordable, non-subsidized).¹⁶

The plan should describe each type of replacement housing projected to be available, including:

1. Number of units, by bedroom size, expected to be available, and discussion of whether available units will meet dwelling requirements of relocated residents;
2. General area or location of unit(s);
3. Criteria for receiving relocation assistance; and
4. Any other information that might benefit residents in their consideration of housing choices.

The plan should include a description of the permanent relocation assistance the PHA will provide to residents. This assistance includes:

- Availability of Comparable Replacement Housing – Under URA, no displaced resident will be required to move unless at least one comparable replacement dwelling (49 CFR 24.2(a)(6)) is made available at least 90 days before the required move (49 CFR 24.203(c)). Comparable replacement dwellings must contain the accessibility features needed by displaced persons with disabilities (49 CFR 24.2(a)(8)(vii); 49 CFR part 24, Appendix A, §24.2(a)(8)(vii)). If the comparable replacement dwelling is not subsidized housing, the PHA should contact the RAD staff for advice on replacement housing payment requirements.
- Referral to Housing Not Located in an Area of Minority Concentration - Whenever possible, minority persons shall be given reasonable opportunities to relocate to decent, safe, and sanitary replacement dwellings that are within their financial means and not located in areas of minority concentration (49 CFR 24.205(c)(2)(ii)(D)). However, this policy does not require a PHA to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling unit.
- Permanent Relocation Moving Expenses from Public Housing to Public Housing - The PHA may choose one of the following options for covering the expenses involved in moving public housing residents that are relocated into other public housing:
 - Undertake the move itself, using force account labor or a moving company. Residents should incur no moving costs under this option, but if such expenses are incurred, the PHA is responsible for reimbursing the resident for any such actual and reasonable expenses. In such case, the resident is also entitled to a dislocation allowance (currently \$100). The URA Fixed Residential Moving Cost Schedule lists the current dislocation allowance and is available at: http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm

¹⁶ Every effort should be made to find another subsidized unit as replacement housing for a resident relocating from subsidized housing so that the resident will continue receiving the housing subsidy as long as it is needed.

NOTE: Residents who prefer to pack their own personal possessions and items of value may be provided packing instructions, boxes, markers, and tape for their move. If a resident needs assistance in packing, they should contact the PHA. It is the responsibility of the PHA to pack and move all of their belongings and household goods, if so desired.

- Allow the resident to elect one of the following choices:

1) The PHA will reimburse the resident for the cost of all actual reasonable and necessary moving and related expenses (49 CFR 24.301), such as:

- Transportation of the resident and personal property. This may include reimbursement at the current mileage rate for personally owned vehicles that need to be moved. Transportation costs for a distance beyond 50 miles are not eligible, unless the PHA determines that relocation beyond 50 miles is justified.
- Packing, crating, uncrating, and unpacking of personal property.
- Storage of personal property for a period not to exceed 12 months, unless the PHA determines that a longer period is necessary.
- Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property.
- Insurance for the replacement value of the property in connection with the move and necessary storage.
- The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.

2) The PHA will pay directly to the resident the applicable and current fixed moving cost payment according to the URA Fixed Residential Moving Cost Schedule (49 CFR 24.302), available at: http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm

- Permanent Relocation Moving Expenses for All Other Moves – Under URA, residents who are permanently displaced, except for those residents displaced from public housing and moving to other public housing, are entitled to the assistance described in the brochure *Relocation Assistance To Residents Displaced From Their Homes*, available in English at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_16280.doc and in Spanish at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_16281.doc. Residents may choose moving assistance from one of the following two options.

1) The PHA will reimburse the resident for the cost of all actual reasonable moving and related expenses (49 CFR 24.301).

The PHA will pay directly to the resident the applicable and current fixed moving cost payment according to the URA Fixed Residential Moving Cost Schedule (49 CFR 24.302), available at:

http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm

- Replacement Housing Payment - In addition to covering moving expenses, displaced residents may be entitled to a replacement housing payment (RHP). This payment is intended to cover the increase, if any, in monthly housing costs for a 42-month period.

When calculating the RHP, the PHA must consider the comparable replacement housing unit offered to the resident. Since the PHA is not required to pay an RHP amount that exceeds the amount of RHP calculated for the offered comparable replacement dwelling, residents are cautioned to work closely with the PHA prior to their move.

- Accessible Housing for Persons with Disabilities - Under the URA, persons with disabilities who will be permanently displaced must be relocated to a replacement dwelling that contains the accessibility features they need (49 CFR 24.2(a)(8)(vii); 49 CFR Appendix A, 24.2(a)(8)(vii)). A person with disabilities who has been relocated must be offered a comparable replacement dwelling unit that contains accessible features comparable to the housing from which the tenant has been displaced or relocated. This is so even if the tenant has paid for the acquisition and/or installation of accessible features in the housing from which he or she has been relocated; in such instances, the recipient must ensure that the replacement housing contains comparable accessible features or provide relocation assistance to the tenant in an amount that covers the cost of acquiring and/or installing comparable accessible features. Under the URA, an agency may use project funds to remove architectural barriers for displaced owners and tenants with disabilities or take other last resort housing measures if comparable replacement dwelling units are not available within the monetary limits prescribed under the URA regulations (49 CFR 24.404(c)(vii); HUD Handbook 1378, Paragraph 3-8).

VI. RELOCATION BUDGET

Based on the results of the planning process, the PHA should create a relocation budget that includes the following six components:

- 1) The cost of administering the plan and providing assistance and counseling.
- 2) Reasonable moving expenses for a person with disabilities, which may include the cost of moving assistive equipment that is the personal property of the residents, the furnishings and personal belonging of a live-in aide, and/or other reasonable accommodations (HUD Handbook 1378, Paragraph 3-2).
- 3) The cost of the physical move of the residents' belongings. (It is suggested that the move costs be broken down by average cost per move type multiplied by the number of moves.)
NOTE: This physical move cost total should be based on the move scenarios anticipated or projected by the resident survey.
- 4) The cost estimated to pay for projected increases in monthly housing costs for temporary relocation.
- 5) The cost estimated to pay for the replacement housing payment (RHP) (42-month period for URA or 60-month period if section 104(d) applies).
- 6) Contingency costs estimated for carrying out the relocation process necessary to complete the proposed project. (The PHA should state where these costs are indicated in the application, or attach any other information required by HUD, to support these costs.)

VII. APPEAL PROCESS

If a resident disagrees with the PHA's decision as to the resident's eligibility to receive relocation assistance, the amount of a relocation payment, or the adequacy of a comparable replacement dwelling offered to a resident, the resident may file a written appeal to the PHA. The Relocation Plan should describe the specific appeal procedures to be followed consistent with 49 CFR 24.10 (and 24 CFR 42.390 if section 104(d) is involved). At a minimum, the resident will have 60 days to file an appeal with the PHA after receiving written notification of a claim or ineligibility determination.

VIII. CERTIFICATION

The plan should contain a certification of compliance with the URA and, if applicable, section 104(d).

VI. TECHNICAL ASSISTANCE

The PHA should direct questions on this Notice's relocation assistance requirements to their RAD Transaction Manager or email rad@hud.gov.

VII. APPENDIX 2: SAMPLE RAD GENERAL INFORMATION NOTICE (GIN)

PHA LETTERHEAD

RENTAL ASSISTANCE DEMONSTRATION (RAD) GENERAL INFORMATION NOTICE (GIN)

[Date]

Dear [Resident Name],

The property you currently occupy is being proposed for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program.

At this time, we expect that [the proposed acquisition, rehabilitation or demolition, may require you to be relocated (temporarily or permanently) from your unit]. We will provide further details to you as plans develop. **This notice does not mean that you need to leave the property at this time. This is not a notice of eligibility for relocation assistance.** The remainder of this letter only applies to situations where you will need to be relocated from your unit.

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced permanently as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are permanently displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. [PHA] will inform you of what assistance and payments you are eligible for if you will be relocated because of RAD and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, [PHA] may have cause for your eviction. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact:

[Name, Title, Address, Phone, Email Address]. This letter is important to you and should be retained.

Sincerely,

[Name]

[Title]

NOTES:

1. Files must indicate how this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378)
2. This is a sample GIN. PHAs should revise it to reflect project-specific circumstances.
3. PHAs may provide residents with HUD brochure “Relocation Assistance To Residents Displaced From Their Homes” available at:
<http://www.hud.gov/offices/cpd/library/relocation/publications/1042.pdf>.

VIII. APPENDIX 3: SAMPLE RAD NOTICE OF RELOCATION (FOR RELOCATION ANTICIPATED FOR A YEAR OR LESS)

REVISE TO REFLECT THE PROJECT-SPECIFIC CIRCUMSTANCES.

(date)

PHA Letterhead

Dear *[Resident Name]*,

The property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. On *[date]*, the *[Public Housing Authority]* (PHA) notified you of proposed plans to *[acquire/ rehabilitate/demolish]* the property you currently occupy at *[address]*. On *[date]*, HUD issued the RAD Conversion Commitment (RCC) and committed federal financial assistance to the project. *[In instances where a Notice of Intent to Acquire is applicable and this notice is being sent before the RCC is issued, in lieu of the previous sentence noting the RCC issuance date, insert: [Name of entity acquiring the property] (Displacing Agency) intends to acquire the property you currently occupy. This is a Notice of Intent to Acquire.]*

In order for PHA to complete the project, you will need to be relocated for *[anticipated duration of relocation]*. Upon completion of the project, you will be able to lease and occupy your present unit or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions. You are eligible for relocation payments and assistance.

However, **you do not need to move now**. This notice informs you that a decent, safe, and sanitary dwelling unit, listed below, has been made available to you and you will be required to move by *[insert date at least 30 days after the date of this notice]*.

If your temporary relocation exceeds one year and you qualify as a "displaced person" under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), you may be eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

The relocation assistance to which you are entitled includes:

- **Payment for Moving Expenses**. You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary

move. *[PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 4 of this Notice.]*

- The location of your temporary replacement unit is *[address]*. This temporary housing has been determined to be decent, safe and sanitary.
- *[List appropriate relocation advisory services and any other services and assistance provided.]*

If you disagree with this determination, you may file a written appeal to the PHA in accordance with 49 CFR 24.10.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact *[Name, Title, Address, Phone, Email Address]* before you make any moving plans. He/she will assist you with your move to a temporary unit and help ensure that you preserve your eligibility for any relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Print name: Title:

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

IX. APPENDIX 4: SAMPLE RAD NOTICE OF RELOCATION (FOR RELOCATION ANTICIPATED FOR MORE THAN A YEAR)

REVISE TO REFLECT THE PROJECT-SPECIFIC CIRCUMSTANCES.

(date)

PHA Letterhead

Dear *[Resident Name]*,

The property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. On *[date]*, the *[Public Housing Authority]* (PHA), notified you of proposed plans to *[acquire/ rehabilitate/demolish]* the property you currently occupy at *[address]*. On *[date]*, HUD issued the RAD Conversion Commitment

(RCC) and committed federal financial assistance to the project. *[In instances where a Notice of Intent to Acquire is applicable and this notice is being sent before the RCC is issued, in lieu of the previous sentence noting the RCC issuance date, insert: [Name of entity acquiring the property] (Displacing Agency) intends to acquire the property you currently occupy. **This is a Notice of Intent to Acquire.**]*

In order for PHA to complete the project, you will need to be relocated for *[anticipated duration of relocation]*. Upon completion of the project, you will be able to lease and occupy your present unit or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions. You are eligible for relocation assistance and payments. Because we expect your relocation to exceed one year, you have the choice to either:

- Receive temporary relocation assistance and return to a unit in the RAD project once it is complete; or
- Receive permanent relocation assistance and payments consistent with the URA instead of returning to the completed RAD project.

You must inform us of your choice within 30 days.

However, **you do not need to move now.** If you choose temporary relocation assistance, you will not be required to move sooner than 30 days after you receive notice that a temporary unit is available for you. If you choose permanent relocation assistance, you will not be required to move sooner than 90 days after you receive written notice that at least one comparable replacement unit is available to you in accordance with 49 CFR 24.204(a). *[Note to PHA: These time periods may start running as of the date of this Notice if the notice of relocation includes such information on the temporary and/or comparable replacement dwelling options, as applicable. In such circumstance, add applicable sentences to adequately notify the resident. For example: This notice informs you that a temporary unit, listed below, has been made available to you and, if you choose this option, you will be required to move by [date no sooner than 30 days after notice]. This notice informs you that a comparable unit, listed below, has been made available to you and, if you choose this option, you will be required to move by [date no sooner than 90 days after notice].]*

If you choose temporary relocation, your relocation exceeds one year and you qualify as a “displaced person” under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), you may become eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

If you choose to receive temporary relocation assistance, this assistance will include:

- Payment for Moving Expenses. You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary move. *[PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 4 of this Notice.]*
- The location of your temporary replacement unit is *[address]*. This temporary housing has been determined to be decent, safe and sanitary.
- *[List appropriate relocation advisory services and any other services and assistance provided.]*

If you elect to receive permanent relocation assistance, this assistance will include:

- Relocation Advisory Services. You are entitled to receive current and continuing information on available comparable replacement units and other assistance to help you find another home and prepare to move.
- Payment for Moving Expenses. *[PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 5 of this Notice.]*
- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement unit, (2) the monthly rent and cost of utility services for your present unit, and (3) 30% of your average monthly gross household income. This payment is calculated on the difference between the old and new housing costs for a one-month period and multiplied by 42.
- *[PHA: list here any permanent relocation assistance offered, such as a Housing Choice Voucher.]*
- Listed below are three comparable replacement units that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect these and other replacement units.

	Address	Rent & Utility Costs	Contact Info
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

We believe that the unit located at *[address]* is most representative of your original unit in the converting RAD project. The monthly rent and the estimated average monthly cost of utilities for this unit is *[\$ amount]* and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this unit is not comparable to your original unit. We can explain our basis for selecting this unit as most representative of your original unit and discuss your concerns.

Based on the information you have provided about your income and the rent and utilities you now pay, you may be eligible for a maximum replacement housing payment of approximately [\$ (42 x monthly amount)], if you rent the unit identified above as the most comparable to your current home or rent another unit of equal cost.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than the comparable unit, your replacement housing payment will be based on the actual cost of that unit. All replacement housing payments must be paid in installments. Your payment will be paid in [#] _____ installments.

You may choose to purchase (rather than rent) a decent, safe and sanitary replacement home. If you do, you would be eligible for a down-payment assistance payment which is equal to your maximum replacement housing payment, [\$amount.] [PHAs should note that, at the agency's discretion, a down-payment assistance payment that is less than \$5,250 may be increased to any amount not to exceed \$5,250. (See 49 CFR 24.402(c)(1)).] Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary before any replacement housing payments are made.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [Name, Title, Address, Phone, Email Address] before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Print name: Title:

Enclosure/s

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

**X. APPENDIX 5: SAMPLE NOTICE OF ELIGIBILITY FOR URA
RELOCATION**

ASSISTANCE (For residents who have been temporarily relocated for more than a year)

IT SHOULD BE REVISED TO REFLECT THE CIRCUMSTANCES.

PHA Letterhead

(date)

Dear [Resident]:

The property you formerly occupied at [address] is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. You have been temporarily relocated from that property since [date.] Your temporary relocation has exceeded one year.

It has been determined that you qualify as a "displaced person" according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). You are eligible for relocation assistance and payments under the URA.

You may choose to remain temporarily relocated and return to a unit in the RAD project once it is completed. It is currently estimated that you may return to the RAD project by [date]. If you choose to remain temporarily relocated, you will stay at your current location until the RAD project is completed.

Alternatively, you may choose permanent relocation assistance and payments for which you are eligible, as listed below. If you choose permanent relocation assistance, you give up your right to return to the completed RAD project. However, **you do not need to move now.** If you choose permanent relocation assistance instead of exercising your right to return to the completed RAD project, you will not be required to move sooner than 90 days from the date that at least one comparable replacement unit has been made available to you. [Alternatively: You will not be required to move sooner than 90 days from the date of this notice, which informs you of a comparable replacement unit that has been made available for you].

XI. THIS IS YOUR NOTICE OF ELIGIBILITY FOR RELOCATION ASSISTANCE.

The effective date of your eligibility is [insert date that relocation exceeds one year.]

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Enclosed is a brochure entitled, "Relocation Assistance to Tenants Displaced From Their Homes." Please read the brochure carefully. It explains your rights and provides additional information on eligibility for relocation payments and what you must do in order to receive these payments.

The relocation assistance to which you are entitled includes:

- Relocation Advisory Services. You are entitled to receive current and continuing information on available comparable replacement units and other assistance to help you

find another home and prepare to move.

- Payment for Moving Expenses. [PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 5 of this Notice.] This is in addition to any amounts received to reimburse for any reasonable out-of-pocket expenses incurred in connection with the temporary move.
- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement unit, (2) the monthly rent and cost of utility services for your present home, and (3) for low-income persons, 30 percent of your average monthly gross household income. This payment is calculated on the difference between the old and new housing costs for a one-month period and multiplied by 42.
- [PHA list here any other relocation assistance offered the resident, such as Housing Choice Voucher .]

Listed below are three comparable replacement units that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect these and other replacement units.

	Address	Rent & Utility Costs	Contact Info
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

We believe that the unit located at [address] is most representative of the original unit you occupied in the converting RAD project. The monthly rent and the estimated average monthly cost of utilities for this unit is \$[amount] and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this unit is not comparable to your original unit. We can explain our basis for selecting this unit as most representative of your original unit and discuss your concerns.

Based on the information you have provided about your income and the rent and utilities you now pay, you may be eligible for a maximum replacement housing payment of approximately \$ [42 x \$Amount], if you rent the unit identified above as the most comparable to your current home or rent another unit of equal cost.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than the comparable unit, your replacement housing payment will be based on the actual cost of that unit. All replacement housing payments must be paid in installments. Your payment will be paid in [#] installments.

Should you choose to purchase (rather than rent) a decent, safe and sanitary replacement home, you would be eligible for a down payment assistance payment which is equal to your maximum replacement housing payment, [\$ amount] [PHAs should note that, at the agency's discretion, a down payment assistance payment that is less than \$5,250 may be increased to any amount not to exceed \$5,250. (See 49

CFR 24.402(c)(1)).] Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe, and sanitary before any replacement housing payments are made.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [Name, Title, Address, Phone, Email Address] before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for any applicable relocation payments.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Print Name: Title:

Enclosure/s

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

ATTACHMENT C
CAPITAL IMPROVEMENTS

HUD FORM 50075.2 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN WAS APPROVED BY HUD ON AUGUST 3, 2016.

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

ATTACHMENT 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	743,193	5	5	4	1	3	4
Income >30% but <=50% of AMI	425,206	5	5	4	1	3	4
Income >50% but <80% of AMI	507,367	5	5	3	1	3	3
Elderly (62+)	642,224	5	5	4	4	2	3
Families with Disabilities	456,244	5	5	3	4	3	3
Race/Ethnicity							
Hispanic	766,605	5	5	4	1	3	4
Black	681,535	5	5	4	1	3	4
White	1,221,525	5	5	4	1	3	4
Asian	355,563	5	5	4	1	3	4
Other	27,006	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: **2015**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: **2014** (1 year)
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the PHA’s Waiting Lists – Public Housing (As of 3/7/16)			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of Families	% of Total Families	Annual Turnover ⁴
Waiting list total	258,919		2.6%
Extremely low income <=30% AMI	189,092	73.0%	
Very low income (>30% but <=50% AMI)	52,988	20.5%	
Low income (>50% but <80% AMI)	16,839	6.5%	
Families with children	115,477	44.6%	
Elderly families	30,210	11.7%	
Families with Disabilities ⁵	47,233	18.2%	
Race/Ethnicity			
White	22,139	8.6%	
Black	99,457	38.4%	
Hispanic	98,137	37.9%	
Asian	29,775	11.5%	
Native American	4,061	1.6%	
Native Hawaiian	3,036	1.2%	
Other	2,314	0.9%	
Characteristics by Bedroom Size			
0 BR	110,162	42.5%	
1BR	69,276	26.8%	
2 BR	65,692	25.4%	
3 BR	12,332	4.8%	
4 BR	1,418	0.5%	
5+ BR	39	0.0%	

⁴ Figure represents turnover (move-outs from Public Housing) during FY 2015.

⁵ “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 3/7/2016)**

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 4/13/2016)**

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 ⁶	147,583		3.9% (2015)
Extremely low income <=30% AMI	116,252	78.8%	
Very low income (>30% but <=50% AMI)	30,966	21.0%	
Low income (>50% but <80% AMI)	360	0.2%	
Families with Children	65,668	45.5%	
Elderly Families	25,284	17.1%	
Families with Disabilities ⁷	29,367	19.9%	
Race/Ethnicity			
White	19,116	13.0%	
Black	45,921	31.1%	
Hispanic	62,115	42.1%	
Asian	7,190	4.9%	
Native American	699	0.5%	
Native Hawaiian	227	0.2%	
Other	12,315	8.3%	
Characteristics by Bedroom Size			
0 BR	57,729	39.2%	
1 BR	37,923	25.7%	
2 BR	41,708	28.3%	
3 BR	8,795	6.0%	
4 BR	1,268	0.9%	
5+ BR	160	0.1%	

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

⁶ Waiting list total includes both *extremely low-income* (below 30 percent of Area Median Income) and *very low-income* (30 percent to 50 percent of Area Median Income) families.

⁷ “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 4/13/2016)**

Is the waiting list closed (select one)? No Yes
NYCHA's Section 8 Waiting List was reopened on February 12, 2007 to applicants for a ninety day period. It closed on May 14, 2007.

If yes:

How long has it been closed (# of months)? 113 months as of 2007

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

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

3. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations.

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Other: (list below)

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

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

Select all that apply

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

While NYCHA does not plan to exceed the federal targeting requirements, slightly over 75% of the families admitted to public housing during the first eight months of calendar year 2016 have been households with incomes at or below 30% of area median income.

Exceed HUD federal targeting requirements for families at or below 30 percent of AMI in tenant-based section 8 assistance

Employ admissions preferences aimed at families with economic hardships

Adopt rent policies to support and encourage work

Other: (list below)

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

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

Select all that apply

Employ admissions preferences aimed at families who are working

Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1. Target available assistance to the elderly:

Select all that apply

Seek designation of public housing for the elderly

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

Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

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

Progress: As of September 12, 2016, there were 3,861 Section 8 conversions in the 21 former city and state developments.

Need: Specific Family Types: Families with Disabilities.

Strategy 1. Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2. Conduct activities to affirmatively further fair housing:

Select all that apply

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

(2) Reasons for Selecting Strategies

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

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

ATTACHMENT E
ADDITIONAL INFORMATION

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

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

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

Objective: Apply for additional rental vouchers.

Progress: NYCHA’s monthly average voucher utilization rate for the total Section 8 Housing Choice Voucher program was approximately 86% as of July 31, 2016 while HAP utilization for the same period was at 100%.

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

Objective: Improve public housing management (PHAS score).

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

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

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

Objective: To use information technology to transform how we conduct our day-to-day business thereby improving service to all NYCHA’s internal and external customers and stakeholders.

Progress: NYCHA’s IT Department made significant service improvements for both our internal and external customers. In addition, NYCHA has been recognized at both the regional and national levels (National Association of Housing and Redevelopment Officials (NAHRO) Award for Excellence) for Outstanding Achievement Award for of MyNYCHA Mobile App, Digital Vans, and Self-Service.

The list below contains highlights of NYCHA IT’s 2016 accomplishments, by service area:

Self Service Initiatives for Public Housing Residents

- In 2016, NYCHA continued to build on its MyNYCHA platform by launching several important enhancements, including a Spanish language version and the ability to report issues *outside* of their apartment in NYCHA public spaces.
- In the first quarter of 2016, NYCHA began phased deployment of the Online Annual Recertifications for Public Housing. The functionality is being deployed by quarter in developments across all 5 boroughs. The project will continue to rollout online Annual Recertifications by quarter until all locations are live in 2018.

- In the fall of 2016, NYCHA debuted new functionality for residents allowing them to complete transfer requests online through the Self Service portal. Residents can also select their preferred borough and developments.

Self Service Initiatives for Leased Housing Applicants, Participants and Owners

- Functionality was to NYCHA Self Service to allow Section 8 applicants to be canvassed and to update their information online.
- For the Section 8 voucher-holders, NYCHA continued its deployment of Section 8 Online Recertifications.
- Owner Extranet – Went live with Vacancy Management feature that allows Leased Housing Owners to offer vacant apartments to Section 8 Voucher Holders

Improve Back Office Operations – At the Developments

- With the Maximo Handhelds & Inventory Project NYCHA is bringing mobile devices to over 3500 maintenance and skilled trade workers in the field. In addition, this project brings improved inventory management functions to each development. As of mid-September, NYCHA has deployed to over fifty developments, with rollout continuing to six developments per week, plus skilled trade workers.

Improve Back Office Operations – Central Office

- Successfully rolled out the new NYCHA Service Desk for the IT Service Center. This application provides enhanced functionality to route help desk tickets, improved monitoring, supports a self-service help desk for the user community to research issues and create work tickets.
- Updates to the Oracle eBusiness system were implemented to support improved requisitioning and vendor management.

Localize decision-making at the developments and empower on-site staff to increase customer satisfaction

- Created new business intelligence functionality to support NYCHA's NextGen initiatives around improving customer service and increasing operational efficiency. For example, deployed the FlexOps Internal Dashboard to monitor the FlexOps Program's success.
- Completed enhancements to the Maximo, Siebel and Oracle systems to support business-requested process improvements and better reporting.

The following projects are in the process of being deployed, and are targeted for completion by December 31, 2016:

Self Service Initiatives

- Upgrading to Siebel Open UI (User Interface). The new interface will provide a more customer friendly experience, and will improve access via mobile phones and tablets.
- Expanding customer access to NYCHA online services by offering these services in Spanish, Russian and Chinese, and by improving accessibility for people with disabilities.
- Implementing the REES eService Solution to support NYCHA's new Zone Model of providing adult education and training and career advancement services.

- Continue to support initiatives to bring wireless connectivity to underserved areas by operating NYCHA's Digital Vans.

Improve Back Office Operations

- In the process of issuing an RFP to document NYCHA's requirements for new tenant information management and rent collection systems.
- In November, kicking off the use of electronic files for NYCHA's employee records.
- Begin the replacement of obsolete desktops across all NYCHA offices.

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

Progress: Ensuring business continuity through a robust and resilient infrastructure is a key objective of NYCHA's FY2015-FY2020 technology strategy. In 2015, NYCHA upgraded its data storage capacity and the infrastructure underlying its key public housing management system. In addition, the following key enterprise-wide applications were upgraded: Siebel, Maximo, Oracle and Internet Explorer. In 2016, NYCHA deployed a new Mobile Device Management software (AirWatch) to enhance the security of its mobile devices.

In 2017, NYCHA's IT Department plans the following infrastructure improvements:

- Complete the replacement of obsolete desktops across all NYCHA offices.
- Continue migrating on-premises systems to cloud, by completing the implementation of (1) Microsoft Office 365; (2) eBuilder project management software; and, (3) upgrading Kronos time keeping software to a cloud solution.
- Upgrade NYCHA's forms and print management solution.
- Replace NYCHA's primary eforms and workflow application.

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. Randolph Houses includes an investment of \$40 million in a mixed finance transaction in partnership with Housing Preservation and Development (HPD) and Housing Development Corp. (HDC) to perform a major renovation of Randolph Houses on West 114th Street in Harlem. The development includes 36 five-story walkup tenement buildings dating from the 1890s that came into NYCHA ownership in the 1970s.

In the late 1990s, NYCHA determined that major renovation work was needed to make Randolph Houses viable and began to transfer residents to other facilities to begin construction. However, by 2007 NYCHA had concluded the costs of the rehabilitation were prohibitive and initiated a Section 18 demolition application to replace Randolph Houses with two new public housing buildings.

Through this process, the State Historic Preservation Office (SHPO) determined the development was part of a State and National Register eligible historic district and that alternatives to demolition should be fully explored. In September 2010, NYCHA engaged a team of architects to examine the feasibility of preserving and rehabilitating the buildings.

The design yields a total of approximately 283 dwelling units of which 147 will be public housing constructed in two phases. SHPO approved this renovation plan in January 2011. NYCHA selected a developer in October 2012, and construction began on Phase I of II in March 2014. Phase I construction was completed in April 2016 for Buildings A and B respectively. NYCHA public housing residents have begun moving into the new public housing units. All move-ins are expected to be complete by May 2016. Phase II is expected to close construction financing in June, 2016 with construction beginning shortly after.

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

In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which included demolition of the three remaining vacant Prospect Plaza buildings containing 240 apartments. The balance of the Prospect Plaza project (Phase Three) will be accomplished through a mixed-finance and mixed-income development comprised of rental units and public housing units owned and managed by a private third-party development and management entity. The development will include 80 public housing units and approximately 314 affordable rental units. The non-public housing units will be affordable to households making up to 60% AMI. In addition, the project will include a supermarket, community center, and a recreation space. The design of the project was based on input from former Prospect Plaza residents and other community stakeholders during a three-day design workshop (“*Re-Vision Prospect Plaza*”) held by NYCHA in June 2010. In December 2011, NYCHA and the New York City Department of Housing Preservation and Development (“HPD”) released a Request for Proposals (“RFP”) for development. Responses to the RFP were submitted in April 2012. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work commenced in May 2013 and ended in Spring 2014. Construction of Phase I (110 units including 38 public housing units) started in July 2014 and is now complete. Construction of Phase II (149 units including 42 public housing units) started in March 2015 and will end on December 2016. Closing of Phase III took place in March 2016. This phase will include 135 units, a supermarket, and a community facility.

Relocated Prospect Plaza residents in good standing who wish to return to the redeveloped community will be given a preference during the lease up of the public housing apartments. A site-based waiting list created by NYCHA will be used to place tenants in the public housing units.

Objective: Implement public housing or other homeownership programs.

Progress: On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 200 new rental units and 18 two-family townhouses at Soundview for homeownership.

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

- Phase 1 – On June 27, 2013, NYCHA disposed of a 68,500 square foot lot for construction of 120 rental units for low-income households. Phase 1 was completed in November 2015.
- Phase 2 – On December 19, 2013, NYCHA disposed of a 48,452 square foot lot for construction of 86 units for low-income seniors. Eighty-five Section 8 Housing Choice Vouchers are reserved for the new senior residents. Phase 2 is targeted for completion in June 2016.
- Phase 3 – Construction of 16 two family townhomes for sale. Developer is currently seeking financing for Phase 3 of the project.

FHA Repossessed Houses - The original Section 5(h) Plan Amendment approved in 2007 included 184 occupied single-family units intended for sale to public housing residents. On September 11, 2014, HUD issued a final Section 5(h) Plan amendment granting approval for the sale of 51 units to residents under the Section 5(h) Plan and mandating Plan termination after the sale of the 51 units. In 2015-16, 27 homes were sold to current NYCHA residents.

Objective: Develop and steward an Authority-wide Comprehensive Sustainability Agenda to create healthy and comfortable homes in safe, clean, and connected developments.

Progress: In May 2015, NYCHA made the commitment in the NextGeneration NYCHA 10-year strategic plan to develop and steward a comprehensive sustainability agenda to improve the quality of life of our residents. The NextGeneration NYCHA Sustainability Agenda was released on Earth Day 2016.

Low-income people are likely to suffer disproportionately from the impacts of climate change, financially and physically. More than half of NYCHA's residents are seniors and children, who are already suffering higher rates of respiratory illness. Both residents and staff may be face higher risk of climate-related illnesses ranging from heat exhaustion and heat stroke to exacerbation of asthma from increased ground-level ozone.

The Sustainability Agenda recognizes these risks and defines the Authority's environmental health and sustainability goals for the next ten years, and identifies the strategies we will use to achieve these goals within the framework of our strategic plan. The Agenda is both a commitment by the Authority to take concrete steps to create healthy, comfortable homes for our residents that will withstand the challenge of climate change, and an invitation to residents, housing and environmental advocates, community-based organizations, and sister agencies to partner with NYCHA toward a shared, long-term vision of equity, sustainability, and resiliency.

By 2025 NYCHA aims to achieve the following outcomes:

- Eliminate the **root causes of mold** by fixing leaks in roofs, façades, and pipes and modernizing ventilation systems;
- Eliminate **overheating and unplanned heat and hot water outages**;
- Put its buildings on the path to meeting the City’s goal of **reducing greenhouse gases** by 80% by 2050;
- Address **climate adaptation and resiliency** in all capital planning; and
- Incorporate **sustainability into day-to-day management** of all properties.

The 17 ten-year strategies are:

1. Achieve short-term financial stability and diversify funding for the long term

Strategy S1: Attract investments for capital improvements

Strategy S2: Raise revenues through clean and distributed energy projects

2. Operate as an effective and efficient landlord

Strategy S3: Create healthy indoor environments

Strategy S4: Efficiently provide comfortable and reliable heat and hot water

Strategy S5: Improve water management

Strategy S6: Adopt a comprehensive waste management plan

3. Rebuild, expand, and preserve public and affordable housing

Strategy S7: Adopt sustainability standards

Strategy S8: Eliminate roof, façade, and plumbing leaks

Strategy S9: Retrofit master-planned developments

Strategy S10: Retrofit scattered-site developments

Strategy S11: Build green infrastructure

Strategy S12: Incorporate climate change resiliency into capital planning

4. Engage residents and connect them to best-in-class services

Strategy S13: Support resident- and community-led sustainability

Strategy S14: Connect residents to green jobs

5. Working towards 80 x 50:

Strategy S15: Create an 80 x 50 roadmap by 2017

Strategy S16: Create incentives to encourage new low-energy buildings

Strategy S17: Test “deep” energy retrofit technologies

Highlights of key initiatives:

Sustainability Standards: In April 2016, NYCHA announced the adoption of the New York City Overlay to the Enterprise Green Communities Criteria as the Authority’s green building standard, thereby aligning NYCHA with the requirements that already apply to private affordable housing receiving City subsidies. All new construction buildings on NYCHA land will be required to meet the certification requirement, while rehabilitation projects will use upgraded standards and specifications that align with the standard. Sustainability is also an integral part of the forthcoming NYCHA Design Standards, a keystone of the Design Excellence program.

Energy Performance Contracting (EPC) Program: The HUD EPC program allows NYCHA to use future energy and water cost savings to pay for capital improvements that generate them. The EPC program is the primary capital tool NYCHA uses to address large-scale energy and water retrofits in master-planned developments. Since announcing the intent to pursue large-scale EPCs in April 2015, NYCHA has procured two Energy Service Companies (ESCOs) to plan four EPCs, and secured the lender for the first two EPCs. The first \$56 million EPC for lighting upgrades at 17 developments and a comprehensive heating upgrade at Whitman Houses will be submitted to HUD for approval on September 30. The second EPC has completed the assessment phase and the scope of work is being developed. The third and fourth EPCs are currently undergoing building energy assessments.

Weatherization Assistance Program: NYCHA's scattered-site portfolio includes 659 stand-alone buildings and 1-4 family homes housing 45,000 residents. These developments differ from master-planned developments in size, construction type, and building systems. NYCHA is working with the New York State Weatherization Assistance Program (WAP) to deliver energy and water efficiency upgrades to 5000 of the 25,000 scattered site units. WAP projects typically achieve 15-20 percent energy improvements and improve indoor environmental quality and comfort. The first pilot program, \$1.3 million in upgrades for 222 units in Brooklyn, is currently under construction.

Climate Change Resiliency: Adaptation to climate change will become increasingly important in the effort to preserve the NYCHA portfolio and to blunt the impacts on safety and quality of life. NYCHA's Sandy Recovery program, funded with the largest grant in FEMA history, will bring critical improvements to the Sandy-impacted developments and help develop new expertise about how to protect NYCHA's portfolio. Many developments vulnerable to flooding, however, were not directly affected by Sandy and are not funded under the FEMA program. Furthermore, flooding is only one of many potential climate-change related hazards. NYCHA is currently developing a plan to begin resiliency and climate hazard assessments in more than a dozen buildings located in the 100-year flood plain, and working toward a clean and distributed energy program that includes siting 25 megawatts of solar capacity on NYCHA property to help provide electricity in the event of a grid outage. The first solar RFP is being developed with support from the City University of New York.

Waste Management: In OneNYC, the City set the ambitious goal of sending zero waste to landfills by 2030. NYCHA is contributing to this effort through our partnership with DSNY to install recycling infrastructure in all NYCHA developments by 2016. NYCHA has also begun the work to lay the foundation of a comprehensive waste management plan by convening an expert interagency working group to oversee a waste composition study to be completed in 2017.

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 July 31, 2016, 97.49% of NYCHA's public housing tenant information was transmitted to the PIC system.

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

Objective: Conduct outreach efforts to potential landlords.

Progress: Section 8 landlords can log on to the NYCHA Owner Extranet to manage their Section 8 portfolio and register vacant apartments on GoSection8.com. Prospective Section 8 landlords can visit the NYCHA Section 8 website for general information on the Section 8 program. Landlords also have the option to call the NYCHA Customer Contact Center ("CCC") at 718-707-7771. Regular

updates are made to the Leased Housing Department's website, which provides information about the program, payment standards, and other general areas of concern specific to landlords.

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

Progress: As of September 12, 2016, there were 3,861 Section 8 conversions in the 21 former city and state developments.

Goal: Improve community quality of life and economic vitality.

PHA Goal: *Provide an improved living environment.*

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

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

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

See Attachment F

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

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

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

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

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

Through the innovative use of technology, police resources, and the cooperation of local government, NYCHA has created a highly successful program to install small-scale closed circuit television systems. Since the inception of NYCHA's CCTV program, 13,720 security surveillance cameras (large and small scale) have been installed citywide.

Operation Safe Housing

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

In addition, within NYCHA's Impartial Hearing Office, a Special Hearing Part with a designated Chief Hearing Officer was organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a Holdover Unit monitors these matters as they reach Landlord/Tenant court, and helps to expedite the actual eviction process. Under these procedures, cases involving these serious crimes are completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of September 13, 2016, 5218 terminations of tenancy proceedings have been concluded under Operation Safe Housing.

From inception, the Authority initiated a total of 970 Registered Sex Offender ("RSO") cases, of which 66 are pending a decision, and a total of 904 have been closed as follows: 581 cases have resulted in Permanent Exclusion from NYCHA property; 63 have had their tenancy terminated; 18 are on probation, 7 tenancies were found eligible after a hearing, 5 were remaining family member grievants who lost their grievance cases and the apartments were recovered, and 230 cases have been withdrawn due to the RSO being incarcerated, deceased or the resident moved out of a NYCHA apartment.

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

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

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

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

Naturally Occurring Retirement Communities ("NORC"): The NORC program provides comprehensive supportive services to residents aging in place. In partnership with the New York City Department for the Aging ("DFTA"), NYS SOFA ("State Office for the Aging"), and United Hospital Fund, NORC sites are operated within 12 different NYCHA developments throughout New York City. Examples of services include: case management, on-site nursing services, medication

management, physician services, on-site assessment, information and referral services, assistance with Activities of Daily Living (“ADL”), and Instrumental Activities of Daily Living (“IADL”). Additionally, the program provides ancillary services such as: transportation, shopping, financial management, housekeeping, personal care, support groups, and intergenerational activities.

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

Based on DFTA’s reports, from January 1, 2016 to June 30, 2016, the NYCHA NORC program provided the following services:

Case Management & Assistance	-	9,891
Health Care Management & Assistance	-	2,377
Number of residents receiving at least 1 core service	-	5,223
Total Active Clients	-	9,515

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

Forest Hills	-	196,097
Elliot – Chelsea	-	275,000
Smith Houses	-	257,500
CCNS	-	251,000
Lincoln/Amsterdam	-	252,120
Stanley Isaacs	-	263,000
Ravenswood	-	282,641
Vladeck	-	275,000
Pelham	-	200,000
Grand Street Settlement	-	78,000
Coney Island Active Aging NORC	-	99,950
Bushwick/Hylan NORC	-	198,150

NORC-type Initiatives:

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

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

- Bilingual Social Services – case assistance, case management, entitlement/benefits assistance, service linkage and coordination, crisis intervention, support services, and advocacy.
- Recreational Services – group activities, trips, bingo, arts & crafts, physical fitness activities, dance and music activities, and light snacks.

- Bilingual Health Services – health education services, health screening, health promotion and prevention, and linkage to appropriate follow-up services.
- Services For Home-Bound Seniors – friendly visits, telephone reassurance calls, and escorts.

Based on B.E.S.T program reports from January 1, 2016 to June 30, 2016 the Grand Street Settlement NORC Program provided the following core services:

	<u>Units of Service</u>
Case management / Assistance & Home Visits	- 704
Health Care Management & Assistance	- 219
Residents receiving Core Services	- 629
New This reporting period 1/1/2016 to 6/30/2016	- 19

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

From January 1, 2016 through June 30, 2016 the SRA/SCP programs provided 19,236 units of supportive service to an average of 1,114 residents monthly, and conducted 3,865 home visits.

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

From January 1, 2016 through June 30, 2016, the Elderly Safe at Home Program provided 5,360 units of supportive services to approximately 344 residents’ monthly, and conducted 1930 home visits.

Senior Companion Program: assigns Senior Companions, through a partnership with Henry Street Settlement, to help homebound or isolated fellow seniors live independently. Senior Companions provide friendly home visits, as well as escort and light shopping services, to frail and socially isolated residents at 5 NYCHA developments in Brooklyn, Queens and Staten Island. This initiative is funded by the Corporation for National Service.

From January 1, 2016 through June 30, 2016, the Senior Companion Program conducted 634 home visits, and provided 109 Escorts Services to approximately 9 residents monthly.

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

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

HUD’s Emergency Safety and Security Grant: In May of 2015, NYCHA was awarded \$250,000 from HUD’s Emergency Safety and Security Grant. This funding allowed NYCHA to install security cameras and add a layered access system at Breukelen Houses in eastern Brooklyn. Added lighting is a cost-effective way to reduce crime to support a safer environment for both NYCHA residents and the greater Canarsie community.

Resident Watch: In June of 2016 NYCHA received an award of \$742,000 from the New York State Division of Housing and Community Renewal to continue the Resident Watch program. The program relies on resident volunteers who contribute to the quality of life of their buildings and neighborhoods by providing “eyes on the street” and maintaining a positive presence. The participants in the 16 Resident Watch grant-funded sites receive a monthly stipend for actively monitoring the safety of their public housing buildings. The Resident Watch program contributes to residents’ sense of community and well-being.

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

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

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

Materials distributed at trainings include:

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

Resident Engagement also assisted NYCHA’s Emergency Services Department (ESD) in “Mobile Command Post” roll out demonstrations at: Ravenswood, Ocean Bay, Red Hook, and Campos Plaza. At which residents were invited to tour the Command Posts and receive materials related to personal safety and emergency preparedness.

Resident Engagement aided several Resident Associations in the use of their TPA Funds to purchase and distribute “Go-Bags” to the Residents in their developments.

Resident Engagement partnered with other NYCHA Departments including ESD, REES, Family Services, and DOHMH in “Joint Emergency Preparation Drills, in Sandy Affected Areas during the Spring and Summer of 2014 and 2015.

Resident Engagement Partnered with Operations, ESD, and Family Services responding to numerous emergency situations throughout the City to bring information supplies and services to residents. Those Emergencies included multiple temporary boiler outages in the Rockaways, the Coney Island Developments, the Lower East Side Developments, at which warming centers were opened, and affected residents were contacted individually by door knocking, phone calls and signage, a water main break at Wagner where affected residents were contacted and supplies were distributed, and several other cold and heat related emergencies.

Carmelo Anthony Foundation (CAF): In the summer of 2015, the Carmelo Anthony Foundation, in collaboration with Courts4Kids, funded the refurbishment of the basketball courts at the Coney Island and Monroe developments (Brooklyn and the Bronx). The repaving of the courts, replacing of backboards and basketball nets, and repair of the surrounding benches totaled approximately \$75,000 and was a welcome improvement to these neighborhoods, especially for the Coney Island court which was affected by Hurricane Sandy.

Landscapes of Resilience Initiative: With funding provided by the TKF Foundation's Nature Sacred program, this project explores the practices of community greening and environmental stewardship and couples site design and development with research in action by creating landscaping and open space at the Hurricane Sandy affected Beach 41st development. The funds are being utilized by the three organizations engaged in doing the work – Till Design (implementing the landscape and architectural work); Natural Garden and Landscaping (overseeing construction of a new garden); and USDA Forest Services (coordinating research). A new garden and beautification of the area is expected to be completed by the fall of 2016.

Lincoln Center: NYCHA is partnering with Lincoln Center's Education Department to invite NYCHA residents to attend their Boro-Linc cultural performing arts activities, which include dance workshops, jazz music, arts and crafts, and a summer concert in partnership with Casita Maria Center for Arts Education. These performances began in February 2016 and will continue through the summer of 2016.

Museum of the City of New York: NYCHA collaborated with the Museum of the City of New York on their Affordable Housing Exhibit, which was on display from September 18th 2015 to February 7th 2016. This unique exhibit was funded in part by the Ford Foundation and displayed the history of below-market rate housing and documenting the ways in which policy makers, reformers, and activists have fought to transform the city. NYCHA contributed several items, including development architectural designs, historical photographs, and Authority souvenirs.

National Endowment for the Arts, Our Town Award: In September 2015 NYCHA was notified of a \$100,000 Our Town investment in Mott Haven, South Bronx. The grant period began on October 1, 2015, and continues through September 30, 2017. NYCHA's city agency partner for the Our Town grant is the NYC Department of Cultural Affairs. Using funding provided by Our Town, NYCHA will partner with Casita Maria, Dancing in the Streets, and the community development organization, SoBro, to present part of the cultural component of the Make Mott Haven Transformation Plan that was developed with the Choice Neighborhoods Initiative Planning Grant. It includes public performances, festivals, film screening, art workshops, and film production training programs in and near public housing developments. NYCHA will monitor the success of these projects by measuring the increase in economic activity in the area during cultural events and the number of young people who find employment in the creative industries. NYCHA and its partners also believe that by introducing these cultural programs, the community will experience a reduction in crime and more people will be encouraged to use public spaces.

Partnership to Strengthen NYCHA's Commitment to Health: NYCHA and the New York City Department of Health and Mental Hygiene have taken an unprecedented step to advance the health of public housing communities with the creation of a new position that reports jointly to both agencies. The Assistant Director of Public Housing and Health works to engage programs, policy, and systems change to connect NYCHA communities to efforts that drive health equity. The new relationship also establishes a platform for the collective pursuit of new sources of funding to advance strategic initiatives. This collaboration will stimulate multisector dialogue around how to leverage health to create safe, clean, and connected communities. NYCHA is also currently partnering on two community health worker projects designed to bridge the gaps between health care and social services and improve the health of NYCHA residents. These place-based initiatives (at Clinton, Johnson, King Towers, Lehman, Taft, and Two Bridges) aim to improve the prevention and management of chronic diseases and are aligned with many of the goals of health care system reform.

Reducing Exposure to Secondhand Smoke at Home: Secondhand smoke can lead to stroke, heart disease, cancer, and respiratory illness. The Centers for Disease Control and Prevention has established smoking as the leading cause of preventable death in the nation and there is no safe level of exposure to secondhand smoke. NYCHA is committed to reducing exposure to secondhand smoke and improving access to support for residents who smoke and want to quit. In 2012, NYCHA conducted a study with DOHMH and Baruch College that found a strong majority of residents, both smokers and non-smokers, preferred to live in a smoke-free environment. In 2015, HUD proposed a policy change that would prohibit smoking in public housing, including within individual units. In 2016 NYCHA engaged in a series of discussions with resident leaders and citywide partners to explore issues related to smoking and health. In 2017 NYCHA will work with residents, staff, and partners to improve compliance with existing rules and establish an advisory group to help develop new programs and policies should HUD establish a final smoke-free housing rule.

Urban Agriculture: NYCHA is working with Green City Force and other community-based and citywide partners to establish five new urban farms to advance healthy food access and youth workforce and leadership development. This work builds on the success of the Red Hook Houses Urban Farm, which produces approximately four tons of fresh produce each year. The first three new NYCHA Farms were established in 2016, at Howard, Bay View and Wagner. NYCHA manages relationships key program partners and with City agencies to connect NYCHA Farms to the Building Healthy Communities Initiative which is led by the Mayor's Office of Strategic Partnerships and the Fund for Public Health in New York. In addition to working with Green City Force Corps Members, each farm site has a local community-based organization partner. The final two sites will be at developments in the Bronx and Staten Island. Over a three year period nearly 100 young NYCHA residents age 18-24 will be trained in farm management and community programming.

HUD JRAP: In 2016 NYCHA applied for and received a \$100,000 grant from HUD to manage a Juvenile Reentry Assistance Program (JRAP). NYCHA and Youth Represent, a nonprofit legal service organization, will work with public housing residents, up to 24 years old, to alleviate the collateral consequences associated with a juvenile or criminal record. Through JRAP participants will

have their records expunged, sealed, and/or corrected and receive counseling regarding legal rights and obligations in searching for employment.

HUD ROSS: NYCHA will be awarded \$738,000 from HUD's 2015 Resident Opportunities and Self Sufficiency – Service Coordinators Program (ROSS) grant. This award will enable NYCHA's REES to hire three Service Coordinators that will work to enhance resident's economic opportunities by coordinating services in the areas of adult education and training, employment, financial literacy and asset building. This funding will allow REES to work with NYCHA residents in Coney Island, East Harlem, and the Lower East Side.

U.S. Housing and Urban Development (HUD): For the sixth and seventh years in a row, NYCHA was awarded a grant for the Family Self Sufficiency (FSS) program. In 2015 NYCHA was awarded a grant of \$138,000 and in 2016 NYCHA applied and received an increase in the FSS grant and was awarded \$207,000 to fund three staff positions. This funding allows NYCHA's department of Resident Economic Empowerment & Sustainability (REES) to dedicate staff to work with participating Section 8 residents to increase their families earned income by providing opportunities for education, job training, counseling and other forms of social service assistance.

Child and Adult Care Food Program (“CACFP”): The purpose of the CACFP is to improve the nutritional quality of meals served to children in child care centers. Presently, the program operates at 105 licensed community facilities in all five boroughs providing wholesome nutritional meals to approximately 5,000 children ages 6 to 12 in accordance with DOH requirements. During the winter months the program serves an afternoon snack and a supper and during the summer months the program serves a snack and lunch.

The Teen Program components allow CACFP to provide for one supper/meal served to children 13 to 19 years old participating in organized after-school programs in eligible areas. Currently the program operates at 86 facilities citywide and serves a nutritional meal to approximately 1,400 teens on a daily basis.

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

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

As a partner in NYC Connected Communities, NYCHA will sustain broadband internet technology to Community Centers in 12 public housing developments throughout the five boroughs. These Centers

will serve vulnerable populations residing in these developments together with other members of the general public living within proximity to the Centers. There is a growing need for low-income New Yorkers, predominantly African-American and Latino-American, to improve their Broadband opportunities for success in school and in life. The unemployed, senior citizens, children and people with disabilities will benefit from greater access to Broadband internet resources, and from a variety of internet employment training and job search skills.

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

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

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

As of July 2016 SNL funding provides the following programing in 15 sites throughout Manhattan:

Professional Sports and Fitness

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

Academic Support

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

Advocacy

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

Summer Food Service Program (“SFSP”): *(This programs last date of operation was August 26, 2016)*

New York Summer Food Service Program was established to ensure that, during summer school vacation, children would be able to receive the same high quality meals provided during the school year by the National School Lunch and the School Breakfast Programs. Within this State, the Program is administered by the New York State Department of Education (“DOE”). In collaboration with DOE and with the help of the Residents and Resident Associations citywide, NYCHA was able to secure 72 applications with the DOE for approval to host the 2016 Summer Lunch Program. This program provided approximately 2,300 breakfasts and 2,500 lunches to youth ages 0-18 on a daily basis throughout the summer school vacation.

Technology, Educational, and Municipal Facilities Grant (“TEMF Grant”): The Cable Franchise Agreement between the City and Verizon New York Inc. establishes the TEMF Grant to be used by the City to support the provision of technology services to City government locations and/or City government related locations in each of the five boroughs of the City where technology services are made or are to be made available to the community. DoITT used the funds from the TEMF Grant to provide funding to NYCHA for the creation and maintenance of technology labs at 7 community center locations across the city: Marcus Garvey, Kingsborough, Wyckoff Gardens and Williams Plaza in Brooklyn; Murphy and St. Mary’s in the Bronx; and Lehman Village in Manhattan. The grant allows for the purchase of hardware, software, peripherals, furniture and consumable supplies as well as broadband access for the next 4 years.

Family Self Sufficiency Program: For 2017, NYCHA was awarded \$207,000 from HUD for the Family Self-Sufficiency (FSS) program. NYCHA has received this award for several years, but this is the first year that NYCHA applied for and received funding to hire three FSS staff. The FSS program is managed by NYCHA’s Office of Resident Economic Empowerment & Sustainability (REES) and promotes the development of local strategies to coordinate the use of public and private resources to enable participating FSS families to increase earned income and financial literacy, and make progress toward economic independence. Participation in the FSS program is voluntary and is open to families throughout the five boroughs who are unemployed or underemployed.

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

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

Progress:

A. Strategic Partnerships: REES Zone Partner Networks

Through the Zone Model, REES manages public/private partnerships with high-quality economic opportunity service providers. Through a formal application process, REES has established partnerships with best-in-class workforce, financial literacy, business development, adult education and training providers. REES launched inaugural Zone Partner networks in 2012-2013 in the

following neighborhoods: Lower East Side, Downtown Brooklyn, South Bronx and Upper Manhattan. Zone Partners work in collaboration with REES to develop strategic, outcome-focused projects that connect NYCHA residents to services. These projects include receiving direct referrals through a web-based referral system; targeted recruitment campaigns for cohort-based services; reverse referrals of NYCHA residents to NYCHA jobs and employment-linked training programs; support and training from NYCHA in leveraging and integrating NYCHA policies into service delivery; and increase resident access to credit union services to remote capture rent payment and client conversion. At the close of the inaugural program year, REES saw a 22% increase in the number of residents served through this new model, over 13,000 resident's total. Building on this initial success, in late 2013 through 2014, REES expanded the Zone Model to additional neighborhoods including: Western Queens, Brownsville/East New York, East Harlem, Highbridge, Northwest Bronx, the Rockaways, and Staten Island. In July of 2016, with the addition of the neighborhoods of the Upper Westside in Manhattan, East Brooklyn (including Coney Island), and the Southeast Bronx, NYCHA was able to officially extend the Zone Model to all 15 zones.

As of August 2016, 64 providers have entered into partnerships with REES, expanding past traditional workforce, training and financial counseling services, to include new adult education partnerships through the State University of New York (SUNY) Educational Opportunity Centers and City University of New York (CUNY) community college programs; HUD-approved Homebuyer education services; as well as business development services provided by the NYC Department of Small Business Services. In late September 2016, Cycle 5 of the Zone Partner Application process will open to seek economic opportunity providers for the Upper Westside, East Brooklyn, and the Southeast Bronx zones.

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

Through the Zone Model, REES has created multiple platforms for performing outreach and connecting residents to services. In 2013, REES launched OpportunityNYCHA.org, a web-based platform designed to connect residents to services and provide timely information on REES and partner programs. Since launching, OpportunityNYCHA.org has had 243,136 unique visitors and in 2014, REES launched a bi-weekly e-newsletter that reaches 35,000 subscribers. Residents utilize the microsite to register for information sessions and connect to programs. From September 12, 2015 to September 13, 2016, REES has seen 115,997 unique visitors to the site and served over 3000 residents through event-based recruitment and resident information sessions. Events include twice-weekly information sessions hosted at REES' central office in downtown Brooklyn, in addition to similar sessions hosted offsite at NYCHA developments for a variety of vocational and other training programs, including Section 3 opportunities. REES also hosted employment pre-screening events including NYC Workforce 1 Center events at the REES Central Office and in Staten Island, Bedford Stuyvesant & Coney Island Brooklyn, and Far Rockaway and Jamaica Queens; as well as in Astoria Queens for a private contractor sourcing Queensbridge residents for local tech support jobs, and 12 prescreening for jobs at the Brooklyn Navy Yard.

To date, there are 658 resident class/training enrollments and an additional 2016 residents connected to providers by referrals.

ii. Financial Literacy and Asset Building Highlights:

a. Online Financial Counseling Self-Referrals

In November 2015, REES launched Opportunity Connect, an online platform that allows NYCHA residents to refer themselves for economic opportunity services. The first service type to be offered is financial counseling. From November 2015 to August 30 2016, REES has connected over 200 individuals to a financial counseling referral using this self-service option.

b. Financial Literacy Training

Free Tax Preparation Services in NYCHA Communities

Expanding on the successful integration of free Virtual Volunteer Income Tax Assistance (“VITA”) services in NYCHA communities during the 2015 tax season, REES partnered once again with the Food Bank for New York City to provide free tax preparation services starting in January 2016 across 14 community centers and Jobs-Plus sites. More than 1,400 tax returns were filed using the Virtual VITA method at NYCHA locations. For the 2017 tax year, Citi Community Development has made an investment in NYCHA’s Fund for Public Housing to expand the availability of free tax prep services in NYCHA communities. The goal is to file 2,000 returns using Virtual VITA at NYCHA sites.

c. Homebuyer Education for NYCHA Residents

Following up on the success of the 2015 pilot initiative to offer homeownership education workshops – under the financial literacy and asset building portfolio, REES continues to collaborate with homebuyer education partners in 2016 to host several homeownership workshops. REES is also exploring ways to help residents build positive credit history, which is essential in the home buying process, by exploring alternative means of credit.

iii. Employment and Advancement Highlights

d. Jobs-Plus

Jobs-Plus is a proven place-based employment program that provides customized employment services, financial counseling, rent-based incentives and peer to peer support to working age residents in twenty-three (23) NYCHA Developments. Collaboration between NYCHA, Human Resources Administration (HRA), the Center for Economic Opportunity (CEO), and the Department of Consumer Affairs (DCA), there are currently nine (9) Jobs-Plus sites operating city-wide under the Jobs-Plus expansion, a signature component of the Young Men’s Initiative. There is a ninth site operating in the Bronx and supported by the Social Innovation Fund. In total the 9 Jobs-Plus sites serve nearly 25,000 working age NYCHA residents. The Jobs-Plus expansion marks a key milestone in NYCHA’s new approach to better support its residents to increase their income and assets by working with public and private partners to identify gaps in service offerings and to develop strategies that attract high quality resources and proven economic opportunity models, like Jobs-Plus, into public housing neighborhoods. From September 2015 to August 31 2016, 1514 resident job placements have been made across 9 Jobs-Plus sites. Additionally, in August 2016, an RFP was released to expand Jobs Plus to three additional developments which will grow the program to serve a total of twenty-six (27) developments.

In June 2016, NYCHA submitted a proposal to HUD in response to a HUD Jobs-Plus NOFA to establish a Jobs-Plus site at Pennsylvania-Wortman Houses in East New York, Brooklyn.

iv. Adult Education and Training Highlights

e. NYCHA Resident Training Academy (“NRTA”)

The NRTA is a public/private initiative funded by the Robin Hood Foundation. The NRTA began in August 2010 as a citywide, employment-linked training program for NYCHA residents. Residents receive training from some of New York City’s premier vocational training providers in preparation for jobs with NYCHA, its contractors, and the private sector. Since launching the program, over 1,521 NYCHA residents have completed training through the NRTA with an 89% completion rate and 86% of graduates going on to careers.

f. Zone Partner Highlight: Green City Force

Green City Force (GCF) is a NYC-based AmeriCorps program that combines national service and workforce development to reduce carbon emissions while providing urban young adults with training and leadership opportunities related to greening the economy. Green City Force has partnered with NYCHA’s Office of Resident Economic Empowerment & Sustainability since 2009 to recruit qualified NYCHA Residents ages 18-24 for their full-time stipend-paid program that provides training leading to certifications, college-prep, leadership development and hands-on work experiences. Since January 2015, REES has been working closely with Green City Force on an initiative to recruit young adults into Green City Force programming from the Mayor’s Action Plan (“MAP”) developments. Fifteen developments fall under MAP and were selected due to high incidences of violent crime. The MAP initiative invests resources into these communities increasing resident access to much needed services and high quality training programs such as Green City Force. Between September 2015 and February 2016, REES and Green City Force have held 22 offsite and onsite information sessions, engaging local residents, communities and its stakeholders. Between September 2015 and February 2016, 75 residents were enrolled in training, and 23 NYCHA residents enrolled in cohorts that began prior to the reporting period completed training.

Additionally, in 2016 Green City Force received a planning grant under the Young Adult Sectoral Employment Project sponsored by JobsFirstNYC. Green City Force and NYCHA, along with Con Edison, L&M Development Partners, and other partners, will collaborate to develop a model for job training and placements in green, high-performance green buildings.

v. Resident Business Development Highlights

g. Food Business Pathways Program

NYCHA, the NYC Economic Development Corporation (“EDC”), the NYC Department of Small Business Services (“SBS”), Hot Bread Kitchen, and Start Small Think Big designed and launched the NYCHA Food Business Pathways Program in 2014 through support from Citi Community Development. Through this initiative, in 2015, 90 NYCHA entrepreneurs (“NYCHApreneurs”) have access to 8 weeks of customized business development classes and ongoing coaching. Graduates receive subsidies for licenses and permits necessary to enter a kitchen incubator. In 2015, 96 NYCHA residents and Section 8 voucher holders were enrolled in FBP, 80 graduated, 15 were awarded free kitchen incubator space, and 72 have formed businesses to date. Some businesses have been able to secure distribution in local stores and have contracted with city

agencies. In 2016, Food Business Pathways will run two cohorts and the Pathways program has expanded to include a new entrepreneurship track – Childcare Business Pathways. This track is designed to support NYCHA residents in establishing their own childcare businesses and will launch with two cohorts this year.

h. New Business Development Zone Partners:

In 2015, REES expanded its partnership with SBS’s NYC Business Solution Centers (“BSC”) beyond the Upper Manhattan pilot, making all NYC BSCs REES Zone Partners. Through this partnership, NYCHApreneurs have ongoing access to free business development services. Upon connecting with a BSC, NYCHApreneurs will access a curriculum of classes designed to provide them with a foundation for business development while others will tap right into existing BSC technical assistance services. Additionally, NYCHA residents will also be connected to Flagship SBS entry level entrepreneurship programs: FastTrac New Venture and NYC Craft Entrepreneurship Project. NYCHA has also worked with Zone Partners International Coach Federation (“ICF”), Workshop in Business Opportunities (“WIBO”), and Green Worker Cooperatives to provide services to residents. Additionally, REES Zone Partners such as Hot Bread Kitchen, ICF, and Union Settlement, along with special project partners, Start Small Think Big and Greenpath, have been incorporated into the Business Pathways Cross-Referral Network to provide streamlined and coordinated services.

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

Progress:

i. Resident Employment (Section 3 and Other Programs)

From September 12, 2015 to September 13, 2016, REES facilitated 911 direct job placements. These job placements include those generated by outside contractors for various projects at NYCHA developments.

Section 3 Business Concerns

NYCHA will increase outreach efforts to increase the Section 3 Business Concerns (“S3BCs”) and expand their contracting opportunities by incorporating S3BCs into all MWBE related outreach programs/events. NYCHA S3BCs were invited to participate in the annual NYCHA MWBE & S3BC trade-show which took place on April 19, 2016. At this event we provided several informational workshops geared to assist S3BCs including how to navigate the NYCHA procurement process, bonding workshops and direct assistance to register S3BCs into iSupplier, NYCHA’s free online procurement portal. Additionally, NYCHA will provide information regarding S3BCs at pre-bid conferences to encourage prime contractors to subcontract to eligible S3BCs. NYCHA will refer S3BCs to the NYC Department of Small Business Services (SBS) to help build their capacity and increase their contracting opportunities with NYC agencies. NYCHA maintains an online self-certified S3BC registry which is updated on a monthly basis and publically posted on the NYCHA website. To date 91, S3BCs are registered with NYCHA.

Increasing Earned Income Disallowance (“EID”) uptake

REES continues to support the application of the Earned Income Disallowance as a work-incentive for NYCHA residents. Following automation of the EID process in NYCHA tenant data systems in 2012, an increase in income now triggers additional questions during the annual income review process, making it easier for Housing Assistants to recognize when to apply the EID toward a household. REES continues to educate its self-sufficiency program partners in the EID policy and program benefits for their clients. REES also has been successful at enlisting its partners in helping to educate and orient residents about the EID. Since REES began tracking EID in 2012, 9,543 residents have received the EID as of July 2016.

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

The Section 8 FSS Program is a HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family’s earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that no member has received cash public assistance in the preceding twelve months. The money may be used as a down payment on a home, as payment for higher education, as start-up capital for a business or to pursue other personal goals. Participating families run no risk to their Section 8 voucher and may continue to receive Section 8 assistance upon graduation from the program as long as they continue to meet Section 8 eligibility criteria. As of August 2016, there were 590 participants in the program. A total of 161 participants or (30%) of these had active escrow accounts with an average balance of \$2,705. The cumulative amount in escrow was \$589,632.

Goal: Ensure equal opportunity in Housing for all Americans

Progress: NYCHA reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates and organizations that assist people with disabilities and promote fair housing. NYCHA’s Department of Equal Opportunity, Services for People with Disabilities Unit, (SPD), assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The SPD serves as a liaison between the disabled community and NYCHA. In 2015, SPD responded to, or assisted with, 283 reasonable accommodation matters from residents, applicants, Section 8 voucher holders and/or their respective advocates. In 2015 (from January to November), the SPD handled approximately 1,219 various matters from clients involving a range of services including, assistance with documentation, transfer requests, modifications of priority status, and reasonable accommodation requests for remediation of mold conditions in connection with asthma. There were 357 visits to SPD, and SPD provided information to a variety of organizations including: Harlem Independent Living Center, Community Resources and Services for Children, United Cerebral Palsy, University Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children’s Evaluation Rehabilitation Center, Puerto Rican Family Institute, and many others. Applicants, residents, and others in need of assistance with disability issues may call the “Hotline” at (212) 306-4652 or TTY at (212) 306-4845.

NYCHA affirmatively furthers fair housing by providing equal housing opportunities to residents, applicants, and Section 8 voucher holders. Residents, applicants, and Section 8 voucher holders may

file internal housing discrimination complaints. Housing discrimination complaints filed with NYCHA by residents, applicants, or Section 8 voucher holders are investigated internally to determine if the individual has been the subject of unlawful discrimination, and determine if corrective or conciliatory action is necessary. In addition, applicants who have been found ineligible for public housing and assert the denial was based on their disability can have their cases reviewed by NYCHA's DEO Services for People with Disabilities. Preliminary investigations of complaints filed by residents and applicants with the New York State Division of Human Rights, the New York City Commission of Human Rights and/or HUD Office Fair Housing & Equal Opportunity are investigated by NYCHA's Law Department. In 2015, NYCHA's Department of Equal Opportunity reviewed 53 fair housing matters and closed 60 Fair Housing investigations. There was one finding of housing discrimination which resulted in corrective action. In 2015, the SPD conducted three (3) disability-related right reviews of applications in which disabled applicants challenged their ineligibility for housing and asserted disability discrimination. The SPD did not find disability discrimination in these three matters. The NYCHA Fair Housing Non-Discrimination Policy Statement is available on the NYCHA website at <http://www1.nyc.gov/site/nycha/residents/policies-and-procedures.page> and in audio format at 212-306-4600.

NYCHA's DEO provides annual updates to NYCHA's non-discrimination policies, including, the NYCHA Fair Housing Policy, Reasonable Accommodation Policy For Tenants, Housing Applicants And Section 8 Voucher Holders, Equal Employment Opportunity, and Sexual Harassment Prevention Policy. These NYCHA policies were last revised in February 2016 and include the provision of reasonable accommodations for applicable protected classifications, including, disability and victims of domestic violence, under applicable federal, state and local laws.

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

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

As of July 2016, NYCHA's LSU completed and handled 1,203 interpretation requests and 365 translations requests containing over 822 pages. Key documents are translated and posted on our website in Spanish, Chinese and Russian for site-users with LEP.

In addition, on NYCHA's external website we strive to make content accessible to all users by posting most of our content in HTML and Adobe Acrobat. HTML can be read by electronic devices

used by the visually impaired. Adobe Acrobat also has an audible feature that can read PDFs. Additionally; NYCHA has “Printer Friendly” content as well as the “Translate this Page” feature on our Internet site. Some content is also available in audio format.

Goal: Violence Against Women Act (“VAWA”)

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

Progress: From January 1 through August 31, 2016, 268 Domestic Violence cases were approved for transfer. Another 332 were approved for other case types, including intimidated victim, intimated witness, and child sexual victim.

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

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

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

1. A change in federal law takes effect and, in the opinion of NYCHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
2. Any proposed demolition, disposition, homeownership, Capital Fund financing, development or mixed-finance proposals.
3. Any Capital Fund project not already in the Five-Year Action Plan for an amount greater than \$500 million excluding projects arising out of federally declared major disasters.
4. Any other event that the Authority determines to be a significant amendment or modification of an approved annual plan and/or Capital Fund Program Five-Year Action Plan.
5. For purposes of any Rental Assistance Demonstration (“RAD”) project, a proposed conversion of public housing units to Project Based Rental Assistance or Project Based Voucher Assistance that has not been included in an Annual Plan shall be considered a substantial deviation.

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 M***

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.)

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.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) *New York City*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs

expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

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

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

D. Additional Information

Second Replacement Housing Factor ("RHF") Funding Groups

1) Second RHF Funding Group – First Increment RHF Plan

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

- At this time, NYCHA is evaluating plans for the NY36R005501-15 (\$987,856) grant.

2) ***Second RHF Funding Group – Second Increment RHF Plan***

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

Attachment F **Admissions Policy for Deconcentration**

HUD regulations (24 CFR Part 903) require a discussion of HUD's Deconcentration Requirement in NYCHA's FY 2017 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 2017 Annual Plan to comply with HUD's requirement.

Although 13 of NYCHA's qualifying 129 consolidated developments fall outside of an Established Income Range ("EIR"), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 13 developments within the EIR primarily because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in the Income Mixing Plan of NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Deconcentration Analysis

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

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

The developments' characteristics and tenant income data are from the Tenant Data System database as of January 1, 2016. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 174,595 occupied units⁸, there are 142,993 units within 129 consolidated developments⁹ that do not meet the exemption criteria and therefore, were used in this analysis.

Gross mean incomes from the excluded types of developments and units were not used in the calculation of the overall NYCHA mean. In total, 31,602 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 EIR if its mean gross household income¹⁰ is less than 85% of the NYCHA mean; and a development will be considered

⁸ There are 174,595 public housing households as of January 1, 2016.

⁹ For the purposes of this analysis, there are 129 consolidated developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 129 developments that have been excluded.

¹⁰ Mean gross household income is defined as total household income before deductions.

above the EIR if its mean gross household income is above 115% of the NYCHA mean. The 2016 NYCHA mean gross household income is \$24,358, resulting in a lower EIR limit of \$20,704 and an upper EIR limit of \$28,012. In a recent amendment to the Deconcentration Rule, the definition of the EIR has changed to:

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

30% of the 2015 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is \$19,110. However, this is less than 115% of the NYCHA mean gross household income, and therefore, NYCHA’s 2015 upper EIR limit remains at \$28,012.

Table I shows that out of the 129 consolidated NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 6 developments with 4,863 occupied units with gross mean household incomes below the EIR and 7 developments with 5,272 occupied units with gross mean household incomes above the EIR.

**TABLE I
Summary Table**

Development Category	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$20,704		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$28,012		TOTAL	
	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	6	4,863	7	5,272	129	142,993

**TABLE II
LOWER INCOME DEVELOPMENTS**

Table II lists the 6 consolidated developments with a mean gross household income of less than 85 percent (\$20,704) of the NYCHA mean of \$24,358.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Beach 41st Street-Beach Channel Drive	165	Queens	\$20,362	706
Hammel	075	Queens	\$18,741	862
Mill Brook	084	Bronx	\$20,299	1,368
Pennsylvania-Wortman	194	Brooklyn	\$19,507	335
Sedgwick	045	Bronx	\$20,588	783
Webster	141	Bronx	\$19,621	809
Total			\$19,907	4,863

The table above only includes units within the consolidated developments that qualify for inclusion in

the Deconcentration Analysis, i.e., it excludes units that are elderly-only, mixed-finance, FHA, Hope VI, or MHOP.

**TABLE III
HIGHER INCOME DEVELOPMENTS**

Table III lists the 7 consolidated developments with a mean gross household income greater than 115 percent (\$28,012) of the NYCHA mean of \$24,358.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Astoria	026	Queens	\$28,483	1,100
Chelsea	134	Manhattan	\$28,031	586
Fulton	136	Manhattan	\$31,962	936
Forest Hills Co-Op *	200	Queens	\$35,326	429
Lafayette	122	Brooklyn	\$28,558	876
Park Rock Consolidated	351	Brooklyn	\$28,602	804
Union Avenue Consolidated	342	Bronx	\$28,239	541
Total			\$29,613	5,272

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

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

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

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

One of NYCHA’s 13 developments (Forest Hills Co-Op) has mean gross incomes outside of the EIR

from the Deconcentration Requirement but should be excluded because it is covered by a court injunction, which restricts the types of resident applications that can be accepted at this development.

All 13 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.¹¹ This plan has been in place since 1998. Over time, it should produce a generally uniform and healthy income mix in all NYCHA developments. Since NYCHA already has this deconcentration plan built into its rental scheme, it need not do anything more to comply with the Deconcentration Requirement.

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

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

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

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

¹¹ Federal law requires PHAs to rent no less than 40 percent of their vacancies to Very Low Income families, but it does not require them to apply this requirement to each development. NYCHA has chosen to apply the requirement to each development, with the explicit goal of producing a more uniform income mix. Likewise, NYCHA has designed its Working Family Preference to bring more working families into *each* development, to achieve a healthy and uniform income mix.

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

APPENDIX - Individual NYCHA Developments Exempt from Deconcentration Rule

Homeownership Developments

- FHA Homes

Developments with Fewer than 100 Units

- | | |
|--|--|
| ▪ 104-14 Tapscott Street | ▪ Hoe Avenue-East 173 rd Street |
| ▪ 1162-1176 Washington Avenue | ▪ Lenox Road-Rockaway Parkway |
| ▪ 1471 Watson Avenue | ▪ Longfellow Avenue Rehab |
| ▪ 154 West 84 th Street (Dome Site) | ▪ Lower East Side III |
| ▪ 335 East 111 th Street | ▪ Lower East Side Rehab (Group 5) |
| ▪ Bedford-Stuyvesant Rehab | ▪ Manhattanville Rehab (Group 2 & 3) |
| ▪ Belmont-Sutter Area | ▪ Marcy Avenue-Greene Avenue (Sites A & B) |
| ▪ Betances II-13, 18, & 9A | ▪ Park Avenue-East 122 nd , 123 rd Streets |
| ▪ Betances III-13, 18, & 9A | ▪ PSS Grandparent Family Apartments |
| ▪ Boynton Avenue Rehab | ▪ Rehab Program (Wise Rehab) |
| ▪ Bryant Avenue-East 174 th Street | ▪ Rutland Towers |
| ▪ Eagle Avenue-East 163 rd Street | ▪ Stanton Street |
| ▪ East New York City Line | ▪ Sterling Place Rehabs (St. Johns-Sterling) |
| ▪ Fenimore-Lefferts | ▪ Teller Avenue-East 166 th Street |
| ▪ Franklin Avenue I, II, & III
Conventional | ▪ Washington Heights Rehab Phase III |
| ▪ Frederick Samuel I, II & III
(Former MHOPs) | ▪ Washington Heights Rehab Phase IV (C & D) |
| ▪ Grampion | ▪ West Farms Square Conventional |
| ▪ Harrison Avenue Rehab (Group A) | ▪ WSUR (Site A) 120 West 94 th Street |
| ▪ Highbridge Rehabs (Nelson
Avenue) | |

Developments Designated for the Elderly Only

- | | |
|-----------------------------------|------------------------------------|
| ▪ Glebe Avenue-Westchester Avenue | ▪ 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 | ▪ Shelton House |
| ▪ College Avenue-East 165 Street | ▪ Sondra Thomas Apartments |
| ▪ College Point Rehab Program | ▪ Stuyvesant Gardens II |
| ▪ Conlon-LIHFE Tower | ▪ Thurgood Marshall Plaza |
| ▪ Corsi | ▪ Twin Parks East |
| ▪ Fort Washington | ▪ Union Avenue & East 163rd Street |
| ▪ Haber | ▪ UPACA Site 5 |
| ▪ International Tower | ▪ UPACA Site 6 |
| ▪ Kingsborough Extension | ▪ Vandalia |

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

Mixed-Finance Developments

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

Attachment G
Resident Advisory Board Members
RAB DELEGATES/ALTERNATES 2016

	Delegate Name	Development	District	Delegate/ Alternate
1	Lozano, Lilithe	Parkside	Bronx North	Delegate/CCOP
2	Butler, Harvey	Sack Wern	Bronx North	Delegate
3	Hawkins, Iona	Parkside	Bronx North	Delegate
4	Ramsey, Keith	Eastchester	Bronx North	Delegate
5	Hall, Robert	Gun Hill	Bronx North	Delegate
6	Miller, Emma	Boston Secor	Bronx North	Delegate
7	Lauray, Barbara	Fort Independence	Bronx North	Delegate
8	Johnson, John	Mott Haven	Bronx South	Delegate/CCOP
9	Cruz-Acevedo, Celia	Site 402	Bronx South	Delegate
10	Jamerson, Princella	Millbrook	Bronx South	Delegate
11	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
12	Torres, Luis	Moore	Bronx South	Delegate
13	Serrano, Ray	Stebbins Hewitt	Bronx South	Delegate
14	Walker, Daniel Barber	Jackson	Bronx South	Delegate
15	Bowman, Reginald	Seth Low	Brooklyn East	Delegate/CCOP
16	Johnson, Naomi	Howard	Brooklyn East	Delegate
17	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
18	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
19	Prince, John	Rutland Towers	Brooklyn East	Delegate
20	Walton, Carolyn	Glenwood	Brooklyn South	Delegate/CCOP
21	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
22	James, Betty	Marlboro	Brooklyn South	Delegate
23	Carter, Deborah	Gravesend	Brooklyn South	Delegate
24	Aikens, Shirley	Carey Gardens	Brooklyn South	Delegate
25	Boyce, Sheryl	Bay View	Brooklyn South	Delegate
26	Ballard, Raymond	Sumner	Brooklyn West	Delegate/CCOP
27	Keith, Leora	Tompkins	Brooklyn West	Delegate
28	Harrell, Cassandra	Bed-Stuy Rehab	Brooklyn West	Delegate
29	Colon, Naomi	Marcy	Brooklyn West	Delegate
30	Shipman, Lohoma	Bushwick	Brooklyn West	Delegate
31	Stanback, Tyree	Lafayette Gardens	Brooklyn West	Delegate
32	Velez, Ethel	Johnson	Manhattan North	Delegate/CCOP
33	Rolle, Bettye	Audubon	Manhattan North	Delegate
34	Green, Nathaniel	Dyckman	Manhattan North	Delegate
35	Herman, Patricia	Lincoln	Manhattan North	Delegate
36	Coaxum, Henry	Thurgood Marshall	Manhattan North	Delegate

37	McNear, Bernadette	Rangel	Manhattan North	Delegate
38	Javier, Abigail	Jefferson	Manhattan North	Delegate
39	Bergin, Rose	Isaacs	Manhattan South	Delegate/CCOP
40	Thomas, Jessica	LaGuardia	Manhattan South	Delegate
41	Nesbitt, Debrella	Wald	Manhattan South	Delegate
42	Gordon, Felicia	Hernandez	Manhattan South	Delegate
43	Quinones, Carmen	Douglass	Manhattan South	Delegate
44	Morris, Ann Cotton	Woodside	Queens	Delegate/CCOP
45	Anglero, Karen	Latimer Gardens	Queens	Delegate
46	Simpson, April	Queensbridge	Queens	Delegate
47	Coger, Claudia	Astoria	Queens	Delegate
48	Wilkins, Carol	Ravenswood	Queens	Delegate
49	Parker, Geraldine	Stapleton	Staten Island	Delegate/CCOP
50	Charles, Brenda	Mariner's Harbor	Staten Island	Delegate
51	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
52	Everette, Beatrice	West Brighton	Staten Island	Delegate
53	Grossman, Florence	New Lane	Staten Island	Delegate
54	Brown, Lorraine	334 East 92nd St.	Section 8	Delegate
55	Munroe, Carlton	75 Martense Street	Section 8	Delegate

Attachment H **Community Service Description of Implementation**

NEW YORK CITY HOUSING AUTHORITY **Community Service Policy Overview**

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

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

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

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

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

I. EXEMPTIONS FROM COMMUNITY SERVICE

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

Exemptions NYCHA identifies - No Additional Documents Needed

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

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

B. Other exemptions - granted only with signed documentation

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

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

II. COMMUNITY SERVICE CREDITS

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

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

Job readiness assistance includes any of the following criteria:

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

III. COMMUNITY SERVICE REQUIREMENT

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

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

NOTICE	NYCHA does not endorse any particular organization or assume any liability in connection with a resident's Community Service. Each resident is solely responsible for seeking an appropriate organization to fulfill this federal law requirement.
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Residents must provide verification of the services performed by submitting the *Community Service Performance Verification* form (Either short form or long form) to their development office by the time they submit their Annual Review documents. The long form (available from a RSA or from NYCHA website) must be filled out by the group or organization where the service was performed. The short form will be provided at NYCHA-sponsored events for which community service credit is available. Once the form is completed, residents should keep a copy and return the original to the development management office.

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

<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>
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Examples of where to find Qualifying Community Service Activities
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<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">▪ NYC Service – Located on the internet at www.nycservice.org▪ By calling 3-1-1 the NYC Citizen Service Center▪ The Volunteer Match database, located on the internet at www.volunteermatch.org |
|---|

<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>

Examples of NYCHA Community Service Activities	
<ul style="list-style-type: none"> ▪ Resident Watch ▪ Resident Green Committees (“RGC”) ▪ Attendance at Resident Association meetings ▪ Delegate/Alternate at RAB meetings 	<ul style="list-style-type: none"> ▪ Community Center/Senior Center volunteer ▪ Help at resident sponsored community clean-up days ▪ Attending meetings called by NYCHA
Examples of Non-NYCHA Community Service Activities	
Volunteer for local government, community, or faith-based organizations that serve a public benefit	
<ul style="list-style-type: none"> ▪ Food Bank ▪ Hospital ▪ Nursing Home/Hospice ▪ Ambulance service ▪ Programs providing support to families with hospitalized members ▪ Parks Department ▪ Library ▪ Reading Program ▪ Parent Teacher Association (“PTA”) meetings 	<ul style="list-style-type: none"> ▪ School ▪ After School Programs ▪ Day Care Facility ▪ Habitat for Humanity ▪ Boys or Girls Club ▪ AmeriCorps ▪ Police Department ▪ Auxiliary Police ▪ Youth Mentoring ▪ Vista ▪ Court ordered Community Service
<p><i>Economic Self-Sufficiency</i> is <u>defined</u> 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 <i>Economic Self-Sufficiency</i> program can also provide work for its participants.</p>	
Examples of Qualifying Economic Self-Sufficiency Activities	
<ul style="list-style-type: none"> ▪ Any REES or RES program¹ ▪ 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

Attachment J

Assessment of Site-Based Waiting List Development Demographic Changes

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

1. Stanton Street (NY005013590)

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

Based on the data available on January 1, 2016, Stanton Street housed 13 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	5	8	0

2. Prospect Plaza Redevelopment Project

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

On June 26, 2014, NYCHA conveyed via a 99-year ground lease, the leasehold interest in the land located at 1765 Prospect Place, Brooklyn, aka Block 1458, Lot 52, in a mixed finance transaction known as Prospect Plaza Phase I (the "Phase I Site"). This Phase will consist of the new construction of two buildings containing 111 affordable units comprised of 38 public housing units, 72 non-public housing units and one (1) superintendent unit. 110 of the residential units are eligible to receive low-income housing tax credits ("LIHTCs"). On December 22, 2014, NYCHA conveyed via a 99-year ground lease, the leasehold interest in the land located at 1750/1760 Prospect Place and 1776/1786 Prospect Place, Brooklyn, aka Block 1463, Lots 16 and 41, in a mixed finance transaction known as Prospect Plaza Phase II (the "Phase II Site"). This phase will consist of the new construction of two buildings containing 149 affordable units comprised of 42 public housing units, 106 non-public housing units and one (1) superintendent unit. 148 of the residential units are eligible to receive LIHTCs. Former Prospect Plaza residents will have priority for the 80 public housing units included in Phases I and II.

Preference for the lease up of the public housing units will be given to relocated Prospect Plaza public housing residents in good standing who wish to return to the redeveloped

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

Based on data available on October 12, 2016, there are 93 residents having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	64	26	3

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

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

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

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

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

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

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	25	22	1

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

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

5. **Randolph Houses Rehabilitation**

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

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

Based on the data available on October 14, 2016, Randolph Houses housed 175 residents having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
23	123	28	1

6. **La Preciosa - (1070 Washington Avenue)**

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

Based on the data available on October 13, 2016, La Preciosa housed 64 residents having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	15	47	2

Attachment K

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

February 18, 2016 Agenda

- Roll Call / Introductions
- FY 2016 Capital Plan & 5-Year Action Plan – Capital Projects Division – 30 minutes
 - 5 Year Plan Update
- Disposition Activities – Real Estate Development Department – 30 minutes
 - Resident Consultation Process
 - Planned Disposition Activities – Holmes Towers & Wyckoff Gardens
- Comments and Questions – 60 minutes

2

Attachment K

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

Agenda
March 3rd, 2016

- Resident Advisory Board (RAB) Regulations (30 minutes)
- Annual Plan Regulations (30 minutes)
- Questions and Comments (1 hour)



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Attachment K

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

Agenda March 24th, 2016

- Roll Call / Introductions
- Follow-Up From March 3rd, 2016 CCOP/RAB Meeting
- HUD Proposed Legislation:
 - Higher Income Households in Public Housing
 - H.R. 3700 Housing Opportunity & Modernization Act 2016
 - HUD Proposed Rule Smoke-Free Public Housing
 - Summary of HUD Funding from the President's Budget
 - Questions and Comments (30 minutes)
- Robert's Rules of Order (30 minutes)
 - Questions and Comments (30 minutes)

2

Attachment K

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

Agenda
April 14th, 2016

- **Roll Call / Introductions**
- **Operations Initiatives (30 minutes):**
 - **Questions and Comments (30 minutes)**
- **NextGen Neighborhoods "50/50" Program (30 minutes)**
 - **Questions and Comments (30 minutes)**
- **Topics for Future RAB Meetings**

2

Attachment K

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

Agenda April 21st, 2016

- **Roll Call / Introductions**
- **Follow-Up From April 14th, 2016 CCOP/RAB Meeting**
- **HUD Proposed Legislation:**
 - **Higher Income Households in Public Housing**
 - **H.R. 3700 Housing Opportunity & Modernization Act 2016**
 - **HUD Proposed Rule Smoke-Free Public Housing**
 - **Campaign to Preserve Public Housing**
 - **Questions and Comments (30 minutes)**

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Attachment K

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

Agenda
May 5, 2016

- **Roll Call / Introductions**
- **Resident Engagement for NGN and NextGen Neighborhoods (30 minutes):**
 - **Questions and Comments (60 minutes)**
- **RAB Only Forum**
 - **Questions and Comments (30 minutes)**
- **Topics for May 19th RAB Meeting**

2

Attachment K

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

Agenda
May 19, 2016

- Roll Call / Introductions (15 minutes)
- Department of Public Safety Update (45 minutes)
 - Mayor's Action Plan for Neighborhood Safety
 - Public Safety Advisory Committee (P-SAC)
 - Resident Watch Transition
- Questions and Comments (30 minutes)
- Internal RAB Discussions (30 minutes)

2

Attachment K

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

Agenda
June 2nd, 2016

- **Roll Call/Introductions**
- **Review of FY2017 Draft Annual Plan (30 minutes)**
- **Questions and Comments (60 minutes)**
- **Internal RAB Discussions (30 minutes)**

2

Attachment K

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

Agenda
June 16, 2016

- **Roll Call / Introductions (15 minutes)**
- **NextGen Neighborhoods: "50/50", 100 Percent Affordable Housing Programs, RAD and Disposition (45 minutes)**
- **Questions and Comments (30 minutes)**
- **Internal RAB Discussions (30 minutes)**

2

Attachment K

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

Agenda September 8th, 2016

- Roll Call/Introductions (15 minutes)
- Online Annual Recertification Process (30 minutes)
- RAB Comments on the Annual Plan (30 minutes)
- Questions and Comments (15 minutes)
- Internal RAB Discussions (30 minutes)

2

Attachment K

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

Agenda September 29th, 2016

- Roll Call/Introductions (15 minutes)
- Flat Rent Update (15 minutes)
- RAB Questions/Comments on the Annual Plan (60 minutes)
- Internal RAB Discussions (30 minutes)

2

Attachment L

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

I. MAINTENANCE AND REPAIRS

- The RAB would like to know why NextGen developments have priority over other developments in getting basic repairs completed.

NextGen developments do not have priority over other developments in getting basic repairs completed. Repairs are completed based on the following: the creation date of the work orders and the availability of staff and materials.

- A RAB member would like to know if the business process reviews that are being conducted mean that repairs will be done side-by-side with trades.

The business process reviews that NYCHA is currently conducting will be streamlining NYCHA’s operations to improve services for residents.

- The RAB would like to know if management can see where residents are putting their garbage on CCTV cameras.

All property managers that have CCTV systems installed at their property received training on system utilization and can review footage to identify quality of life concerns such as illegal dumping if it occurs within the cameras’ range.

- The RAB stated that the new recycling areas are becoming garbage dumps. A RAB member stated that garbage is a major problem at Lincoln Houses.

In order to improve the handling of garbage at Lincoln Houses, NYCHA will take the following steps. Meetings between residents and Management starting in the Month of October 2016 will include informing residents of issues pertaining to quality of life as part of the agenda. Letters will be delivered to each resident to explain the importance of proper garbage disposal and steps to be followed in garbage disposal, particularly the new recycling plan. In addition, letters will be posted in the Management Office and in each building lobby regarding the proper removal and disposal of general trash and recycling materials. Caretakers will continue to monitor the sites for correct disposal of recycling /general trash and bulk to make sure it is being removed in a timely manner. Each recycling bin will be monitored to make sure all notices are visible and are not damaged, and signs will be replaced when needed to make sure they are clear and concise. Increased visual inspection of the recycling drop sites will be made to make sure recycling and regular garbage are not mixed in the same bins.

- The RAB believes that NYCHA staff needs to assist residents with recycling.

NYCHA is working closely with the NYC Department of Sanitation and GrowNYC to provide educational activities, workshops, and events to promote recycling. To request a recycling workshop or event in your community, contact:

GrowNYC: recycle@grownyc.org, 212.788.7964

NYCHA's Resident Engagement Department: Marvin.Jean-Jacques@nycha.nyc.gov,
718.707.5401

- A RAB member suggested that classes on Integrated Pest Management should be offered for residents to better control infestations in apartments.

At this time, NYCHA does not offer classes on Integrated Pest Management to residents. Information on Integrated Pest Management is available on the NYC Department of Health and Mental Hygiene's web site, <http://www1.nyc.gov/site/doh/health/health-topics/pests-and-pesticides.page>.

- A RAB member would like to know who is responsible for fixing the sidewalks on NYCHA campuses.

NYCHA is responsible for fixing the walkways within NYCHA properties. Perimeter walkways are maintained by the NYC Department of Transportation.

II. OPERATION AND MANAGEMENT

- The RAB would like to know how the outcome of the Alameda vs. Rhea case changed NYCHA policies and if it can be added to this year's Annual Plan.

The Alameda case mainly clarified communications with tenants and grievance procedures related to NYCHA's existing policy on occupancy of apartments.

The policy is as follows:

Tenants have their occupancy status reviewed by property management staff during the annual recertification process.

- *If a tenant is underoccupied (having one extra room – more than the family composition requires) the tenant is not required to move.*
- *If a tenant is extremely underoccupied (having two or more extra rooms – more than the family composition requires) NYCHA requires the tenant to move to a smaller apartment based on family size.*

A tenant has the option to move within the same development or move to a different development. Some exceptions apply.

Generally:

- *The tenant may request a grievance to contest the moving requirement.*
- *The tenant may request a Reasonable Accommodation for a family member with disabilities which may delay, change or eliminate the requirement to move. If the Reasonable Accommodation request is denied, the tenant can request a grievance to contest the denial.*
- *The tenant may request permission to permanently add a family member. Existing NYCHA permanent permission rules apply. If the permanent permission request is denied, the tenant can request a grievance to contest the denial.*

There are additional rules if the occupancy issue is identified during a termination of tenancy proceeding.

A RAB member stated that at annual reviews, residents were receiving letters stating that they needed to do backlogged hours of community service time. The RAB would like to know why residents are expected to do extra community service time when NYCHA said community service

Community service continues to be mandatory. Federal law and HUD regulation requires non-exempt NYCHA residents to perform 8 hours monthly of Community Service or Economic Self-Sufficiency activity. The letters that NYCHA is sending regarding Community Service hours are required by HUD regulation (24 960.605 (c) (2)). This regulation reads as follows:

(2) The PHA must give the family a written description of the service requirement, and of the process for claiming status as an exempt person and for PHA verification of such status. The PHA must also notify the family of its determination identifying the family members who are subject to the service requirement, and the family members who are exempt persons.

NYCHA does not require residents to perform extra community service time. NYCHA is currently reexamining its Community Service program in an effort to streamline and simplify compliance.

- A RAB member stated that NYCHA needs to update the letters they send to residents so that they do not threaten eviction or scare residents.

NYCHA letters are meant to inform residents about the topic of the letter. If there is a particular letter of concern, please send it to us and we will review the language.

- The RAB requests further clarification about the difference between privatizing buildings and privately managed buildings.

Privately managed buildings are owned by NYCHA and managed by an outside entity. Privatized buildings are owned and managed by a developer, but NYCHA owns the land.

- The RAB stated that every development has smokers and public housing residents are being unfairly targeted by HUD with the proposed smoking ban. They believe something needs to be done collectively before residents get evicted as a result of the smoking ban. What preparation has NYCHA made to prepare the residents for smoke-free housing? Is there a committee in place? If so, who is conducting the committee?

HUD has not yet issued final regulations on proposed smoke-free housing policy. Therefore, NYCHA does not know whether HUD will require enforcement procedures that include eviction as a possible consequence for violating no-smoking regulations. NYCHA expects that if a final rule is issued HUD is likely to give housing authorities flexibility in enforcing this policy. In NYCHA's comments to the proposed rule we stated an interest that smoke-free

policy should not result in evictions for residents. As part of the NextGeneration NYCHA's Sustainability Agenda strategy to create healthy indoor environments NYCHA has committed to reducing exposure to secondhand smoke and improving access to support for residents who smoke and want to quit. NYCHA continues to engage with residents and partners about the complex issues of smoking and health in advance of the expected release of the final rule.

- A RAB member stated that the upkeep of outdoor public smoking spaces will be an astronomical cost to NYCHA.

NYCHA recognizes that creating and maintaining outdoor public smoking spaces is not going to be feasible on all development campuses as NYCHA might not have ownership over that space. NYCHA has submitted recommendations to HUD and included comments about this issue with outdoor public smoking spaces.

- The RAB would like further clarification of the smoking ban proposed by HUD and what NYCHA has stated to HUD about this proposed regulation.

The proposed smoke-free rule requires PHAs to implement a policy prohibiting lit tobacco products in all living units and all indoor common areas in public housing. The smoke-free policy extends to all outdoor areas up to twenty-five (25) feet from housing and administrative office buildings.

NYCHA provided comprehensive comments on the proposed rule to offer perspective on the challenges, resources, partners, implementation approach, and funding NYCHA believes is required to successfully implement a smoke-free policy at the nation's largest and most diverse PHA. We urged HUD to approach the proposed policy change from the perspective of engaging and supporting residents in changing activity that impacts indoor environmental health prior to the full adoption of a policy. NYCHA proposed the first 24 months of implementation be used for a phased roll-out of a public education campaign designed to engage residents in the health-centered transition to smoke-free buildings.

- The RAB would like to know if the smoking ban has been finalized and is currently in effect.

HUD has not issued final regulations on smoke-free public housing.

- A RAB member stated they were supportive of the smoking ban but would like to know how NYCHA will know if people are smoking and how far away from the development buildings people will have to go to smoke.

Because HUD has not yet issued final regulations on smoke-free public housing, NYCHA does not know how far the smoke-free area will extend beyond developments.

- The RAB stated that since NYCHA cannot control marijuana being smoked in the developments, NYCHA will not be able to control people smoking cigarettes. The RAB believes this is invading people's individual rights and is unfair.

HUD has stated its intention to issue regulations on smoke-free public housing. At this time, HUD has not issued final regulations. Once final regulations have been issued, NYCHA will

be required to follow them. In NYCHA's comments on HUD's proposed regulations, we stated an interest that smoke-free policy should not result in evictions for residents. As part of the NextGeneration NYCHA's Sustainability Agenda strategy to create healthy indoor environments NYCHA has committed to reducing exposure to secondhand smoke and improving access to support for residents who smoke and want to quit. NYCHA continues to engage with residents and partners about the complex issues of smoking and health in advance of the expected release of HUD's final regulations.

- The RAB would like to know how NYCHA expects the smoking ban to be enforced and if NYCHA wants to encourage neighbors to report each other if they notice a neighbor smoking in their unit.

NYCHA commented along these lines in response to proposed HUD regulations. Because HUD has not issued final regulations, NYCHA does not know what those regulations will require in terms of enforcement.

- The RAB is concerned about proper ventilation at Ravenswood Houses after the proposed smoking ban is passed.

HUD's proposed regulations on smoke-free public housing did not include any funding. To make structural changes to improve ventilation at any development, NYCHA recognizes that it would need funding.

- The RAB believes that residents should have the right to choose between living in a smoke-free or a smoke-friendly development.

HUD has not issued final regulations on smoke-free public housing, and NYCHA does not know whether they will address residents' choices about where to reside.

- A RAB member wants to clarify if under the proposed smoking ban, residents will be responsible for the actions of their guests.

The primary intent of the rule is to minimize exposure to secondhand smoke for the purpose of establishing healthier indoor environments. Smoke-free housing policy as implemented elsewhere in NYC and across the nation seeks to eliminate the activity of smoking in residential environments, not to target smokers as a group. NYCHA does not know how a final rule will guide the development of a policy or enforcement procedures but we support the goal to improve the indoor air quality for residents, staff, and guests.

- A RAB member wants to know how NYCHA plans to fund and implement outreach efforts to help people stop smoking and/or lower their risks. The RAB believes that HUD should handle the cessation process at no cost to the residents.

NYCHA agrees with this recommendation. NYCHA has recommended to HUD that it find funding for smoking cessation programs, for free, that would specifically target public housing authority residents.

- A RAB member would like to know if residents should have to pay for air conditioners if they have asthma.

NYCHA allows residents with breathing difficulties to install a third air conditioner if requested. The air conditioner fee is a utility reimbursement fee and is charged to residents in master metered buildings.

- A RAB member would like to know why a development that has been allocated money from local politicians does not receive the money or the work for years.

At times, funding received from local elected officials may not cover the entire cost of a project. The City's Office of Management and Budget is responsible for holding all funding allocated from city council members and those funds are not released until the full cost is received.

- A RAB member would like to know what the role of property management when trying to get money from local politicians. For example, at Queensbridge Houses it is very difficult to get money for a new basketball court.

The NYCHA Office of Intergovernmental Relations reaches out to City Council Members annually, in coordination with NYCHA developments and Borough Presidents, during budget season to request funding for various projects. In regards to the Queensbridge basketball court, Council Member Jimmy Van Bramer allocated money for the basketball court at Queensbridge in this budget season (as of June 2016). NYCHA encourages all tenant associations to reach out to their elected official to request funding for capital eligible projects.

- A RAB member would like to know the process for how NYCHA will enforce the evictions of “over-income” earners in NYCHA developments and how their removal will impact the rent balance. How is NYCHA going to address the Inspector General’s recommendation that HUD establish policies to reduce over-income households in public housing?

NYCHA is awaiting further HUD guidance regarding over-income families.

- What is NYCHA’s enforcement policy to evict those households who are over-income but refuse to pay rent?

Residents at any income level who fail to pay rent are subject to tenancy actions and termination.

- The RAB would like to know how transitioning to NextGen NYCHA will impact residents under the HUD legislation that will set eligibility at 120% of Area Median Income (AMI).

In new legislation, Congress gave HUD the flexibility to calculate a higher AMI ceiling for PHAs in areas with higher cost rental markets. HUD has not yet indicated what that level will be.

- The RAB would like to know how AMI is calculated and if there are multiple formulas to calculating AMI.

Area median income (AMI) refers to the income level earned by a given household in a geographic area where half of the households in the area earn more and half earn less. AMI is frequently used to determine housing affordability.

HUD publishes annual income limits based on household size that are used to calculate the maximum annual income. Once a household establishes their household income, the household can compare it to HUD's income limit for that household size. In 2016, the area median income for a family of four in New York City was \$90,600.

*To review a complete set of income limits by AMI for 2016 or other years, please visit:
<https://www.huduser.gov/portal/datasets/il.html>*

- The RAB would like to know why NYCHA encourages residents to get jobs and own businesses and calculate their gross income when only a residents' net income counts for HUD? The RAB believes it is unfair that social security income is included as part of a residents' gross income and used in the determination of rent.

*NYCHA is required by law to calculate rent based on a family's gross income because Congress and HUD determined that gross income should be utilized for rent calculations (defined in 24 CFR 5.609). NYCHA is following the regulation. For further information about determining income and calculating rent, please visit:
http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_35649.pdf and
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/rhiip/faq_gird.*

- A RAB member would like to know why it takes two months for a resident to receive a rent credit once their income has changed.

NYCHA cannot immediately change rent since, according to the lease, NYCHA must give 30 day notice of the change. If rent is being reduced, a retroactive credit is given. NYCHA's current policy states that once the housing assistant is notified of a change in income, the resident will be eligible for a rent credit if their income remains at the new level for two months following the initial date when the housing assistant was notified. After two months have passed, the housing assistant will recalculate the household's rent utilizing the new income and issue a rent credit totaling the difference for the previous two months.

- The RAB would like to know if a household's rent can increase to the new flat rent if their income stays the same.

*Yes, even if income stays the same, if the flat rent changes the household's rent may change. NYCHA always charges the **lesser** of either the income based rent or the flat rent.*

- A RAB member stated that when NYCHA is issuing a rent credit after a change in income, the credit should be given in the form of a check rather than in a rent credit.

NYCHA gives rent credits and does not issue rent checks.

- The RAB stated that NYCHA needs to do a better job of explaining how residents can have their rent reduced due to their medical expenses.

NYCHA is always looking for ways to better connect with residents. NYCHA will explore a communications campaign on this topic.

- The RAB stated that NYCHA needs to give housing assistants more training and orientation so they are better prepared to assist residents.

NYCHA provides ongoing training to property management staff. We encourage the RAB to inform us if a particular development or topic is problematic and more focused training can be provided.

- A resident from Park Rock Rehab would like to know why residents in their development need to pay utilities.

Residents in individually metered buildings pay their own utilities, but receive a utility reimbursement from NYCHA.

- The RAB would like a copy of the MOU NYCHA has with agencies like Cablevision.

NYCHA does not have an MOU with any cable company.

- The RAB would like to know if now that Time Warner Cable is becoming Charter's Spectrum if NYCHA will renegotiate their contracts with Charter.

NYCHA does not have a contract with any cable company to service public housing residents. The availability of cable providers depends on each development's location. NYCHA does not have any control over which cable providers are available in any area of the City.

- The RAB would like to know why certain developments must use Time Warner Cable for cable access.

Service providers vary city-wide for all New York City residents. In certain areas of the City, Time Warner Cable is the only available cable provider for all residents. NYCHA does not have any control over which cable providers are available in any area of the City.

- The RAB would like to know if the CCOP had any input on the selection of NYCHA's independent auditor.

NYCHA is required to release a Request for Proposals (RFP) to hire an independent auditor. The CCOP is not involved in the RFP selection process for the independent auditor.

- A RAB member stated that there are many pit bulls in NYCHA but no enforcement.
NYCHA maintains a pet policy delineated in the Fiscal Year 2017 Annual Plan. Please refer to this policy and report any violations of it to your Property Manager who will contact the tenant of record to discuss the complaint with them. A record of this complaint will be kept in the tenant's file and repeated violations will be dealt with according to NYCHA's pet policy and grievance procedures. The pet policy can also be viewed at http://www1.nyc.gov/assets/nycha/downloads/pdf/Pet_GM_Policy_Overview_2010_04_d2.pdf

- The RAB requests that computers are made available to residents in every management office.

NYCHA will take this recommendation under advisement. Residents who do not have a computer are able to use NYCHA's Digital Vans. NYCHA's Digital Vans travel throughout all five boroughs and provide computers and high-speed internet service for free for NYCHA residents. For more information, please visit: <http://www1.nyc.gov/site/nycha/residents/youth.page>

- A RAB member stated that photo IDs should be required when completing any paperwork with the management office.

NYCHA will take this recommendation under advisement.

- A RAB member would like to know how to get in touch with the mobile computer lab and what the schedule is.

Information about NYCHA's Digital Van program is available here: <http://www1.nyc.gov/site/nycha/residents/youth.page>

- The RAB would like to know where residents who do not have a computer will be able to complete their public housing annual review.

Residents who do not have a computer will be able to complete their public housing review using NYCHA's Digital Vans. Digital Vans are available for NYCHA residents and community members to use the internet, search for job opportunities, polish resumes, and complete their annual reviews online. They travel around the city, stopping in areas that have limited or no access to high-speed internet service. Led by NYCHA's Citywide Programs and Information Technology Departments, the Digital Van services are offered for free as part of the New York City Connected Communities (NYC-CC) program. For more information, please visit: <http://www1.nyc.gov/site/nycha/residents/youth.page>. NYCHA residents can also utilize computers at public libraries and recreation centers to complete their annual reviews online. To find a public computer near your development, search for your development using the NYCHA Development Interactive Map and nearby locations with computers for public use will be visible. The NYCHA Development Interactive Map is available here: <http://nychamaps.arcgis.com/apps/webappviewer/index.html?id=41c6ff5e73ec459092e982060b7cf1a1>

- The RAB stated that seniors do not feel comfortable using the mobile van to complete their annual income reviews and need more support.

NYCHA Digital Vans are hosting “Tenant Annual Recertification Events” with NYCHA staff on site, available to help tenants of all ages with completing their annual income reviews online. To view the current Digital Van event schedule, please visit: <http://www1.nyc.gov/site/nycha/residents/adults.page>.

- A RAB member would like to know how secure NYCHA’s servers are to complete the annual review.

NYCHA self-service servers are secured with multiple layers: network security, application security, user authentication, and database security.

- The RAB would like paper copies of the annual review process to be made available for residents that are not comfortable or have difficulty completing the process online.

A tenant that is disabled may request a Reasonable Accommodation for the alternative format of the Annual Recertification (e.g., paper copy). NYCHA can provide the paper booklet to the Head of Household with valid picture identification.

- The RAB would like to know if the annual review process online system was outsourced to an external company.

The annual review process online system was developed internally by NYCHA’s Information Technology Department.

- A RAB member would like to know if their development is not listed as a development that has the option to complete the annual review online if they will still be able to bring their paper packet to the management office.

Yes, residents will be able to bring their paper packets to the management office.

- The RAB would like to know who will assist residents in completing their annual reviews online.

Housing assistants will be able to assist residents completing their annual reviews online.

- The RAB believes that NYCHA should have put computers in management offices for residents to complete their annual income reviews and it is not fair to expect residents to go to a library to complete their reviews.

NYCHA is exploring the use of kiosks with computers in management offices, as well as other options that would improve computer accessibility. NYCHA also sent out an updated letter that explains if residents do not want to or cannot complete their annual income reviews online they can request a paper copy from the management office.

- The RAB believes that completing annual reviews online is compromising residents’ security and is not legal. The RAB believes these issues could have been avoided if residents were asked if they wanted to complete annual reviews online before the pilot program was created. The RAB would also

like to know how NYCHA is complying with VAWA and HIPAA laws for the online annual income reviews.

The NYCHA Self Service web application security controls focus on the fundamental safeguards and countermeasures necessary to protect information during processing, while in storage, and during transmissions. Fundamental safeguards such as managed access, encrypted transmission tunneling, and encrypted data storage are present in the NYCHA Self Service web application, which is the system used for completing annual reviews online. The NYCHA IT Security guidelines outlining the security requirements NYCHA implemented to protect information on the NYCHA Self Service web application, including Federal law requirements for VAWA, HIPAA, HITECH (Including Protected Health Information (PHI)) and New York State Law requirements for Personally Identifiable Information (PII), can be found in:

- *U.S. Department of Housing and Urban Development (HUD) Privacy Protection Guidance for Third Parties, NOTICE PIH-2015-06 Issued: April 23, 2015 (available here: <http://portal.hud.gov/hudportal/documents/huddoc?id=PIH2015-06.pdf>)*
 - *Security and Privacy Controls for Federal Information Systems and Organizations, NIST Special Publication 800-53, April 2013 (available here: <http://nvlpubs.nist.gov/nistpubs/SpecialPublications/NIST.SP.800-53r4.pdf>)*
 - *New York City Housing Authority Office of Privacy- Privacy Policies in Incident Reports, September 19, 2014 (available upon request)*
- The RAB is wondering if there is any opportunity for residents to give feedback to NYCHA about the online annual review process.

There is a survey for residents to submit feedback about their experience at the end of the online annual income review process.

- A RAB member wants to know if information about residents from the annual income reviews will be kept in a paper folder.

Currently, NYCHA maintains a paper file on each resident. All information about resident's income from annual income reviews is also entered into NYCHA's database called the Tenant Data System.

- A RAB member stated that if the information for recertification has normally been entered online by NYCHA employees, why do NYCHA residents now need to send their information over the internet themselves?

NYCHA is trying to streamline the process for residents and NYCHA staff. Currently, once the resident completes the annual income review on paper, a secretary manually enters all of the information from the paper online into the online system. With the online annual review process, all of the information is directly entered into the system by the resident. There is a decreased likelihood of errors and the resident receives an automatic notification upon completion.

- The RAB would like to know what a resident should do if the resident is living in a development that has the option of completing annual reviews online but has already received a paper packet.

If the resident has already received a paper packet, they should complete the paper packet and bring it to the management office.

- The RAB is wondering how NYCHA will verify residents' employment information since residents normally have their jobs send paperwork directly to NYCHA.

Residents will receive a receipt that details the information entered into the Tenant Data System. NYCHA will then send an Employee Verification letter directly to each resident's employer to verify the employment information.

- NYCHA needs to explain why residents need to re-enter their income information annually when NYCHA already has it in the system.

HUD requires that all NYCHA residents must complete the recertification process annually, as changes in income or family composition can affect the amount of assistance a tenant is eligible to receive and, therefore, the amount the tenant pays for rent. Information about HUD's recertification requirement is available here:

<http://portal.hud.gov/hudportal/documents/huddoc?id=43503c7HSGH.pdf>

- NYCHA needs to clarify how the new annual income information system is different from the old annual income information system.

There are several benefits to changing the process to allow residents to enter their annual income information into NYCHA's system directly. Residents are able to upload supporting documents directly into the system and receive a receipt in real-time following the completion of the annual recertification process. Residents will also be able to track the status of their recertification online. By eliminating the need for secretaries to enter information from the annual income review paper packet into the system, the process will be much more efficient with a decreased likelihood of errors.

- A RAB member stated that they did not realize that the annual income online process was already a pilot program because the development staff says different information than NYCHA central offices.

Brian Clarke, Senior Vice President for Operations, attended the RAB meeting on April 14, 2016 and explained the pilot program for annual income reviews. Now that the annual income review online process is being expanded to other developments, development staff is now familiar with the new process.

- A RAB member said that technical assistance is needed in all public housing developments where computers are needed and residents need training in how to complete annual income reviews online.

Residents have several options to get assistance if they are having difficulty completing the annual income review online. The secretary and/or housing assistants have been trained to

provide assistance for residents completing reviews online. In addition, there is a help feature on the online platform where residents can contact IT directly with questions. Finally, residents can also call the Customer Contact Center (CCC) to receive assistance.

- The RAB would like to know if a resident completes their annual review on paper if the interim review process will change.

The interim review process will remain the same.

- NYCHA needs to explain how the online annual income review process will be rolled out and what the response has been so far.

In keeping with NextGeneration NYCHA's goal of operating as an efficient and effective landlord, NYCHA launched online annual recertifications, via Tenant Self-Service, at Lincoln Houses in January 2016. Instead of receiving, completing, and submitting a paper annual recertification packet, tenants are invited to access NYCHA's Tenant Self-Service website to complete the online annual recertification. Once tenants complete their annual recertification, they receive a list of supporting documentation required. Tenants can then upload the documents and receive confirmation that their annual recertification has been submitted to NYCHA.

Since the launch of the pilot, NYCHA has expanded the roll out to 27 locations and is now working to fully implement online annual recertifications NYCHA-wide. As of September 2016, the online annual recertification process has been implemented at 54 developments (including consolidations) and is being rolled out to 20 to 25 developments per quarter through 2018, when all developments will be online.

Tenants will have the option of completing their annual recertification online or requesting a paper packet from the Management Office. As of September 2016, 70% of tenants due for an annual recertification have used the online process. Property management staff is available to help seniors, mobility impaired, and homebound tenants complete their online annual recertification.

Tenants are encouraged to take advantage of the many benefits of completing their annual recertification online:

- 1. The online annual recertification contains fewer questions than the paper version.*
- 2. It's easy to fill out.*
- 3. It will reduce the time tenants will need to spend on future annual recertifications. For future recertifications, tenants will only need to update items that may have changed, such as income or number of household members.*
- 4. Every tenant's information will remain private and protected.*
- 5. The tenant will have access to his or her online file 24 hours a day, 7 days a week from any computer.*
- 6. In-person support is available to help tenants complete the online review.*

Resources:

- *For questions or assistance with the annual recertification, please visit or contact your Management Office.*

- *For issues with registering or logging in, please click on the “Registration/Login Issues” link on the Tenant Self-Service website and provide the requested information.*
- *If you continue to experience issues with registration and login, or for any technical issues with the website, please email: selfservice.help@nycha.nyc.gov or call the Customer Contact Center at (718) 707-7771.*
- *For access to a computer or the Internet, you may use any public computer that is easily accessible:*
 - *To find free public-use computers at local libraries and Recreation Centers, please visit NYCHA’s Interactive map: <http://nycha.maps.arcgis.com/apps/webappviewer/>.*
 - *NYCHA’s Digital Van will also be visiting locations. The schedule is available online (<http://www1.nyc.gov/site/nycha/residents/adults.page>) or at your Management Office.*
- The RAB stated that instead of relying on housing assistants to help residents with annual income reviews, NYCHA should train residents how to do it.

NYCHA will take this recommendation under advisement.

- A RAB member wants to know how residents will be notified they are required to complete their annual review next year if they complete their review this year online.

Residents will be notified via a letter in the mail when they need to complete their annual income review next year. That process remains the same as it currently stands.

- NYCHA needs to explain how homebound residents and visually impaired residents will complete their annual income reviews online.

Homebound residents, visually impaired residents, or any other residents that require special accommodations can make a request at their management office for a paper packet or further assistance.

- A RAB member would like to know if residents will be charged a fee for paying their rent online.

No, NYCHA residents are not and will not be charged a fee for paying rent online. Whether you pay your rent by phone, mail, online, or in person at a payment center, rent is due on the first day of each month. Paying your rent on time is the most important thing you can do to support your development’s services and amenities. Residents who do not pay their rent on time are subject to legal fees and possible eviction.

You can pay your rent in various ways:

- *Online (residents and commercial tenants)*
- *Through your bank’s online payment system (residents and commercial tenants)*
- *By phone (residents only)*
- *At an authorized bank or credit union (residents only)*
- *Via payroll deductions (residents only)*
- *With HRA benefits (residents only)*
- *By mail (residents and commercial tenants)*

- The RAB would like to know if there will be an option for people who do not want to pay their rent online.

You can pay your rent:

- *By phone (residents only)*
- *At an authorized bank or credit union (residents only)*
- *Via payroll deductions (residents only)*
- *With HRA benefits (residents only)*
- *By mail (residents and commercial tenants)*

For more information about all rent payment options, please visit:

<http://www1.nyc.gov/site/nycha/residents/pay-rent.page>

- The RAB would like to know why Bay View Houses had a 53% rent collection rate in January 2016 and what NYCHA is doing to improve rent collection.

The rent collection rate at Bay View has improved to 57% as of September 2016. Bay View Houses has been working diligently to improve rent collection. Staff has been meeting with residents on a weekly basis to assist in creating financial assistance resolutions for residents who had significant increase in rent due to income increases. Uncollected accounts that have remaining balances are forwarded to collection agencies on a monthly basis.

- A RAB member stated that there are many large apartments at Fort Independence that are under occupied and would like to know if NYCHA has the right to force residents out of those apartments.

The public housing lease requires rightsizing. The rightsizing policy states that tenants whose apartments are extremely underoccupied must rightsize. "Extremely underoccupied" means that the tenant has at least two more rooms than are needed for the family size. NYCHA can take action against the tenancy if extremely underoccupied tenants refuse to move.

- The RAB would like to know where NYCHA will get \$5,000 for each of the 400 residents they would like to relocate under the rightsizing initiative.

NYCHA receives funding from the City for the right sizing pilot program.

- The RAB would like to know if a resident decides to right size and does not like their placement if they will be able to opt out.

Residents who are extremely underoccupied are required to move. They cannot opt out of this requirement. Residents who sign up for the pilot program can opt out at any time without penalty. They will remain in their regular place on the waiting list, however, and will still be required to move when a proper-sized apartment becomes available.

- A RAB member stated that the language used in letters to senior residents regarding right sizing is very threatening and frightens many residents.

The “Right Sizing” letters provides tenants with an overview of NYCHA’s under-occupancy policy and options available to tenants that must move because they are residing in extremely under-occupied apartments.

- The RAB would like to know if and when a progress report will be made available about the rightsizing initiative.

NYCHA is tracking the status and outcomes of the Right Sizing Pilot Program. The program will be formally assessed once the pilot ends.

- A RAB member would like to know why no developments in Bronx North were included in OPMOM.

OPMOM is now known as NextGeneration Operations (“NGO”) and will be expanding to other development in 2016 which may include developments in Bronx North.

- A RAB member from Gun Hill Houses would like clarification on the management and maintenance structure in a consolidated development, as well as a site visit from NYCHA Operations staff.

Consolidations have one Property Manager and one Property Maintenance Supervisor that oversee the entire consolidation. They work out of a single management office. Staff, such as Supervisor of Caretakers, Caretakers, Maintenance Workers and Housing Assistants, are typically assigned to work on each side of the consolidation based on size. NYCHA Operations staff will schedule a visit to Gun Hill Houses to discuss these issues.

- The RAB believes that NYCHA needs to work with the NYCHA management staff, NYPD, Greystone and LAZ more effectively to manage reserved parking spaces at developments.

NYCHA contracted with Greystone Parking Services to oversee the permit issuance process and the enforcement of parking rules and regulations at all of NYCHA's parking facilities. Find out more information on parking: <https://www.nychaparking.com/>

- A RAB member stated that NYCHA public housing units are inspected every 2 years, but Section 8 apartments are inspected annually and would like to know why NYCHA does not think it would be more effective to conduct public housing inspections annually as well.

Section 8 apartments and NYCHA public housing units are both inspected every 2 years.

- The RAB appreciates that NYCHA developed the “Real Time Repairs” program and would like to know when major repairs will be completed.

The current 5-Year Capital Plan, which describes planned major repairs, is available here: <https://www1.nyc.gov/assets/nycha/downloads/pdf/NYCHA-2016-2020-Capital-Plan-Narrative.pdf>

- A RAB member stated that when residents call the Customer Contact Center (CCC) and they use the automated system, the Emergency Services Department is not notified that they are reporting an emergency.

The Customer Contact Center provides every resident the opportunity to contact the center in regards to emergency and non-emergency maintenance repairs for their apartments.

Scheduling at the Customer Contact Center is separated into two main categories: Emergencies and Non-Emergencies. Non-emergencies are routine maintenance repairs and skilled trade repairs. The Automated System for maintenance repairs is only available for Heat and Hot Water complaints.

These repairs are scheduled through the system based on the next available date and time which is determined by the number of Property Management Department or Development staff in a particular title that are available in the schedule. The customer service representative does not dispatch staff. Development Management is responsible for assigning staff to appointments.

Based on the type of emergency and availability of staff, NYCHA has set a target first response within the time frame of 24 hours for emergency calls.

If and when a resident contacts the Customer Contact Center in regards to an emergency and they want to use the Automated System, NYCHA does not have automation for any work order that is a life threatening emergency. At the beginning of the call, residents are advised to hang up and dial 911 if the call is an emergency. During after-hours and weekends, the Automated System that generates the work order for Heat and Hot Water complaints is automatically assigned to the Emergency Service Department from 4:30pm-8:00am, Monday – Friday and all hours during the weekend. If a resident is unsure whether their work order is being assessed by the Emergency Service Department or the management office, the resident is still given an opportunity during the end of the Automatic Work Order Submission to speak to a live representative who then takes the initiative to make sure the work order is given to the correct parties.

For more information, please visit: <http://www1.nyc.gov/site/nycha/residents/customer-contact-center-maint.page>

- How many times are victims allowed to return to their respective unit after h/she reunites with their abuser? Would you provide a copy of NYCHA's Plan on VAWA with regard to the return policy?

Given the sensitive nature of this topic, NYCHA cannot provide specific numbers about these cases. These circumstances surrounding these situations are extremely challenging for victims and each instance is highly case-specific.

An overview of NYCHA's policies and procedures about VAWA is available here: http://www.nyc.gov/html/nycha/downloads/pdf/VAWA_Overview_English.pdf

- A Section 8 participant should be entitled to a hearing before a Hearing Officer and/or panel, [panel of three residents and two NYCHA employees] to appeal a proposed termination of their assistance, a determination of their income or rent share, a denial of residual tenancy, a determination of unit size or a denial of a reasonable accommodation request. Hearing requests must be submitted in writing within thirty days of New York City Housing Authority's decision. The Grievances and Appeals

Administrator will schedule a hearing as promptly as possible. Notice of the hearing will be sent at least 14 days in advance to the address provided in the hearing request or, if none is provided, to the last address reported to NYCHA.

NYCHA's general procedures for the termination of assistance are described in Section XVI of the Authority's Housing Choice Voucher Program Administrative Plan (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>). As stated on page 32 of the Administrative Plan, "If NYCHA decides to terminate assistance, NYCHA must give the participant written notice of the intent to terminate, with reasons, and must notify the family of his or her right to an informal conference or an impartial hearing prior to the proposed date of termination in accordance with federal regulations, the Williams consent judgment, and the Section 8 Existing Housing Program – Termination of Subsidy Procedures."

As further stated on page 34 of the Administrative Plan, "NYCHA will afford an informal conference and an impartial hearing to a participant who may be terminated from the HCVP based on his or her failure or refusal to meet program obligations or requirements, and who makes a timely request for a conference or a hearing. NYCHA will also afford an informal conference and/or an impartial hearing to a participant who makes a timely request to dispute NYCHA's determination regarding the family's share of the rent. Refer to 24 CFR § 982.555 for circumstances under which a participant is not entitled to a hearing."

If the participant requests an informal conference in order to resolve a termination or rent grievance issue, a conference will be scheduled. If the participant is not satisfied after the informal conference, NYCHA will schedule an impartial hearing. If the informal conference resolves the issue, NYCHA will not schedule an impartial hearing. NYCHA will send written notice to the participant of the hearing date, along with a copy of the hearing procedures. NYCHA will continue to make housing assistance payments during the pendency of the hearing if the participant makes a timely request for a hearing. NYCHA will notify the participant and his/her representative if the NYCHA Board conducts a review. The Board will issue a written statement if its determination is less favorable to the participant than the Hearing Officer's determination."

- NYCHA will request the HUD field office to approve an exception Payment Standard of up to 120% of the Fair Market Rent (FMR) if the exception is needed as a Reasonable Accommodation so that the HCVP is readily accessible to a Disabled Person in accordance with 24 C.F.R. parts 8 and 982. NYCHA will apply to HUD for higher Payment Standards for neighborhoods when NYCHA determines that exception Payment Standards are necessary to effectively administer its HCVP, and where such exception Payment Standard can assist participants in leasing units outside areas of NYCHA's low income or minority concentrations [i.e., UES, UWS, Midtown, Murray Hill, etc. Such rents must meet Reasonable Rent standards for comparable units. Any request for a Payment Standard exception over 120% of the HUD FMR must be made to the HUD central office located in Washington D.C.

As per the Housing Opportunity Through Modernization Act of 2016 recently passed in July 2016, NYCHA can grant an exception payment standard up to 120% of FMR for a disabled person as a reasonable accommodation. Beyond 120%, NYCHA must seek HUD's permission.

- The rent in a Rent Stabilized Apartment Building should be no more than the established rents of the other units in said building. For example, if the rent for one-bedroom apartment is \$954, the landlord cannot charge the Participant or NYCHA \$1,300 for the same unit.

Rents for apartments in rent-stabilized buildings are established by the New York State Division of Housing and Community Renewal (DHCR), not by NYCHA.

- If NYCHA or the Participant/Applicant discovers a mistake in the rent calculation after the Lease is effective and a correction will cause the Family an increase in rent, the Leasing Officer will notify the Participant/Family in writing thirty (30) days before making the adjustment. If NYCHA or the Participant/Applicant discovers the mistake after the Lease is effective and the correction reduces the Tenant Share of the Rent, the Leasing Officer will make the necessary correction effective retroactively. The Leasing Officer will notify the Participant/Family and Owner in writing of the error and the correction.

As stated on page 35 in Section XVII of NYCHA's Housing Choice Voucher Program Administrative Plan (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>), "If an error has been made in determining family income, family share of the rent or family composition, NYCHA will correct the tenant record and notify the family and the owner."

- NYCHA will only make a retroactive payment when NYCHA is responsible for making a mistake. NYCHA will not make retroactive payments when the Owner or the Participant/Family is responsible for intentionally or unintentionally withholding information.

NYCHA reviews all cases individually and reserves the right to make retroactive payments as necessary, depending on the individual circumstances of each instance.

- Some residents work part time during the holiday season and, therefore, any increased income over \$200 should be reported at the annual recertification. This would save man-hours in processing the temporary changes.

NYCHA agrees with the comment above and has already implemented it in the interim recertification policy for the Section 8 program. Please see page 30 of the Housing Choice Voucher Program Administrative Plan (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>).

- There should be more than one Portability Specialist to assure that the resident understands what is required of NYCHA and the exporting PHA. The process and how long it would take for the paperwork to be processed within allocated transfer period.

NYCHA has a Portability Unit with many Portability Specialists to assist residents that have requested portability transfers (<http://www1.nyc.gov/site/nycha/section-8/portability.page> and <http://www1.nyc.gov/site/nycha/section-8/moving.page>).

- NYCHA *must* (not may) work in conjunction with the New York City Department of Investigation, Office of the Inspector General (OIG) with respect to these matters, or may refer these matters to the OIG for further action.

NYCHA investigates these cases and works in conjunction with the appropriate office depending on the specific circumstances of each case.

- In order to maintain and improve the Section 8 residents housing experience, it is recommended that language and hearing impaired interpreters be provided and that needs would be assessed according to the borough.

NYCHA's Language Services Unit ("LSU") provides language and sign language services to NYCHA departments, including the Leased Housing Department, to enable them to communicate effectively with limited English proficient and hearing-impaired Section 8 participants. NYCHA's Language Assistance Policy takes reasonable steps to ensure that LEP persons, including those who participate in the Section 8 program, have meaningful access to NYCHA programs, services, and activities. NYCHA also arranges for interpreters for the hearing impaired when they are needed.

- NYCHA should provide in-depth, training [how to pay rent, pay utilities, respect for common area, etc.] for those who are transitioning from homeless to public and project-based housing.

NYCHA will take this recommendation under advisement. NYCHA is committed to serving all our residents, and as such we will continue to partner with key agencies to bring in services to assist residents in strengthening life skills as needed.

ELIGIBILITY, SELECTION AND ADMISSION POLICIES

- The RAB would like someone from NYCHA to speak with the Director of PSS Grandparent Apartments about transferring seniors and existing vacancies.

NYCHA, WSFSSH (West Side Federation for Senior and Supportive Housing) and PSS (Presbyterian Senior Service) have met several times this past year and are working collaboratively to identify potentially eligible applicants to fill vacancies and transfer opportunities for residents at the PSS Grandparent Apartments.

Interested applicants can download an application at <http://www.wsfssh.org/first-step-application>. NYCHA Public housing residents can discuss transfer opportunities with their Property Management staff.

- The RAB would like to know if inter-development transfers are still an option and what the process is.

Transfers to a different development ("Inter-project" transfers) are available. Residents interested in transferring should contact their development management office to initiate the process.

- Would the homeless take precedence under 4? Establishment of Waiting List? [24CFR903.7(b)(2)] If not, why not?

NYCHA will continue to maintain its waiting list and assign admission preferences described in its FY 2017 Annual Plan. As indicated in its Annual Plan, applications referred from the Department of Homeless Services (DHS) are among several categories for which a high preference is assigned to the application.

- What is the cap [9. Choice-Mobility]? It must be listed in the Section 8 Administrative Plan?

As stated on page 20 of the Amendment to the Annual PHA Plan for Fiscal Year 2015, “The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of covered projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in NYCHA’s administrative plan. NYCHA will add the alternative mobility policy to its Housing Choice Voucher Program Administrative Plan as we finalize the RAD program at Ocean Bay (Bayside).”

- Recommend the following priorities:
 - Priority 1 – Disabled Veterans [full protection provided by ADA laws]
 - Priority 2 – All other veterans
 - Priority 3 – Homeless persons
 - Priority 4 – Persons delinquent on child support payments through any state/court order

NYCHA will take this recommendation under advisement.

The table below lists NYCHA’s established preferences for the Section 8 program with code 1 as the highest ranking and 7 as the lowest ranking.

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

- NYCHA will notify the Applicant, in writing, of the reason for the decision and the information relied upon in reaching the decision.

NYCHA's Denial of Assistance policy is described in Section VII of NYCHA's Housing Choice Voucher Program Administrative Plan.

<http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>

- What are the grounds for denial of assistance?

As stated on page 12 of NYCHA's Housing Choice Voucher Administrative Plan (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>), "Pursuant to HUD regulations, NYCHA must deny HCVP assistance to an applicant under any of the following circumstances:

- *The family does not meet program eligibility criteria (e.g. preference category, income eligibility, enhanced voucher conversion residence requirements).*
- *Any family member has ever been convicted of manufacturing or producing methamphetamine on the premises of federally-assisted housing.*
- *Any member of a household is subject to a lifetime registration requirement under a state sex offender registration program.*
 - *Any member of the family fails to sign and submit consent forms for obtaining information in accordance with 24 CFR § 5.*
- *No family member can establish either citizenship or eligible immigration status (i.e., at least one member of the family must establish either citizenship or eligible immigration status.)."*

"Other Permissible Grounds for Denial

- *NYCHA has previously terminated HCVP assistance for any member of the family.*
 - *Any member of the family on the HCVP application was evicted from federally-assisted housing in the last five years.*
 - *A HUD EIV search for an existing participant indicates that a participant or a member of the participant's household is receiving a subsidy in another housing program.*
 - *The family or a guest of the family has engaged in or threatened abusive or violent behavior toward NYCHA personnel.*
 - *Any family member owes a debt to NYCHA or another PHA.*
 - *A family member has been evicted from federally assisted housing for drug-related criminal activity. Any member of the family has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.*
 - *The head of household violates a repayment agreement with NYCHA."*
- That the Applicant has thirty (30) days for action taken under HUD non-citizen rule cases, to request in writing an informal review with the NYCHA to review denial.

As stated on page 11 of NYCHA's Housing Choice Voucher Program Administrative Plan (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>), "Individuals who NYCHA finds are neither citizens nor eligible immigrants may elect to contest NYCHA's determination of their status. For citizenship and eligible immigration status eligibility requirements only, the applicant is entitled to an impartial hearing, and not an informal review." The notice NYCHA sends to those whose applications for Section 8 are denied includes information about how to request review of the determination.

- That the Applicant shall have a right at the informal review (see section 6.2) to review his/her file at the review or prior to the review, to present a defense to the adverse information, present evidence or information which might warrant an approval for Section 8 Assistance.

There is no Section 6.2 in NYCHA's 2015 Housing Choice Voucher Administration Plan. Section 16 of NYCHA's Plan describes the informal review and impartial hearing processes on page 34 (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>).

- That if an Applicant believes the adverse information is incorrect and wishes to pursue modification or correction of the criminal record, etc., s/he can request that the NYCHA keep the Applicant's application open for 90 days for such purpose.

Please see Section VII of NYCHA's 2015 Housing Choice Voucher Administrative Plan for the policy on denial of assistance. The Administrative Plan can be found online here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>.

- That the Applicant has a right to request that the NYCHA consider a reasonable accommodation in evaluating said Applicant's eligibility if s/he is disabled or handicapped as defined in 29 U.S.C. § 706(8)(B) or other applicable law.

NYCHA provides reasonable accommodation to Section 8 applicants and participants when appropriate. Please see Section II – Fair Housing and Equal Opportunity NYCHA's Housing Choice Voucher Program Administrative Plan for the reasonable accommodation policy. The Administrative Plan can be found online here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>.

- NYCHA may, at its discretion, admit only a portion or certain members of the Family to the HCVP, if there is sufficient evidence that the Family member who engaged in the alleged activity will not reside in the Apartment/Unit or if the Head of Household certifies that the Family Member who engaged in the alleged activity will not reside in the Apartment/Unit.

As stated in NYCHA's Housing Choice Voucher Administrative Plan on page 20 (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2015-hcv-administrative-plan.pdf>), "In deciding whether to deny program admission (or terminate assistance as described below) because of criminal activity by members of the family, NYCHA has discretion to consider all of the circumstances in each case, including the seriousness of the activity, the extent of participation or culpability of individual family members, the length of time since the criminal activity occurred, the family's more recent history, the family's record of compliance with program requirements, and the effects that denial of program admission (or termination of assistance) may have on other family members who were not involved in the action or failure to act."

- There were several recommendations submitted regarding the informal review process for applicants including the right to an informal review, time to request an informal review, scheduling, applicants

rights and due process requirements, informal review decisions, reversal of NYCHA's determination of ineligibility and confirmation of NYCHA's determination of ineligibility.

NYCHA appreciates the recommendations regarding the informal review process for applicants and will take them under advisement. NYCHA complies with HUD Regulation 982.554 regarding informal reviews. The regulation may be found at: <http://www.gpo.gov/fdsys/pkg/CFR-2011-title24-vol4/pdf/CFR-2011-title24-vol4-sec982-554.pdf>. Please see Section VII of the 2015 Housing Choice Voucher Program Administrative Plan for a description of the denial of assistance process.

- **Development Department Activities**

- The RAB would like to know NYCHA's plan for maintaining NextGen NYCHA buildings and what the plan is for when they begin to deteriorate. They also would like to know how NYCHA will prevent crime from adjacent developments from infiltrating new NextGen NYCHA buildings.

NYCHA owns the land and will partner with a private developer who will be responsible for constructing, maintaining, and managing the buildings. NYCHA continues to work closely with NYPD to provide safe housing on the NYCHA campuses.

- The RAB requested that all new NextGen NYCHA buildings do not have "poor doors" and all amenities in these buildings should be available for all residents.

The NextGen Neighborhoods Request for Proposals (RFP) includes the following requirements:

- *Proposals should describe how the affordable units will be distributed throughout a majority of the floors in the building, and describe the design and size of the affordable units.*
- *All building services, amenities, entrances, and views must be open to residents of both the affordable and market rate units.*
- *All community facility spaces must be open to members of the surrounding neighborhood, as well as residents of both the affordable and market rate units.*
- *All ground-level site improvements must be open to members of the surrounding neighborhood, as well as residents of both the affordable and market rate units.*

- What is the difference between the NextGen and Bloomberg Housing Plan?

Under the Bloomberg administration's housing plan, development on NYCHA land was going to be 80% market rate and 20% affordable housing. Under NextGen NYCHA, new developments on NYCHA land will be 50% market rate and 50% affordable housing. This increased affordability is essential to improve accessibility of housing for low-income New Yorkers. The monies earned from the land lease will go to pay for maintaining the portfolio of NYCHA developments, will finance repairs at the NextGen developments, as well as throughout the entire NYCHA portfolio.

- A resident of Thurgood Marshall would like to know if the new buildings (buildings constructed under NextGen NYCHA) being built are going to solve all of NYCHA's debts.

Constructing new developments with 50% market rate and 50% affordable housing is only one part of the NextGen NYCHA plan. NYCHA is currently exploring a multitude of strategies to decrease the chronic funding deficit and improve operations authority-wide.

For more information about all of the NextGeneration NYCHA initiatives please visit the website below: <http://www1.nyc.gov/site/nycha/about/nextgen-nycha.page>

- The RAB would like to know how many sites are being considered for development at Holmes Towers and how many buildings will actually be built. The RAB would also like to know if the Tenant Association President of Holmes Towers agreed to the NextGen NYCHA plan, as well as why the Request for Proposals for this development is being released in March 2016 before all resident outreach has been conducted, and further clarification about what the next steps in the process are.

One new building will be built at NYCHA's Holmes Towers development, and it will be built on the site between the two existing buildings along 92nd Street. The site for this building was selected during the Visioning Sessions held with residents of Holmes Towers. At the City Council Hearing in January 2016, the Tenant Association President of Holmes Towers stated that she was opposed to a new building at Holmes Towers; however, she did participate in the Visioning Sessions. The RFP for this development was released in June 2016 which is consistent with NYCHA's previous commitment after the conversation with residents was "reset" in December of 2015 to push back the original release date. Resident outreach for the development of the new building at Holmes Towers has been ongoing and will not conclude until after the project is completed. Following the release of the RFP, NYCHA received proposals for the new building at Holmes Towers in September 2016. NYCHA will evaluate these proposals through the Fall with our partners at HPD. NYCHA and HPD will announce the selected developer in early 2017, who will then meet with the newly established stakeholder committee. Construction of the new building will start in 2018.

- The RAB would like to know if new buildings under the NextGen plan at Holmes Towers, are going to be built onto the parking lots where residents will be able to park in the future.

If a new building is constructed on the existing parking lot, NYCHA will work with the developer to ensure that there is enough parking for NYCHA residents as part of the new construction.

- The RAB would like to know if developers are required to give NYCHA all of the money in the beginning phases of the new development, and how future needs can expected to be covered at the development.

It is expected that the money that is paid upfront will cover a portion of the total capital needs of the development. Addressing high priority capital needs will allow for critical repairs to take place that will improve the buildings and reduce maintenance work. The balance of funds will be used to stabilize funding in the NYCHA portfolio.

- The RAB would like to know what NYCHA will do if the residents of developments that are supposed to undergo construction as part of the NextGen NYCHA plan say that they do not approve the process and do not want the new building(s) constructed.

The construction of new buildings on existing NYCHA developments is part of the overall NextGen NYCHA strategic 10-year plan to preserve public housing across the entire NYCHA portfolio. Failure to move forward with this could potentially jeopardize NYCHA's ability to preserve this vital public asset and deliver safe, clean, and connected communities to its resident. NYCHA is moving forward at the developments that are supposed to undergo construction as part of the NextGen Neighborhoods program.

NYCHA engaged residents of the first two NextGen Neighborhoods sites, Holmes Towers and Wyckoff Gardens to gather their input, including their preferred building sites and possible site improvements. NYCHA has also established a Resident Stakeholder Committee for each site, which is composed of a group of residents that will attend future meetings with NYCHA and the selected developer to provide feedback as the process continues.

- NYCHA needs to provide clarification if under Section 18, the residents at Wyckoff and Holmes will have first right of refusal prior to purchase or prior to the release of an RFP?

As per HUD regulation is 24 C.F.R. at Section 970., the offer of first right of refusal to the resident organization is not applicable under subsection (b)(3)(v) of the regulation because the 50-50 program involves the disposition of non-dwelling property. HUD has determined that this is one of the cases which do not present an appropriate opportunity for purchase by a resident organization.

For more information, go to:

https://portal.hud.gov/hudportal/documents/huddoc?id=DOC_8089.pdf

- The RAB would like to know when and which were the sites officially selected for the 50/50 developments and the process of the development sites under NextGen NYCHA.
Wyckoff and Holmes were selected for 50/50 developments through the process of identifying NYCHA developments in strong rental markets, the repair needs of the development, and the affordable housing needs of the neighborhood.
- The RAB would like to know what other developments may be subject to NextGen development in the future and would like to know when the list will be released.
In selecting sites for NextGen Neighborhoods, NYCHA is looking at several factors: the availability of land at the development; the development's major repair needs; the affordable housing needs of the neighborhood; and the potential to generate revenue from market-rate apartments. NYCHA is still analyzing the rest of the portfolio to determine future 50-50 sites.
- Would you please list the 40 proposed developments in the 50/50 Next Generation Plan?
In selecting sites for NextGen Neighborhoods, NYCHA is looking at several factors: the availability of land at the development; the development's major repair needs; the affordable housing needs of the neighborhood; and the potential to generate revenue from market-rate apartments. NYCHA is still analyzing the rest of the portfolio to determine future 50-50 sites.
- A resident of Wyckoff Gardens stated that new development will not happen at Wyckoff Gardens without the approval of the Tenant Association board.

NYCHA has met with the TA President of Wyckoff Gardens on the resident engagement process. Development will occur at Wyckoff Gardens.

- A resident of Wyckoff Gardens stated that Spanish residents at Wyckoff Gardens are not well informed of what is occurring during resident engagement sessions.

Interpreters have been available at all resident engagement sessions at Wyckoff Houses and all presentations have been translated in Spanish.

- A RAB member stated that it is wrong to be discussing the development activities at the 50/50 sites without the TA presidents in attendance.

Starting in the fall of 2015, NYCHA launched the resident engagement with calls, door knocking, information on NYCHA's website, and lobby meetings with the selected 50/50 sites. NYCHA has held almost weekly meetings with residents at Holmes and Wyckoff, and there will be many more. NYCHA also brought fliers with information about some upcoming meetings. NYCHA met extensively with elected officials, community organizations, advocates, and community boards.

- A RAB member stated that if NYCHA conducted NextGen NYCHA development activities on 40 NYCHA developments it still would not give NYCHA the money it needs.

Decades of federal and state disinvestment leave NYCHA with about 17 billion dollars in major repair needs across the portfolio. Since 2001, NYCHA's housing program has suffered a more than 2 billion dollar loss in federal operating and capital funding. The challenges that NYCHA faces are not going to disappear. NYCHA believes that we have identified viable, beneficial solutions for overcoming NYCHA's fiscal crisis through the 50/50 program and other plans as detailed in NextGen NYCHA.

- The RAB believes that residents should be at the table to review all RFP proposals under NextGen NYCHA.

NYCHA will take this recommendation under advisement.

- The RAB wants to know how a developer can be appointed without notice to the Board.

A developer cannot be appointed without notice to the Board. Developers are selected through an open and competitive process. NYCHA's procurement policies are aligned with HUD's procurement guidelines, which ensure a fair review of confidential bids and sensitive information by authorized staff bound by ethical conduct standards. For any development, NYCHA is required to publicly release a Request for Proposals (RFP). The RFP contains a detailed description of the development program, requirements, guidelines, eligibility requirements, selection process, and submission requirements. All RFP's that are completed in full and meet the requirements are reviewed by a team of NYCHA staff and scored before choosing the developer.

- The RAB wants to know if density studies have been conducted as part of NextGen NYCHA.

All new developments are subject to environmental review which includes studying the effects of the proposed development on noise, shadows, cultural resources, etc. and can often trigger studies on traffic and transportation. Additionally NYCHA reviews School Construction Authority (SCA) Enrollment, Capacity and Utilization data.

- The RAB wants to know if community centers will be built at the NextGen developments, especially for the children.

Visioning sessions are being conducted as part of the NextGen Neighborhoods program where residents are able to describe what types of amenities they would like constructed, including community centers for all ages.

- The RAB stated that NYCHA only cares about getting signatures on the attendance sheet and that residents should not sign the attendance sheets when attending meetings about 50/50 developments.

NYCHA has developed a comprehensive stakeholder engagement campaign to inform and answer questions about the NextGen Neighborhoods program. NYCHA has approached resident engagement in two steps: informational meetings and engagement meetings. Informational meetings are intended to ground residents in the facts, dispel misinformation, explain the intentions of the program, why NYCHA has to do it, and what it means for the community. Engagement meetings provide residents with the opportunity to provide feedback on their priorities and community vision, to inform the character, look, and feel (design and landscape) of the residential/commercial mix at sites, and to identify the upgrade priorities for their buildings.

- The RAB stated that NYCHA is taking away parking lots and parks.

NYCHA made certain promises in rolling out the 50/50 program. First, impacts to current resident parking will be accommodated as part of the new construction. Second, playgrounds impacted will be moved and improved. That means a brand-new play area with modern equipment, accessibility, and safety features integrated into a better, greener landscape design at the property as part of the new construction.

- A RAB member stated that the only thing NYCHA should need to know when reviewing applicants for 50/50 developments is an applicant's rental history. It is none of NYCHA's business about an applicant's credit history.

The 50/50 buildings will not contain public housing units and NYCHA will not be managing the application process. In order to minimize rental losses, private developers will likely require a rental payment record, credit check, and criminal background screening for rental applicants. This includes NYCHA residents who are interested in applying for the affordable housing units.

- A RAB member is concerned that NYCHA will start evicting lower income residents.

NextGen Neighborhoods will keep NYCHA residents in their homes and preserve public housing while improving quality of life for residents through major repairs of their developments. NextGen Neighborhoods will not and cannot raise NYCHA rents; residents will not have to move; and public housing will not be demolished.

- **Rental Assistance Demonstration (“RAD”) Activities**

Would NYCHA provide a bus tour for the RAB members to see developments that have successfully converted to RAD and/or project based developments?

NYCHA will take this recommendation under advisement.

- How would the 963 and 964 regulations be implemented under the Section 8 programs after lease expiration and/or default in the proposed RAD conversions? It is recommended that residents are educated, provided technical assistance and a strong MOU to protect their rights, as need dictates at the respective developments. A non-profit (501c3) resident association in good standing should have first refusal.

Residents of the proposed RAD developments will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding. The owner must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to a legitimate tenant organization at the covered property. These funds must be used for resident education, organizing around tenancy issues and training activities. The tenant rights for residents in RAD developments can be found on page 151 of this Plan.

- How does the conversion to RAD at Ocean Bay Bayside impact the Capital Funds?

Ocean Bay (Bayside) has 1,395 apartments in 24 buildings that are over 50 years old. NYCHA’s Capital Fund will be reduced by the allocation for this development which is \$2,394,936. The RAD program will help address significant capital needs which are estimated to be \$174 million over the next 20 years. To review this information, please visit <http://www1.nyc.gov/assets/nycha/downloads/pdf/final-rad-amendment-20151028.pdf>.

- NYCHA should communicate better to its residents about why RAD is needed in NYC. For example, HUD has insufficient funding for public housing and cannot meet the capital repair and replacement needs of public housing. The current rules, regulations prohibit NYCHA from accessing the same resources as other affordable housing properties. The residents must be advised that these conversions have not been approved; process should be explained in “simple” terms. NYCHA should spell out, communicate better, in simple terms, the benefits of RAD: [a] properties are placed on a more stable Section 8 funding platform, [b] NYCHA and owners can more easily borrow money and perform rehab work, [c] living conditions therefore are improved, [d] residents can receive a tenant-based voucher and move after one year in PBV and 2 years in PBRA. There must be a committee including public and section 8 residents. We must establish solid leadership and be part of NYCHA’s sustainability discussion and demand a place at the decision-making table.

In 2013, NYCHA started the process of meeting with residents and community members to discuss ways the Authority could renovate, repair, and improve the quality of life at Ocean Bay (Bayside) through the RAD program. NYCHA applied for RAD and due to extraordinarily high demand in the program, NYCHA’s application to HUD was waitlisted during Round 1 of RAD applications in 2014. NYCHA was officially accepted by HUD to participate in RAD at Ocean Bay (Bayside) in March 2015.

Since the approval, NYCHA has continued to engage residents and key stakeholders. Since May 2015, NYCHA has held 12 meetings with residents at Ocean Bay on the general RAD program and specific topics (vouchers, jobs, etc.) that might be of concern to residents.

NYCHA plans to continue this engagement with a transparent process as it moves forward with the implementation of RAD. More information about RAD is available on NYCHA's website here: <http://www1.nyc.gov/site/nycha/about/nycha-rad.page>

- Would NYCHA create a MOU for RAD properties to include the following resident rights that were discussed with former HUD Secretary Donovan during a public housing focus group? Residents must be part of the decision-making process.

NYCHA will continue to convene resident meetings and sessions to address questions and share information about the RAD conversion process. Please see NYCHA's response to the previous comment. The most recent newsletter is available for review here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/rad-newsletter-dec-en.pdf>.

- Residents must be advised of justification of proposed adverse action.

RAD conversion is not an "adverse action" as defined in HUD Regulation 24 CFR 966.4(e)(8)(i). Residents at the proposed RAD developments will have Section 8 leases instead of public housing leases after conversion.

- There should be a third-party to conduct a timely hearing.

Grievance and termination provisions under RAD must be consistent with rights afforded by Section 6 of the U.S. Housing Act of 1937. Residents will continue to have hearing and grievance rights after transition under RAD.

- Resident should have the right to examine records, accusations, documents or regulations related to proposed action. There must be a guarantee of representation by another person. Residents must be able to challenge or ask questions of all witnesses and/or have representatives provide statements on behalf of the resident. All actions, proposed and/or decided must be in writing.

Please see page 71 of PIH-2012-32 (HA), REV-2, Rental Assistance Demonstration – Final Implementation, Revision 2 (available here: http://portal.hud.gov/hudportal/documents/huddoc?id=PIHNotice_2012-32_062015.pdf). This section of the PIH Notice explains the Grievance Process that must be followed after a RAD conversion.

- Unresolved disputes – 24 CFR 964.150

This particular regulation is titled "Funding Tenant Participation". This is not related to grievance proceedings or lease determinations under the RAD program.

- Grievance process – 24 CFR 982.555 – The grievance process should follow the recommendations stated above.

The grievance process for RAD properties is stated on page 152-153 of the Final FY 2017 Annual PHA Plan.

- Units in the RAD conversion must receive \$25 per occupied unit/apartment with \$15 for the tenant organization and \$10 for NYCHA administrative costs.

Page 151 of the Final FY 2017 Annual PHA Plan states: “The owner must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to a legitimate tenant organization at the covered property. These funds must be used for resident education, organizing around tenancy issues and training activities”.

- Self-sufficient home ownership to include single people; not just families.

NYCHA’s RAD program does not include a homeownership component.

- Is NYCHA going to comply with 24 CFR 963.1 Section 3 ROBs at the proposed RAD developments? Is NYCHA going to sponsor 15% for profit businesses under this regulation at the proposed RAD developments? If not, why not?

NYCHA will operate in accordance with the Section 3 regulations at 24 CFR 135. A Resident Owned Business (ROB) is one form of a Section 3 business concern. NYCHA provides support services to ROBs to help them develop and extend their businesses, but does not “sponsor” them. NYCHA will take the 15% for profit business recommendation for the proposed RAD developments under advisement. The regulations at 24 CFR 963.1 provide the definition of a Section 3 business. Here is a link to the regulation:

http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_12047.pdf

- What happens to RAD developments after the tax credits expire and/or default? Could the RAD conversion be given to a qualified 501(c)3 Resident Association? Would NYCHA change the lease term to “perpetuity” instead of 20/30 years?

HAP contracts are typically set for a term of 15 or 20 years and will be administered by NYCHA’s Leased Housing Department. Under RAD, HUD requires the developer to renew the contract for an additional 15 or 20 years once it expires. The RAD statute requires both the Housing Authority to offer and the developer to accept every HAP renewal to ensure the property remains affordable housing.

- Would the resident be provided with moving expenses to move out and return to the residence after rehab?

NYCHA is developing RFPs for the selected developments to be converted into RAD properties, which will request that developers do tenant-in-place rehabilitation so that residents do not have to move out during the renovations. NYCHA will work closely with the residents of the communities once it determines exactly what the rehabilitation will be. If a tenant is relocated temporarily during construction it will be at the cost of the developer not the tenant.

- Would the resident receive a “HCVP?”

Yes, the resident can receive a tenant based voucher one year after the conversion if a tenant based voucher is available.

- Public Housing Family Self Sufficiency (PHFSS) - Is the waiver going to be standard in all future RAD conversions? If not, why not?

NYCHA does not have a PH-FSS program at this time. Residents in RAD developments will be able to enter NYCHA's Housing Choice Voucher (HCV) FSS program after conversion.

- Would NYCHA include in the Grievance Process [24CFR982.55] a third or independent party for any hearing by NYCHA and/or owner in RAD developments?

NYCHA will take this recommendation under advisement.

- If the RAD owner exercises his/her right for an informal hearing before an eviction, could the tenant have a copy of his/her file and have representation at the hearing?

If NYCHA starts a termination of tenancy proceeding against a resident, the resident has the right to review documents that NYCHA plans to use at the tenancy termination hearing.

- Define reasonable period of time [30/60/90] under Under-Occupied unit? If tenant has not moved within the specified time, what happens?

A tenant who is extremely under-occupied is required to move. When the extremely under-occupied tenant has signed a lease for the new apartment, he/she must move out of the old apartment and into the new apartment as soon as possible. If the tenant holds both apartments for any period of time, he/she is obligated to pay rent for both apartments. If a tenant fails to move within 30 days, staff at the tenant's development of residence commences a termination of tenancy proceeding.

- Are single room occupancies (SROs) included in the RAD program? If so, how many Mod Rehab units does NYCHA have that would fall under RAD?

NYCHA does not own any SRO buildings or developments.

- Under Section 18 demolition; or 'infill' are these federal lands and deemed public housing property forever? Would Section 18 go away after the RAD conversions?

NYCHA does not own federal lands. NYCHA owns the land where its properties are located, and a Declaration of Trust is recorded against each development in favor of HUD. RAD is separate from the Section 18 demolition/disposition process. The Section 18 process does not apply to RAD conversions.

- What is the contingency plan to keep these RAD apartments occupied or do the residents become homeless?

As stated on page 52 of PIH-2012-32 (HA), REV-2, Rental Assistance Demonstration – Final Implementation, Revision 2 (available here: http://portal.hud.gov/hudportal/documents/huddoc?id=PIHNotice_2012-32_062015.pdf):
“Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. 24 Once that remaining household moves out, the unit must be leased to an eligible family.”

- Is NYCHA going to submit the Pro Forma and Letter of Interest for the proposed RAD developments? If HUD approves these documents within 30 days and NYCHA is advised by the funding/lending agency the loan was not approved due to NYCHA not having a strong financial plan—what happens to the RAD conversions?

NYCHA will submit the financial pro formas to HUD. HUD will not approve a RAD conversion without solid financial underpinning.

- Honor resident budget for TP funds – 24 CFR 964.150.

As stated on page 110 of PIH-2012-32 (HA), REV-2, Rental Assistance Demonstration – Final Implementation, Revision 2 (available here: http://portal.hud.gov/hudportal/documents/huddoc?id=PIHNotice_2012-32_062015.pdf):
Project Owners must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to the legitimate resident organization at the covered property. These funds must be used for resident education, organizing around tenancy issues, and training activities.

- Would NYCHA consider partnering with franchises [i.e., Starbucks, McDonald’s, Popeye’s, etc.] in those proposed RAD developments, to create training facilities for the respective companies listed? This would create jobs, stability and more revenue for the developments.

NYCHA will consider this recommendation.

- **Financial Resources**

- The RAB suggests three (3) examples of how NYCHA could stop wasteful spending: (1) How much of the \$350 NYCHA residents pay a month for parking goes back to NYCHA? (2) Rather than mailing out rent, would be more beneficial to pay right at their management office; and (3) Eliminate the call center in Long Island City and have the work order tickets go directly to the management office.

(1) All of the monies NYCHA collects for parking fees go directly to NYCHA. Parking fees are credited to the respective development and is part of the revenues for that development.

(2) NYCHA Residents can pay their rent in many ways other than mailing their rent. Residents can pay their rent:

- *Online (residents and commercial tenants)*

- Through your banks online payment system (residents and commercial tenants)
- By phone (residents only)
- At an authorized bank or credit union (residents only)
- Via payroll deductions (residents only)
- With HRA benefits (residents only)
- By mail (residents and commercial tenants)

(3) In September 2015, NYCHA launched MyNYCHA, a mobile application for residents to make and manage repair requests. Using MyNYCHA, residents can create, schedule, and manage work tickets via their mobile devices (smartphones or tablets). Residents can also subscribe to alerts for outages in their developments (NYCHA Alerts) and view inspection appointments.

- NYCHA should launch an endowment and annual giving campaign targeting philanthropists, Wall Street 1%ers, corporations, actors, athletes, performing artists, etc. NYCHA should also add a tab to the agency’s web site directing donors to the endowment/trust fund and provide a space to list contributors to the fund.

The Fund for Public Housing “The Fund”), Inc., an independent not for profit organization, received its 501c3 designation from the IRS in January 2016. The creation of the Fund is a direct strategy articulated in NextGeneration NYCHA. The mission of the Fund is to invest in the well-being of NYCHA residents, and surrounding communities, by collaborating with public and private industry entities to re-imagine and improve the way public housing works. This includes raising funds from a diverse set of investors. As of today, the Fund has secured investments from Deutsche Bank, Capital One Bank, Citi Community Development, Enterprise Community Partners, and individual donors, including NYCHA alumni. The Fund is governed by an independent Board of Directors.

The Fund for Public Housing will have its own website from which donations may be made, and will host various fundraising events and campaigns throughout the year. The Fund will launch a specific campaign to find an engage NYCHA Alumni. NYCHA’s website can advertise a link to the Fund’s website. Whether or not people can donate directly from NYCHA’s website is a question to be determined by the Conflict of Interest Board and has not yet been resolved.

- There are many advertising firms that would partner with NYCHA, pro bono, to offer Public Service Announcements (PSAs) and NYCHA should utilize MNN [public access channel] monthly to share information with Section 8 tenants. The elderly/disabled residents comprise 30% of Section 8 households who are not computer literate and would therefore, seek information via TV or print ads. This medium could be used to attract “quality” landlords as well. Many landlords do not understand Section 8 program and its benefits.

NYCHA will take this recommendation under advisement. Currently, NYCHA has many resources on its website for both Section 8 applicants and participants. Please see the link here:

https://selfserve.nycha.info/eservice_enu/start.swe?SWECmd=Start&SWEHo=selfserve.nycha.info.

Section 8 participants can view and reschedule inspections and complete their annual recertifications online.

NYCHA also has many resources on its website for Section 8 landlords, available here: <http://www1.nyc.gov/site/nycha/section-8/owners.page>. Section 8 landlords receive many benefits, including Section 8 payments deposited directly into their bank accounts, protection from tenant's financial hardship, Section 8 inspectors to help maintain units, and access to an online portal where voucher holders can view all available apartment listings online (<http://www.gosection8.com/>).

- **Capital Improvements**

- The RAB stated that if every year NYCHA asks elected officials for more funding, it would be better to show at least one improvement that was made using the funding from the previous year.

Every year the Office of Intergovernmental Relations reaches out to City Council Members, in coordination with NYCHA developments and Borough Presidents, during budget season to ask for funding for various projects. On average, Council Members allocate anywhere from \$500K to \$1M to NYCHA for improvements. In general, Council Members allocate money for CCTV, gardening, beautification projects, etc. Basketball courts are usually \$500-1M per project. NYCHA's timeline for completing projects like CCTV installation is a year and a half and for other projects it could take up to two years. Community Center improvements can take several years to complete.

- The RAB would like to know what the PNA is and how frequently it is conducted.

HUD requires NYCHA to conduct a PNA, or Physical Needs Assessment, which is an accounting of the short-term and long-term capital needs, including apartment, architectural, electrical, mechanical, and site needs for each development. These estimates help inform the capital planning for infrastructure improvements, modernization, and other systematic upgrades. The PNA of NYCHA's 328 developments is performed every five years and an updated assessment is currently underway.

For more information, go to:

<http://www1.nyc.gov/site/nycha/about/reports.page>

<http://www1.nyc.gov/assets/nycha/downloads/pdf/transparency-pna-2011.pdf>

- In terms of the Sandy FEMA money, will NYCHA receive \$3 billion in total or will NYCHA receive less than \$3 billion after insurance? NYCHA needs to clarify how much money is received from FEMA and how much money is from insurance.

NYCHA will receive \$3 billion in total. NYCHA will know the breakdown of how much FEMA money and insurance money NYCHA will receive after the insurance review is completed. NYCHA will announce how much money is coming from each source once it is finalized.

- In 2012, Audubon was listed in the Capital Plan for roof work and in FY 2015 Capital Plan for elevator work. Management has no knowledge about the work on the elevators. Residents at Audubon would like an update about the elevator work.

The elevator work at Audubon that appeared in the capital plan for 2013-2017 (for plan year 2017) was deferred to fund brick and roof priority work. The elevator work did not appear in the 2014, 2015 or 2016 NYCHA capital plans.

- Members of the RAB would like clarification about what the process is for small buildings to have repairs completed.

Routine repairs and maintenance work in small and large buildings are handled the same way.

- A RAB member would like to know what the process is to evaluate and review work completed by contractors. In particular, the brick work recently completed at Thurgood Marshall needs to be evaluated.

At Thurgood Marshall, both roofs and windows are included in the FY 2016 – FY 2020 Capital Plan and are scheduled to be funded in 2016. Contractors are evaluated by the construction evaluation groups that manage the construction projects in areas including timeliness, completeness, and quality of submissions; actual construction work; schedule, cooperation, and closeout performance in Pre-construction, Construction, and Closeout phases.

If construction is not satisfactory, the contractor will receive a negative evaluation. NYCHA may utilize provisions in its contracts to require correction of defective work. NYCHA also considers a contractor's past performance if the contractor bids on additional contracts in the future.

- A RAB member would like to know why the RFP for Energy that was included in the FY2016 Annual Plan is not included in the Capital Plan for 2016 – 2020.

Energy performance contracting (EPC) is under the Capital Projects Division (CPD). EPC improvements are funded by savings that are generated from capital projects over a ten-year period. There is usually no outlay of capital funds or funding by specific entities, such as HUD, for these types of projects.

- The RAB would like to know what the formula is for how contractors are chosen and if the lowest bidding contractor is always selected, why NYCHA thinks that the work will be better and will not continue to deteriorate.

NYCHA selects its construction contractors through a competitive bidding process as required by HUD. This process requires NYCHA to select the lowest responsive and responsible bidder. Part of the bid evaluation process is to determine if the bidder is responsive and responsible.

To be responsive, the bidder must have submitted a bid proposal that complies with the terms set forth in the bid solicitation. They must provide the required bonds, signatures, and cannot have altered the terms of the contract.

To be responsible, the contractor has to show that it has the experience and capacity to perform the contract work. NYCHA checks the financial background of the firm and the principals of the firm. We also check references and review our own files if the contractor has previously performed work for NYCHA.

- A RAB member would like to know why scaffolding is in place when brick work is not being completed at Douglass Houses, as well as what the process is when contractors come in to complete work at developments and work is not done correctly.

There is a shed in place as a requirement of the NYC Department of Buildings to protect the public from unsafe facade conditions. Work is ongoing at Douglass I & II with expected completion by the end of winter 2016 pending approval of the release of funds from the Office of Management and Budget.

If a resident has concerns about the quality of construction work, he/she should inform property management and provide photos/details if possible. That information would then be relayed to CPD for review and additional inspection and CPD would determine if the contractor needs to return to make additional repairs.

- A resident stated that roofing work at Queensbridge Houses is supposed to generate Capital funding with jobs for the residents but this is not true and residents are not being hired. Instead, only residents that are in a union are being hired. Why can't residents who are not in the PLA or union be hired to work in their own development?

Ten residents have either been hired or retained by two different contractors performing work at Queensbridge North and South. The job titles include clerical admin support staff, security guards and construction laborers. One of these residents was sponsored into the union by the contractor.

- In the FY 2016 – 2020 Capital Plan, what are "unmet needs"? What does the "unmet need" include?

Unmet needs are major capital items that NYCHA doesn't have money to fund at the present time. NYCHA currently needs \$16.5 billion to make all needed repairs to bring NYCHA's properties up to a state of good condition. 60% of the current unmet need is for major capital items such as: building systems, roofs, bricks, bathrooms and kitchens in NYCHA properties.

- A resident of Johnson Houses would like to know what NYCHA's bidding process is and if the lowest cost item always has to be selected.

NYCHA advertises the bid in the City Record to insure that vendors and contractors are aware of the public bid. NYCHA must go with the lowest responsive and responsible bidder, after Citywide Vendex checks and reviews. The vendor/contractor must comply with NYCHA's specifications, which always have an "or equal" clause. The burden is on the contractor/vendor to prove that their item meets the NYCHA specification or it will be rejected.

A specification on an appliance, or any other specified item, is performance based, focused on withstanding heavy use and must meet NYCHA's standards. NYCHA coordinates with its

Supply Chain Management Department, to ensure that replacement appliances can be readily obtained.

- The RAB would like to know what plumbing projects are scheduled as part of the FY2016 – FY2020 Capital Plan.

Plumbing projects are slated to occur at the following developments over the next five years: Carver, Elliott, Lafayette, Lexington, Smith, Breukelen, and Mitchel.

- A RAB member stated that last year Jackson Houses was in the Capital Plan for gas risers and no work was ever completed because the repairs were more extensive than initially identified.

This project is currently in the Capital Plan for \$3 million (for the entire development) in FY 18.

- The RAB wants to know how the proposed HUD legislation regarding smoking will be included into NYCHA’s Five Year Capital Plan.

As of October 2016, HUD has not issued final regulations on smoke-free public housing. NYCHA will comply with new HUD regulations once they have been issued, and will make changes to the Annual Plan and Capital Plan as necessary.

- The RAB would like to know where the \$300 million that NYCHA stated they have received to complete repairs came from and would like copies of the current Capital Plan.

In May 2015, the City committed to giving NYCHA \$100 million over the next three years (2015, 2016 and 2017) to fund roof work at NYCHA developments. The following developments will be receiving roof work from this funding over the next several years: Queensbridge North, Queensbridge South, Albany I and Albany II, Parkside, Sheepshead Bay, Sedgwick, Breukelen, Cypress Hills, Tilden, Saint Nicholas, White, Wise Towers, Melrose, International Tower, Eastchester Gardens, Webster, Forest, Seward Park Extension, WSUR (Site C) 589 Amsterdam Ave, Borinquen Plaza I and II, Atlantic Terminal Site 4B, Grant, Bailey Avenue-West 193rd Street, Low Houses, Farragut, Hughes Apartments, Bronx River, and Lincoln. More information about the City’s funding for roof work is available here: <http://www1.nyc.gov/office-of-the-mayor/news/301-15/de-blasio-administration-300-million-nycha-roof-replacement-the-next-three-years>

The roofs at Queensbridge North and South were recently completed.

The current capital plan is available here: <https://www1.nyc.gov/assets/nycha/downloads/pdf/NYCHA-2016-2020-Capital-Plan-Narrative.pdf>.

- The RAB would like to know where the money went for Local Law 11 brickwork and when NYCHA will stop constructing scaffolding.

The chart below shows the Local Law 11 Brickwork that has been completed from 2014 through June 2016.

Year	# of Buildings Completed	Amount Expended	Linear Feet of Shed Removed
2014	154	\$49,052,121	58,147
2015	235	\$146,296,376	132,962

2016	57	\$66,634,140	69,212
Total	446	\$261,982,637	260,321

Based on New York's ongoing freeze and thaw cycles, exterior brickwork is continually affected on a yearly basis. Consequently, various degrees of brick deterioration occur yearly throughout our NYCHA brick buildings. This deterioration of brick requires cyclical repairs for any locations affected. The installation of scaffolding is required under the New York City Building Code to protect NYCHA residents and the public while brickwork is in progress.

- **Safety and Crime Prevention**

- The RAB stated that the connotation of the Resident Watch is negative and associated with the NYPD. Young people at developments have negative perceptions of the police and they prefer to use Twitter to alert each other about things going on at the development. NYCHA needs to change the perception of Resident Watch from the NYPD to something more positive. The RAB suggested that to engage younger people in Resident Watch, there needs to be vertical patrols and the use of social media and technology.

NYCHA is currently evaluating the Resident Watch program to determine what can be improved, including ways to utilize technology to improve the safety and quality of life at NYCHA developments. NYCHA welcomes the RAB's and residents' input in this process.

- The RAB stated that the eye icon for Resident Watch has a negative connotation and should be changed.

NYCHA recognizes that the eye icon had a negative stigma. The Resident Watch team has been asked to redesign the logo and resident members will be able to provide input on the design of the new logo.

- A RAB member stated that Resident Watch does not work because some supervisors believe they are the boss of volunteers.

NYCHA is currently evaluating all aspects of the Resident Watch program, including the management structure, to improve the program.

- A RAB member from Fort Independence recommended that supervisors need to be more closely monitored.

NYCHA is currently assessing the Resident Watch program and will take this recommendation under advisement.

- A RAB member stated that Resident Watch does a good job but volunteers and supervisors should receive a small stipend.

NYCHA will take this recommendation under advisement.

- A RAB member stated that Resident Watch needs more funding to make sure they have necessary supplies.

NYCHA will take this recommendation under advisement as the Resident Watch program is being evaluated.

- The RAB would like to know if quality of life is considered a priority of NYCHA's Safety and Security department.

Quality of life is considered a priority of NYCHA's Safety and Security department. One of the sub-standing committees is Crime Reduction and Quality of Life improvement.

- The RAB would like NYCHA to clarify if there have been increased crime at developments without temporary lighting that are adjacent to developments with lighting.

Neighboring developments and neighborhoods have not seen an increase in crime due to temporary lighting being installed at certain developments.

- The RAB would like to know what NYCHA does with the completed paperwork for Resident Watch.

All forms submitted by Resident Watch participants are reviewed by the responsible Borough Coordinator. Any issues that are identified are forwarded to the Citywide Coordinator for appropriate follow up.

- The RAB would like to know if there is an oversight committee for Resident Watch supervisors.

The management structure of the Resident Watch program is currently being evaluated and changes will be implemented in the future. At this time, there is no oversight committee for Resident Watch supervisors.

- The RAB would like to receive copies of any written standards/manual for Resident Watch.

The current Resident Watch manual is available and distributed at Resident Watch sites. However, the manual is currently being revised as the program is being reviewed and overhauled. New copies of the manual will be made available when the program review is complete.

- A RAB member would like to know how to access the TIP hotline.

The TIP hotline is currently in the development phase. Information on how to access the TIP hotline will be made available when it is established.

- The RAB stated that the TIP hotline may become a way for people to report neighbors that they have a personal issue with.

NYCHA will verify any information provided via the TIP hotline before any action will be taken. The TIP line is currently under development and this input will be utilized to help formulate the program.

- A RAB member stated that no developments in Brooklyn South are part of the MAP program and would like to know why Brooklyn South is continually overlooked for special initiatives.

The MAP program is currently being evaluated and expansion is being discussed at this point.

- The RAB stated Rangel Houses needs to receive CCTV cameras.

NYCHA will take this recommendation under advisement.

- A RAB member would like to know what the selection criteria were for developments to receive CCTV cameras and/or lighting.

NYCHA relies on the allocation of funding from elected officials for security enhancements.

The receipt of this funding determines where security enhancements are installed.

- A RAB member would like to know why West Brighton has not received any lights or CCTV cameras when crime is so high.

NYCHA has been very successful working with resident associations and elected officials to get CCTV cameras installed. NYCHA works with elected officials to identify funding in their discretionary budgets to install CCTV cameras in NYCHA developments. For developments needing CCTV cameras, NYCHA can provide estimates for the costs of CCTV cameras, but due to NYCHA's capital funding limitations, NYCHA needs residents to work with elected officials and their funding mechanisms for the installation.

- A RAB member suggested that NYCHA actually view the tape from CCTV cameras when looking at crimes.

NYCHA will take this recommendation under advisement.

- A RAB member stated that a dummy phone used to be part of NYCHA's safety policy and would like to know why residents no longer receive a free phone.

Although NYCHA does not provide telephones that function with the Layered Access Control system, NYCHA has identified alternatives for qualifying residents to ensure that connectivity to the intercom system is maintained.

- A RAB member suggested that breaking NYCHA doors is an offense that can be fined because of the high cost of fixing the doors.

NYCHA will take this recommendation under advisement.

- A RAB member would like to know what CERT training is and why it would be helpful to improve safety in NYCHA developments.

CERT (Community Emergency Response Team) Training will enhance our abilities to respond to emergencies and disasters and will provide individuals with an interest in safety an opportunity to engage in this type of program. More information about CERT through the City is available here: http://www1.nyc.gov/site/em/community_business/nyc-cert.page.

- **Community Engagement and Partnerships**

- The RAB would like clarification about the role of the RAB, including if the RAB will set the agenda and their involvement with the annual plan process.

The RAB will work with NYCHA and the CCOP to determine the agenda and topics discussed at each RAB meeting. NYCHA reviews RAB members' comments on the Annual Plan, and NYCHA will provide written responses in the final FY 2017 Annual Plan.

- NYCHA needs to specify the CFR regulations that will be used to govern RAB meetings this year.

The regulation that will be used to govern RAB meeting is 24 CFR 903.13. The regulation is available in full here: <https://www.gpo.gov/fdsys/pkg/CFR2010-title24-vol4/pdf/CFR-2010-title24-vol4-sec903-13.pdf>

- The RAB requested that all resident leaders should be present during an RFP negotiation.

NYCHA will take this recommendation under advisement

- In the future, the RAB requests that the TA Presidents of any developments undergoing NextGen NYCHA construction should be present at the RAB meetings.

NYCHA will take this recommendation under advisement.

- The RAB would like NYCHA to look into why some members did not receive a stipend last year (last March – May).

In 2015, RAB members from Bronx South did not receive stipends because they refused to sign the attendance sheet. NYCHA is analyzing the missing stipend payments utilizing the RAB meeting minutes as proof of attendance. Members who did not receive a stipend and were in attendance will receive stipends unless these members are found to have their monthly stipend total reach the \$200 per month cap based on their attendance at other meetings, such as the District Council of Presidents (DCOP) and DCOP Executive Board meetings.

- A RAB member would like to know if a second RAB will be developed for only Section 8 residents.

NYCHA recently formed a Resident Advisory Group for Section 8 residents. Please see page 300 for their comments.

- A RAB member would like to know why some preexisting RAB members are no longer on the board.
RAB members that are no longer on the board either stepped down from their positions or were not re-elected.

- The RAB would like representatives from HUD to attend RAB meetings.

The CCOP /RAB are welcome to invite HUD representatives to attend the RAB meetings.

- A RAB member requested a timer for RAB members' comments, so that other members could also ask questions/comments.

NYCHA provided a timer for the RAB meetings after this comment was made.

- Why doesn't NYCHA conduct a third-party election to select residents to serve as opposed to automatically installing the District Presidents? This would be more effective and less political.

Resident association elections are currently monitored by NYCHA staff in the Community Engagement & Partnerships.

Section 511 of the United States Housing Act and the regulations in 24 CFR Part 903 require PHAs to appoint one or more Resident Advisory Board(s) (RAB) as part of the PHA Plan process. If a jurisdiction-wide resident council exists and complies with tenant participation regulations at 24 CFR Part 964, the federal regulations require the PHA to appoint the jurisdiction-wide resident council or its representatives as the RAB. The role of the RAB is to assist and make recommendations regarding the development of the PHA plan, and any significant amendment or modification to the PHA plan.

NYCHA's Citywide Council of Presidents (CCOP) is comprised of 9 duly-elected resident association presidents of various NYCHA developments who have been elected by the resident association presidents in their district to be their president. The CCOP is recognized by NYCHA as the jurisdiction-wide resident council. NYCHA's RAB is comprised of the 9 CCOP members plus the members of the executive boards of each of the nine District Councils of Presidents, who are also duly-elected resident association presidents. The RAB also includes representatives appointed by NYCHA from NYCHA's Section 8 program.

- What is NYCHA's process in monitoring ethics, morality and integrity of the CCOP-RAB?
In accordance with federal regulations, the RAB is comprised of representatives from NYCHA's jurisdiction-wide resident associations (the Citywide Council of Presidents ("CCOP") and the District-wide Councils of Presidents ("DCOPs")) and representatives from NYCHA's tenant-based Section 8 program. The CCOP and DCOPs are comprised of the presidents of each local resident association, who are elected by the residents of their respective developments. NYCHA oversees the jurisdiction-wide and local resident councils as set forth in the federal regulations governing the resident councils. NYCHA's oversight includes, for example, monitoring the election process (24 C.F.R. 964.130(c)), providing appropriate guidance to residents to assist them in establishing and maintaining a resident council (24 C.F.R. 964.18(a)(2)), and reviewing and approving applications for tenant participation funds NYCHA receives from HUD, which NYCHA provides to officially recognized resident councils for eligible expenses (24 C.F.R. 150).

If a member of the RAB, CCOP, DCOP, or local resident council engages in fraud or any other corrupt act, any person may report the misconduct to NYCHA's Office of the Inspector General, who will investigate the complaint and provide a report and recommendations to NYCHA.

- Why is there no Section 8 representation on CCOP?
NYCHA's Citywide Council of Presidents (CCOP) is comprised of 9 duly-elected resident association presidents of various NYCHA developments who have been elected by the resident

association presidents in their district to be their president. The CCOP is recognized by NYCHA as the jurisdiction-wide resident council for the public housing program. In 2016, NYCHA created the Section 8 Resident Advisory Group to consult on the annual plan process and the Section 8 program.

- Would NYCHA showcase NYCHA's CCOP/RAB members in the Journal? Each member would be required to list accomplishments, milestones, and educational trainings they have conducted for their districts.

NYCHA will take this recommendation under advisement.

- How long does it take to FOIL documents? What is the process after the request is submitted? Are there categories, i.e., 30 days for contracts, 15 days for salaries, etc.? Would you make of various documents and how long it would take to receive each document?

NYCHA's FOIL Unit sends an acknowledgment letter to requesters within five business days of receipt of a FOIL request. Sometimes an answer to a request contains hundreds or thousands of pages, and may take time to assemble. The time it takes to receive responsive documents depends upon the scope of the FOIL request, and on whether documents or portions of documents must be redacted (blacked out) before they are produced.

For more information about making FOIL requests, getting a sample FOIL request form, or contacting the FOIL Unit, please visit

<http://www1.nyc.gov/assets/nycha/downloads/pdf/FOIL.FAQ.pdf>.

- Is there a cost to RAB members to FOIL documents? If so, could the fee be waived?

Individuals making a FOIL request are required to issue payment to NYCHA for any copies made in response to such request. The Records Access Officer will inform the requester by letter of the number of pages of documents responsive to the request, and the fee for making copies (currently \$0.25 per page). The requester is required to tender payment to NYCHA before the documents can be released.

Please see <http://www1.nyc.gov/assets/nycha/downloads/pdf/FOIL.FAQ.pdf> for more information.

- When is NYCHA going to provide Section 3 training? HUD provided an information meeting to NYCHA residents in March of this year on policy—HUD does not provide Section 3 training. REES does not provide Section 3 963.1 training for ROBs. Could NYCHA use discretionary funds or request assistance from the Mayor's office to conduct this training so that all agencies could benefit and lift NYCHA's burden?

NYCHA hosted a full day Section 3 training in Spring 2016 for Resident Leaders which included presentations from HUD. Through this training, Resident Associations received an overview on the policy by HUD as well as relevant panel discussions which included Section 3 residents, practitioners, employers and service providers. Resident Leaders were also provided relevant training materials. NYCHA provides Section 3 information online for resident owned business and other Section 3 business interested in doing business with NYCHA. NYCHA has also hosted information sessions and trade shows through its Procurement Department, in collaboration with the NYC Department of Small Business Services, where resident and other Section 3 business can learn how to do business with

NYCHA and other City government agencies. NYCHA has no plans to contract training on Section 3 policy, but will continue to leverage the training resources of HUD and the City. Resident Leaders have and may continue to utilize their Tenant Participation funds to participate in trainings offered by outside groups.

- Why doesn't NYCHA notify residents of all NYCHA jobs as required under Section 3?

NYCHA's office of Resident Economic Empowerment and Sustainability (REES) notifies resident leaders via mail of available Section 3 employment opportunities at their development once REES receives notice of job orders. Qualified Section 3 residents are encouraged to attend a REES information session in person or to register their Section 3 interest online at www.opportunityNYCHA.org. To further facilitate candidate registration, REES also provides offsite information sessions at NYCHA developments upon request. In addition to REES' efforts, NYCHA contractors are required to conduct their own resident outreach for open Section 3 positions.

- The RAB would like NYCHA to do a better job letting tenants know that they can receive Community Service credit for attending Resident Association (RA) meetings.

NYCHA will take this recommendation under advisement.

- A RAB member stated that it is very difficult to get people in touch with the Office of Resident Economic Empowerment and Sustainability (REES) and they are told to call back constantly.

REES holds information sessions every Tuesday and Thursday at 787 Atlantic Avenue from 8:30am – 12:00pm. They also conduct information sessions at various developments during the year. For more information about REES, please visit: <http://opportunitynycha.org/>.

- The RAB stated that supervisors fill out paperwork for RA Meetings and Resident Watch and NYCHA needs to check this paperwork.

NYCHA will take this recommendation under advisement.

- A RAB member stated that NYCHA is not in compliance with Section 3 and the RAB has requested a training numerous times. The RAB would like to know when an official training for managers and residents will be held.

NYCHA hosted a full day Section 3 training in Spring 2016 for Resident Leaders which included presentations from HUD. Through this training, Resident Associations received an overview on the policy by HUD as well as relevant panel discussions which included Section 3 residents, practitioners, employers and service providers. Resident Leaders were also provided relevant training materials. NYCHA provides Section 3 information online for resident owned business and other Section 3 business interested in doing business with NYCHA. NYCHA has also hosted information sessions and trade shows through its Procurement Department, in collaboration with the NYC Department of Small Business Services, where resident and other Section 3 business can learn how to do business with NYCHA and other City government agencies. NYCHA has no plans to contract training on

Section 3 policy, but will continue to leverage the training resources of HUD and the City. Resident Leaders have and may continue to utilize their Tenant Participation funds to participate in trainings offered by outside groups.

- The RAB would like to know what written policies and materials are available for Section 3.

Information about Section 3 is available here:

<http://www1.nyc.gov/assets/nycha/downloads/pdf/section3-faq.pdf>

- A RAB member would like to know why tenant participation funds have been reduced at certain developments and stated a NYCHA employee said this was due to an audit.

NYCHA completed an internal review of Tenant Participation funds. There have been no changes made to the present year allocations.

- A RAB member wants to know who will select the Non-NYCHA residents from the NextGen neighborhood stakeholder committee.

NYCHA extended Next Gen Neighborhoods stakeholder committee invitations to nearby community-based organizations, elected officials, and the community board. Representatives from these groups make up the non-NYCHA members of the committees.

- A RAB member wanted to know if any RAB members from Holmes or Wyckoff Gardens are present at RAB meetings to confirm the resident engagement process was actually happening at their development.

TA Presidents from Holmes and Wyckoff Gardens attended RAB meetings on May 5, 2016.

- The RAB suggests that the residents must be engaged from beginning to end, regarding the proposed smoking ban.

NYCHA agrees with this recommendation and has submitted comments to HUD supporting this idea.

- The RAB stated they believe NextGen NYCHA is being put forward without resident engagement and would like to know what NYCHA means by engaging residents.

NextGen NYCHA is a long-term strategic plan that details how NYCHA will create safe, clean and connected communities for our residents and preserve New York City's public housing assets for the next generation. NYCHA residents are important partners in this work. NYCHA released the NextGeneration NYCHA Quarterly Reports citing the progress of NYCHA's 10-year strategic plan to make fundamental changes that address how NYCHA is funded, how it does business, and how the Authority engages with residents. The reports are available here:

<http://www1.nyc.gov/assets/nycha/downloads/pdf/NextGeneration-NYCHA-Quarterly-Report-2016-Q1.pdf>

http://www1.nyc.gov/assets/nycha/downloads/pdf/2nd_quarter_1pager.pdf

- The RAB would like to know what items are included in the meeting minutes.

The RAB meeting minutes are composed by a stenographer contracted by NYCHA to record the discussions at each meeting.

- When is NYCHA going to implement the Section 3 regulations at 24 CFR 963.1 pertaining to Resident Owned Businesses (ROB)? It is not just a REES program.

NYCHA has created an online registry for Section 3 businesses, of which ROB's are a subset, to register with NYCHA. This registry is being integrated with NYCHA's i-Supplier vendor registry in order to track activity with these vendors. There are a few for-profit ROB's that have received NYCHA contracts directly and some that have officially registered as a Section 3 Business Concern. The goal is to grow the capacity of these and other ROB's through services provided by the Resident Empowerment and Economic Sustainability (REES) Zone partners so they can increase their capacity. Increased capacity will enable them to better contract with NYCHA and other recipients of HUD funds, under the Section 3 regulations, and to also better compete in the general marketplace for work.

- When is the new PLA going to be written? As per 24 CFR 135, unions must comply. Federal law supersedes local, county and state laws. As of this comment period, NYCHA is not Section 3 compliant under these regulations.

On January 1, 2015, NYCHA entered into a Project Labor Agreement ("PLA") with the Building and Construction Trades Council ("BCTC") covering certain NYCHA rehabilitation and renovation work at NYCHA buildings. Under the PLA, NYCHA contractors and their subcontractors must hire craft employees for PLA covered work through the job referral systems and hiring halls established in the local unions' collective bargaining agreements. The contractors and subcontractors subject to the PLA must also comply with all of their Section 3 requirements on HUD-funded construction projects. Section 3, among other things, requires that, "to the greatest extent feasible," 30 percent of the aggregate number of contractors' and subcontractors' new hires on construction projects generated through HUD financial assistance are to be Section 3 residents.

- REES Zone Partner Networks – How many jobs, but more importantly, how many Section 3 ROB's under 24 CFR 963.1, for-profit businesses, does NYCHA sponsor?

REES Zone Partner networks are service provider networks that are not exclusive to employment services. Zone Partner networks are comprised of workforce, financial literacy, business development, adult education and training services. Through these networks, close to 500 residents have been connected to business development services since 2013, when services were initiated.

Additionally, a self-certified list of Section 3 Business Concerns is publicly published on the NYCHA website. <http://www1.nyc.gov/assets/nycha/downloads/pdf/S3BC-List-033015.pdf> NYCHA provides support services to ROB's to help them develop and extend their businesses, but does not "sponsor" them. From January 2015 through December 2015, REES and its partners, including Jobs-Plus sites, connected 2,651 residents to jobs.

- As of February 2015, REES served only 1,115 out of 401,635 and Section 8 209,539 residents. Why are the numbers so low? How does NYCHA Communications Department and Resident Engagement provide information to its residents?

REES uses a variety of methods to inform residents about upcoming opportunities included but not limited to:

- *NYCHA Social Media including the agency's website, Facebook, Twitter, Instagram (via NYCHA's Department of Communications)*
- *Flyers in NYCHA's residential buildings and community centers*
- *Event tabling at Family Days*
- *Bi-weekly e-newsletter which goes out to 35,000+ subscribers*
- *NYCHA Journal*
- *REES's microsite, www.OpportunityNYCHA.org, which is updated regularly with new events and has been frequented by 93,126 unique users from January 2015 to December 2015.*
- *Communications with NYCHA front line staff including colleagues in Resident Engagement and Property Management*

- There are only 119 resident class/training enrollments and an additional 896 residents. Why so low? What are the outcomes for permanent jobs and for-profit Section 3 businesses?

The goal of resident business development services at NYCHA is to connect resident business owners to providers that can assist them with increasing their capacity to compete in the general marketplace. In line with this goal, the outcomes are the number of individuals completing trainings, accessing professional services, accessing capital and securing space. From January 2015 through August 2016, 4,183 residents were referred to REES partners through the REES Referral System (services included referrals for vocational training, adult education, financial counseling, SNAP access, workforce development, and business planning) to REES Zone partners.

There were also 504 graduates in the NYCHA Resident Training Academy (NRTA) between January 2015 through September 2016. REES's Family Self Sufficiency (FSS) program is also currently open to all Section 8 voucher holders and had 592 participants as of August 2016. From January 2015 through September 2016, REES and its partners, including Jobs-Plus, connected 4,361 residents to jobs.

- Please provide outcomes. Are they still working? How many Section 3 ROBs, for profit, were developed from this training? Please list them. Can we do this??

As of December 2015, there are approximately 168 resident business owners achieving varied outcomes. All 168 completed an education program; 80 accessed professional services and received access to startup capital grants; and 62 obtained space (virtual and/or physical). These numbers are not mutually exclusive. Additionally, from January to October 2016, 59 residents have completed Food Business Pathways, a business accelerator course that prepares NYCHA residents to start or grow their food businesses. In October 2016, NYCHA launched Childcare Business Pathways, a business accelerator program designed for NYCHA

residents who want to start childcare businesses in their homes. 26 residents have enrolled in this course.

A list of Section 3 business concerns can be found on the main NYCHA site. (<http://opportunitynychanyc.org/business-development/section-3-business-concern/search-section-3-business-concern/>) NYCHA does not have permission to make public the list of resident business owners that have gone through REES services and partner programming but several have been featured in the NYCHA journal, in NYCHA's Facebook and Twitter Feeds, in Crain's, on WPIX 11 and in other media outlets throughout the course of the year.

- How much TPA funds were spent on residents over the past five years for Section 3 training?

Since January 2010, NYCHA has funded 81 Section 3 workshops at an overall expense of \$401,582.

- Section 8 should become a 501(c) 3. The residents would pay dues of \$12 per year. This proposed Section 8 led organization would educate, train, advocate, maintain affordable housing, and protect the rights of tenants in subsidized housing; promote and support permanent affordability local, statewide and nationally.

Section 8 participants may wish to organize as suggested.

- When is NYCHA going to issue a Section 3 Plan or Policy, which will address 24 CFR 135 and 963.1 (Resident Owned Businesses)?

During 2015, HUD proposed revisions to the Section 3 regulations. NYCHA will update its Section 3 standard procedures once HUD has issued final regulations.

- In order for NYCHA to be transparent, it must address the core beneficiary concern of transparency and real-time monitoring/reporting. The "after the fact" compliance monitoring process does not work and has proven to cost opportunities for residents and contractors because of the 180-day compliant restriction. When is NYCHA going to release an RFP for a real-time, web-based, public monitoring system for Section 3? NYCHA should provide the date when the RFP will be released. This was voted on by the CCOP/RAB at the September 2015 meeting.

Oversight of Section 3 compliance has transitioned to NYCHA's Procurement Department. NYCHA will assess what IT enhancements, if any, may be needed for Section 3 compliance monitoring purposes.

- What date has been scheduled for the promised Section 3 training/follow up meeting for management, city officials and residents, Motivation, Inc. and/or any other expert as promised on March 19, 2015 in the CCOP/RAB meeting?

NYCHA hosted a full day Section 3 training in Spring 2016 for Resident Leaders which included presentations from HUD. Through this training, Resident Associations received an overview on the policy by HUD as well as relevant panel discussions which included Section 3 residents, practitioners, employers and service providers. Resident Leaders were also provided relevant

training materials. NYCHA provides Section 3 information online for resident owned business and other Section 3 business interested in doing business with NYCHA. NYCHA has also hosted information sessions and trade shows through its Procurement Department, in collaboration with the NYC Department of Small Business Services, where resident and other Section 3 business can learn how to do business with NYCHA and other City government agencies. NYCHA has no plans to contract training on Section 3 policy, but will continue to leverage the training resources of HUD and the City. Resident Leaders have and may continue to utilize their Tenant Participation funds to participate in trainings offered by outside groups.

- Would NYCHA commit to sponsoring ten Section 3 ROBs (under 24 CFR 963.1) to make “shovel ready” to address the 15% of businesses requirements? If not, why not?

NYCHA will take this recommendation into consideration. To clarify, the Section 3 contracting targets set forth by HUD are 3% to 10% based on the service or commodity. You can find specific information regarding Section 3 guidelines on HUD’s website here: <http://www.hud.gov/offices/fheo/section3/Section3.pdf>

- Would NYCHA support to change the Section 3 Priority Rankings to the following? The realignment for the rankings is to address the needs and the conditions of all Americans. That is, we owe a debt to our military people before all others. In order to strengthen our weakest and neediest citizens, we must create real opportunities in targeting work-capable people.
 - Priority 1 – Disabled Veterans [full protection provided by ADA laws]
 - Priority 2 – All other veterans
 - Priority 3 – Homeless persons
 - Priority 4 – Persons delinquent on child support payments through any state/court order
 - Priority 5 – Persons residing in government assisted affordable housing [including all housing tax credits, FHA insured, Section 8 [all 13 programs including Project Based Section 8, transitional and SRO/halfway housing]
 - Priority 6 – Military family members [active, retired or honorably discharged with documentation] meeting total income requirements at 80% of area medium income or less]
 - Priority 7 – Youth Build
 - Priority 8 – All other low-income persons in the community were the project or funding is being expended

Thank you for this recommendation. NYCHA will take it under advisement. NYCHA will update its Section 3 standard procedures and priority rankings once HUD has issued the final regulations.

- Would NYCHA please include single Section 8 households?

The FSS program is open to all Section 8 households including single-person households.

- The CCOP/RAB met for a year and not one item was submitted to NYCHA for the FY 2016 Annual Plan.

NYCHA held nine meetings with the RAB between January and September 2015. Following each of these meetings, NYCHA staff reviewed meeting transcripts and summarized the questions and comments discussed at these meetings. These comments and questions were

reviewed by the appropriate NYCHA departments and responses are provided in the 2016 Annual Plan, available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/FY16-Revised-Final-Annual-Plan-12-30-15.pdf> (pages 174 to 205).

- The CCOP/RAB should be disbanded and reformed through an election by residents. The election process should be administered by a third-party because the CCOP/RAB fails to improve the quality of life, resident satisfaction and participate in self-help initiatives to enable residents to create a positive living environment. NYCHA's CCOP/RAB is the only RAB of a public housing agency that is a Standing Committee [only] without voting rights. How are the RAB Delegates and Alternates selected? What is the criterion used to make this determination?

Section 511 of the United States Housing Act and the regulations in 24 CFR part 903 require PHAs to appoint one or more Resident Advisory Board(s) (RAB) as part of the PHA Plan process. If a jurisdiction-wide resident council exists and complies with tenant participation regulations at 24 CFR Part 964, the federal regulations require the PHA to appoint the jurisdiction-wide resident council or its representatives as the RAB. The role of the RAB is to assist and make recommendations regarding the development of the PHA plan, and any significant amendment or modification to the PHA plan.

NYCHA's Citywide Council of Presidents (CCOP) is comprised of 9 duly-elected resident association presidents of various NYCHA developments who have been elected by the resident association presidents in their district to be their president. The CCOP is recognized by NYCHA as the jurisdiction-wide resident council. NYCHA's RAB is comprised of the 9 CCOP members plus the members of the executive boards of each of the nine District Councils of Presidents, who are also duly-elected resident association presidents. The RAB also includes representatives appointed by NYCHA from NYCHA's Section 8 program.

- There are 70 Resident Advisory Board Members 68 are public housing residents and two are Section 8 [one is a Delegate and the other an Alternate]. There are 209,539 Section 8 residents. As per HUD rules that there should be one-third Section 8 representation.

HUD rules do not require one-third Section 8 representation. The HUD regulation at 24 C.F.R. § 903.13 requires "reasonable representation" of Section 8 participants where, as at NYCHA, the PHA has a tenant-based assistance program of significant size. NYCHA recently created the Section 8 Resident Advisory Group. Please see page 300 for their comments.

- These small developments should have representation on the RAB. Oft times their needs and/or concerns are ignored.

There are currently several members on the RAB from small NYCHA developments (less than 500 units).

- All resident association elections should be governed by a third-party.

Resident association elections are currently monitored by NYCHA staff in the Community Engagement and Partnerships Department.

- Would NYCHA provide a copy of both versions of CCOP By-Laws of the CCOP?

Please submit a FOIL request to receive copies of the CCOP By-Laws and the CCOP Meeting Transcripts. The directions for submitting a FOIL request are available here: http://www.nyc.gov/html/nycha/html/contact/foil_request.shtml.

- Would you provide a copy of the written process for the election of residents on the PHA board? As of this comment period, it's arbitrary.

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

- Technical assistance understanding allowable vs. unallowable uses

These funds must be used for resident education, organizing around tenancy issues and training activities.

- Define "legitimate" resident organizations under 24 CFR 245 versus resident councils under 24 CFR 964.

The regulations at 24 CFR 245 are about tenant participation in HUD's Multifamily Housing developments. The definition of "Legitimate Tenant Organizations" under this rule is found at 24 CFR 245.110 and is as follows, "A tenant organization is legitimate if it has been established by the tenants of a multifamily housing project covered under §245.10 for the purpose described in §245.100, and meets regularly, operates democratically, is representative of all residents in the development, and is completely independent of owners, management, and their representatives." More information about this regulation is available online here: <https://www.gpo.gov/fdsys/pkg/CFR-2010-title24-vol2/pdf/CFR-2010-title24-vol2-part245.pdf>. As of January 1, 2015, NYCHA no longer directly operates developments in HUD's Multifamily program.

The regulations at 24 CFR 964 are about tenant participation in HUD's public housing program. The role and requirements of "Resident Council" under this rule is found at 24 CFR 946.100 through 964.150. More information about this regulation is available online here: <https://www.gpo.gov/fdsys/pkg/CFR-2011-title24-vol4/pdf/CFR-2011-title24-vol4-part964-subpartB.pdf>

Attachment M

SECTION 8 RESIDENT ADVISORY GROUP (RAG) MEMBERS AND COMMENTS

#	Delegate Name
1	Rodney Belgrave
2	Lorraine Brown
3	Robert J. Lafayette
4	Sarah McLaurin
5	Gary McQueen
6	Carlton Monroe
7	Marlyn Morrillo
8	Allison Pope-Hilman
9	Khadija Shepard

- A Section 8 RAB member requested that the meetings be live-streamed to promote transparency.

NYCHA will take this recommendation under advisement.

- NYCHA's Section 8 RAB should be a 501 (c) 3 in order to raise funds for training programs, etc.

The Section 8 RAB can decide for themselves to form their own non-profit organization.

- NYCHA should provide information on the upcoming proposed HUD rule changes such as the "Small Area FMR".

NYCHA can provide an executive summary.

- Many Section 8 residents are not aware of the rules of the program. They attend a meeting with NYCHA staff when they first receive their voucher but there are no follow ups. Many Section 8 residents are not aware of the information available to them on NYCHA's web site.

Staff will explore additional ways to increase communications on program changes. Some ideas are videos at the walk-in centers, email newsletters and YouTube videos.

- Many Section 8 residents are not aware of the Family Self-Sufficiency Program or the variety of programs for residents through NYCHA's Resident Economic Empowerment and Sustainability Department (REES). NYCHA should mail a newsletter to Section 8 residents with this information.

We publish this information in our program newsletter but will explore other ways to share information on services.

- NYCHA should survey the Section 8 residents about their ability to access the internet at home and if they have a computer or email. This survey could be administered at the walk-in centers, at their annual reviews or when they receive a voucher.

NYCHA will explore the best way to survey customers.

- Can NYCHA provide information on the number of residents in the Family Self-Sufficiency program?

NYCHA will provide a program update and presentation at our next meeting with RAG.

- NYCHA should provide information on Section 8 portability to residents who are interested in moving to an area where they can use their Section 8 voucher to purchase a home.

Portability information is currently a part of our briefings which will soon be available on-line.

- Is there an advocacy group that can help a Section 8 resident who lives in an apartment in bad condition? Where can they go to get help with repairs from a landlord? A landlord should be penalized if a resident has to call multiple times for the same repair.

Currently NYCHA provides families with information on legal resources when the owner does not make repairs. NYCHA will prepare a list of other agencies that can assist with owner repairs.

- Are areas outside of the resident's apartment also inspected such as the lobby, roofs, etc.?

Yes, common areas including but not limited to: hallways, entrances and elevators are a part of the routine inspection.

- NYCHA should provide more information on the time an inspector is expected to arrive at an apartment. Currently residents must wait all day for an inspector to arrive.

NYCHA has updated the Customer Call Center with the current scheduling protocol which is morning and afternoon appointments.

- Is it possible for NYCHA to inspect all of the apartments in a building that are Section 8 at one time instead of coming back multiple times to the same building?

NYCHA will evaluate the feasibility of this idea for future scheduling.

- Can NYCHA help Section 8 residents move into a better area of the city?

Currently NYCHA does not have additional services for this purpose but NYCHA hopes that HUD might provide funding for mobility counseling programs.

- Can NYCHA develop a pro-bono ad campaign to outreach to building owners to encourage their participation in the program? We need to show that Section 8 residents are regular people.

NYCHA will work with our communications department to develop a more robust outreach initiative to encourage owners to participate in the Section 8 program.

- Can the Section 8 residents rate their landlords? Can Section 8 residents give references for landlords and rate their buildings?

We will explore further with input from the RAG.

- What are the policies for landlords to provide services or reasonable accommodations for hearing impaired Section 8 residents?

In accordance with one of the broader disability laws, the NYC Human Rights Law, a landlord "...must provide and, in most circumstances, pay for a reasonable accommodation for a tenant with a disability at their request, if it does not, in most circumstances, pose an undue hardship". A hardship is defined in terms of the cost of providing a reasonable accommodation relative to the landlord's operating budget, the consideration of the benefit of the accommodation to the tenant, and the availability of effective alternative accommodations. If a Section 8 tenant, who is hearing impaired, requests a visual smoke alarm and/or doorbell, the landlord is generally obligated to provide that assistive equipment.

Under the Fair Housing Act, in cooperation with the landlord and, at their own expense, tenants with a disability (such as deafness or a hearing impairment) may make reasonable (non-structural) modifications such as installing a visual smoke alarm and/or a doorbell to enable the full use and enjoyment of an apartment, with the proviso that the apartment will be returned to its original state once it is vacated.

A landlord is also obligated to establish an effective means of communication for a deaf or hearing impaired tenant. As an example, a building or community that has an intercom or other coded entry system must provide an equally effective alternative for deaf or hearing impaired visitors or tenants to enter. In addition, a condominium or homeowner's association must provide interpreters to enable deaf or hearing impaired people to participate in the association meetings.

Another example of a reasonable accommodation is for a landlord to make an exception to a "no pets" policy to allow a hearing impaired person to have a service animal that performs a disability-related function (e.g., notifying the tenant that someone is at the door). The animal does not have to be specially trained as a service animal, if it provides support that lessens the effects of the disability. However, a landlord may require a tenant to provide documentation of their disability and the need for the animal from a health care provider.

- Can NYCHA extend the hours for the staff at the call centers? Many residents work and it is difficult to call during the day. Can there be one day to call after 5 pm?

We will explore the feasibility of this with our Customer Call Center.

Attachment N

Comments from the Public on the FY 2017 Annual PHA Plan

Maintenance and Repairs

- Residents would like to know why each development cannot have their own maintenance crew anymore.

Each development has a dedicated budgeted number of maintenance workers assigned, depending on the size of the development. The ratio is 1 maintenance worker per 250 units/apartments.

- A resident of Queensbridge Houses stated that their apartments have not been painted in many years and NYCHA stated that they were currently finishing tickets from 2014 in July 2016.

Painting of occupied units will be addressed at both of the Queensbridge developments. The work orders being addressed are work orders created prior to 2016. In addition, the replacement of floor tiles in occupied units will be addressed at both of the Queensbridge developments. The work orders being addressed are work orders created prior to 2016.

- NYCHA needs to do something about the bedbug infestation at Queensbridge Houses.

Monthly preventive maintenance work for extermination is conducted in order to address infestation problems before they occur. NYCHA residents can use the MyNYCHA app to report bedbug infestation.

- NYCHA should bring yarding back.

NYCHA has not eliminated groundskeepers or any grounds keeping work. NYCHA is committed to keeping our developments clean and safe, but NYCHA needs the help of our residents to make sure trash is placed in the proper disposal area. Proper trash disposal helps keep our developments clean and also helps keep vermin away.

- NYCHA should bring back floor-by-floor extermination.

NYCHA is planning to reinstate routine extermination services where exterminators will treat apartment wet areas (e.g., kitchens and bathrooms), as well as the development grounds. Routines will be reinstated at one NYCHA development as part of a soft launch and will gradually be expanded NYCHA- wide.

- NYCHA needs to do something about the rat infestation at Farragut Houses.

NYCHA is exploring ways to ensure that the treatment of rodent infestations is conducted in the most effective manner. Monthly preventive maintenance work for extermination is conducted in order to address infestation problems before they occur.

Operation and Management

- Please describe what energy cost effective planned programs measures will be undertaken for this winter season for Washington Houses.

NYCHA has installed wireless energy management systems (WEMS) in all of the buildings at Washington Houses and apartment temperatures are now maintained at a more reasonable temperature. Residents at Washington Houses pre-WEMS were accustomed to a significantly higher room temperature. NYCHA has also made significant improvements to the distribution system that will further improve service to the residents. Washington Houses will also receive lighting upgrades in an upcoming Energy Performance Contract.

- OPMOM and FlexOps should be independently evaluated to assess their results, recommend improvements, and possible expansion.

NYCHA is currently evaluating the Next Generation Operating (NGO) Model formerly known as “OPMOM” and the FlexOps programs. NYCHA has developed a “balanced scorecard” that tracks NGO developments’ management performance and findings are utilized to determine best practices as the NGO program continues to expand. Residents in developments that are participating in NGO and/or FlexOps have also been surveyed for feedback and those findings are used to inform the programs moving forward.

- A resident would like to know who evaluates NYCHA’s new policies (such as the recycling initiative and incinerators) and how the findings are utilized.

In May 2015, NYCHA began to phase in a new recycling program in order to comply with regulations set forth by the Department of Sanitation (“DSNY”) and the Mayor’s Zero Waste initiative under “One New York: The Plan for a Strong and Just City.” NYCHA will install recycling bins and separate recyclables for DSNY pick-up in all housing developments by the end of 2016. Each development will have recycling stations consisting of a minimum of two (2) recycling bins: one for metal, plastic and glass; and one for cardboard/paper. NYCHA is working in coordination with DSNY to ensure the appropriate measures are taken to follow the guidelines of the Zero Waste initiative.

- A resident of Albany Houses would like to know how management and caretakers will be held accountable to make sure developments are cleaned on a daily basis.

It is the responsibility of the Supervisor of Caretakers to perform monthly building inspections of every building at the location. During the inspection, all concerns should be addressed with the caretaker for necessary correction, if required. All inspections are provided to the Assistant Property Maintenance Superintendent and/or Property Maintenance Supervisor for review.

All Property Managers/Property Maintenance Supervisors are required to conduct building inspections (minimum of 50% of all buildings) every month to ensure buildings are maintained, as per NYCHA standard. Due to vacation schedules during the summer months, staffing levels may decrease and caretakers are assigned additional buildings to maintain to ensure all buildings are inspected.

- A resident would like to know if the windows in the hallways at Patterson Houses are allowed to be permanently locked and if it is possible to open them.

The hallway windows at Patterson Houses are non-operable and therefore are permanently shut.

- Residents at Polo Grounds would like to know how long the emergency generator will be in place.
The emergency generator at Polo Grounds was removed on August 5, 2016.
- NYCHA should fine residents who throw garbage out of windows. A resident of Farragut Houses would like to know why garbage is not being picked up from the development.

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

- A resident of Armstrong Houses would like to know if the temporary lighting can become permanent. The lighting has made children feel safer to go out at night and has helped reduce crime.

Assembly Member Robinson has allocated \$500,000 for exterior lights and intercom systems at Armstrong I. This work will be completed by Dormitory Authority of the State of New York (DASNY) and NYCHA does not have any information about when this project will be completed at this time.

- Residents of Taft Houses would like to know if NYCHA is planning to take away basketball courts.
There is no plan to remove or relocate the basketball courts at Taft Houses.
- A resident of Fort Greene would like to know when the playground and grounds will be fixed and cleaned so it is safe for kids to go outside.

NYCHA is committed to keeping our developments clean and safe and groundskeepers, in addition to NYCHA residents, are responsible for making sure garbage is placed in the proper disposal areas. As of August 2016, there are no planned playground repairs at Ingersoll or Whitman developments in the Fort Greene neighborhood.

- NYCHA needs to think of more than one way to complete annual income reviews other than online. Residents who need assistance filling out annual income reviews online are not comfortable sharing their personal information with the helpers assigned to assist with the computers.

A disabled tenant may request a Reasonable Accommodation for the alternative format of the Annual Recertification (e.g., paper copy). NYCHA can provide the paper booklet to the Head of Household with valid picture identification.

- NYCHA needs to figure out a new policy to help reduce the number of overcrowded apartments. NYCHA has many residents that are living in overcrowded conditions and NYCHA needs to take care of existing families.

An overcrowded family can request to transfer to an apartment of proper size. Apartment availability depends on apartment turnover and available inventory. Generally, an overcrowded family can shorten the amount of time it takes to get matched to an appropriately sized apartment by selecting another development with more available apartments, or agreeing to transfer to an apartment on the borough-wide list.

- NYCHA's current skeletal staffing levels should be re-evaluated to determine whether staff additions are needed to make these reforms as successful as possible.

NYCHA will take this recommendation under advisement.

- NYCHA needs to hire additional lower level employees instead of executive positions and outsiders.

The NextGen NYCHA plan focuses on ways to achieve short-term fiscal stability by significantly reducing headcount in redundant central office functions and integrating those services into City agencies based on their particular expertise. In addition, as part of the ongoing labor-management summit with a range of unions to address the critical challenges facing NYCHA, joint exploration began in 2015 of possible ways to achieve savings through in-sourcing of work, which may reduce the use of consultants.

- A resident would like to know who is responsible for supervising caretakers.

The Supervisor of Caretakers is responsible for supervising the caretakers.

- A resident would like to know if Queensbridge North and South are being sold.

Queensbridge North and Queensbridge South are not being sold.

- Residents would like multi-family dwellings to be included in the 1968 Declaration of Trust.

Declarations of Trust are placed on all NYCHA-owned properties for the purpose of restricting certain actions relating to those properties in exchange for receiving HUD funding through the Annual Contributions Contract.

- There are several issues with NYCHA's existing pet policy that should be changed. NYCHA's current policy includes the following two items:

- 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.

A weight limit of 25 pounds severely limits the kinds of dogs people will be able to have in their home. There are also countless shelter dogs in need of a home and cannot be adopted as a result of this weight restriction. Including breed discriminatory language is an antiquated attempt at regulating conflicts that can arise between pets, pet owners, and the community. It is recommended that the weight limit should be removed and NYCHA should state that a dog must be a manageable size for the owner and no breeds should be specifically stated. NYCHA should increase the permitted number of cats from one (1) to two (2), increase the weight limit for dogs to forty (40) pounds, (3) remove the prohibition of specific breeds, and (4) include rabbits in the list of “small caged animals”. NYCHA should grant amnesty to all dogs currently living in NYCHA housing provided they are in compliance with all rules other than those pertaining to breed and weight and permit registration of these dogs. NYCHA should authorize the registration for dogs over twenty-five (25) lbs., who are adopted from the five “brick and mortar” shelters within the Mayor’s Alliance (i.e., Animal Care & Control of NYC, ASPCA, Humane Society of New York, Bideawee, and Animal Haven), thereby ensuring that all such dogs have been sterilized and behavior-tested.

NYCHA is updating the pet policy to clarify registration requirements and policy on assistance and service animals. At this time, NYCHA is not changing breed and weight restrictions. Families are restricted to one (1) cat or one (1) dog. The dog is subject to weight and breed restrictions.

- It is recommended that NYCHA changes the restrictive rules regarding family/companion pet ownership. The weight limit does not take into consideration if a veteran or child needs a companion animal for therapy and these limitations are too prohibitive.

Families are restricted to one (1) cat or one (1) dog. The dog is subject to weight and breed restrictions.

- NYCHA should include in the spray/neuter and vaccination requirements a reference to Animal Care Centers of NYC (ACC’s) website, nycacc.org, for information regarding low-cost options.

NYCHA will take this under advisement.

- NYCHA should clarify if “emotional support animals” are considered Service Animals and qualify for the same exemptions.

FHEO Notice “FHEO-2013-01” outlines the guidelines for “assistance animals” in public housing. Under this notice, persons with disabilities may request a reasonable accommodation for any assistance animal, including an emotional support animal, under both the Fair Housing Act (FHAct) or Section 504 of the Rehabilitation Act of 1973 (Section 504). NYCHA may ask persons who are seeking a reasonable accommodation for an assistance animal that provides emotional support to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the animal provides emotional support that alleviates one or more of the identified symptoms or effects of an existing disability. The notice is available here:

http://portal.hud.gov/hudportal/documents/huddoc?id=servanimals_ntcfheo2013-01.pdf.

- NYCHA should consider waiving the \$25.00 registration fee if an animal was adopted from Animal Care Centers of NYC (ACC).

NYCHA will take this under advisement.

- NYCHA should demonstrate zero tolerance for animal-related criminal activity and violations of NYCHA policy.

NYCHA maintains a pet policy delineated in Attachment A, Section 9 of its FY 2017 Annual Plan. Animals that are vicious, threatening, bite people or are otherwise prohibited by law are forbidden. 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 and 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. Any violations of the NYCHA pet policy should be reported to the Property Manager who will contact the tenant of record to discuss the complaint with them. A record of this complaint will be kept in the tenant's file and repeated violations will be dealt with according to NYCHA's pet policy and grievance procedures.

- NYCHA should place multiple waste disposal bag dispensers at all NYCHA housing properties to address sanitation concerns and widely distribute dog license applications to residents.

NYCHA will take this under advisement.

- NYCHA should institute additional prohibitions on practices inconsistent with the proper treatment of dogs.

NYCHA will take this under advisement.

- NYCHA should create a working group comprised of community stakeholders (residents with dogs, behaviorists, NYCHA representatives, shelters, etc.) to recommend reasonable and enforceable policies which can be implemented to create a more responsible pet policy that imposes reasonable requirements on pet owners.

NYCHA will take this under advisement.

Eligibility, Selection and Admission Policies

- NYCHA has had a waiting list for years and needs to explain what is going on with the list.

The waiting time varies by development and room size required by the family. A family on a waiting list at a development with few move-outs will wait longer than a family on a waiting list with greater move-outs.

The Tenant Selection and Assignment Plan dated September 10, 2015 is posted on NYCHA's website at: <http://www1.nyc.gov/site/nycha/eligibility/apply.page>. The TSAP document lists and explains the transfer categories and describes the rental rotation in detail.

Development Department Activities

- NYCHA needs to explain why 10 – 15 residents have not received FHA homes.

The NYCHA Law Department has been diligently and consistently working on the closings on the FHA homes. As of August 2016, NYCHA has closed on 27 of the 48 homes that will be transferred to residents. NYCHA is working with the remaining residents to close on those homes by the end of 2016.

- Residents are concerned about NYCHA selling FHA homes to developers and would like to know what NYCHA plans to do with the 16 homes that are currently available.

NYCHA will be releasing an RFP for the remaining 16 single-family homes in the fall of 2016. Homes will be placed into bundles and applicants may submit proposals for more than one bundle. Resale of the homes will maintain affordability.

- NYCHA needs to recognize that there are other entities in the community (other than Restore and Habitat for Humanity) that can purchase FHA homes.

The upcoming RFP will be open to all applicants who would like to submit a proposal.

- The model evolving at the Wyckoff and Holmes Towers, mixed-income development sites should be used in all NYCHA communities where housing development is taking place: (1) the preparation of a written agreement with the community concerning the principles that will guide redevelopment. The agreement should include an understanding of how much of the generated revenue will be invested in within the community in needed capital improvements and (2) the formation of a Stakeholder Committee that includes resident leaders, concerned elected officials, and other community stakeholders.

All developments under the NextGen Neighborhoods program have been and will be centered on resident and stakeholder engagement and stakeholder input will inform the size, scope, and potential revenues generated by the construction of new housing units. Recently, NYCHA has created Stakeholder Committees at Wyckoff and Holmes Towers. These advisory groups will work directly with the selected developer(s) throughout the development process by representing the interests and concerns of their neighbors, constituents, and fellow NYCHA residents.

- NYCHA should replicate the resident engagement process for the 100% affordable sites with all future developments.

The resident engagement process for the 100% affordable sites will be utilized for all future NextGen developments.

- NYCHA needs to provide further details about the formation of stakeholder committees at NextGen NYCHA sites.

The Stakeholder Committee is an advisory group that will work directly with the selected developer by representing the interests and concerns of NYCHA residents, neighbors, and community. In order to ensure a diversity of interests and perspectives, the Stakeholder Committee will be comprised of:

- *Wyckoff residents, including a minimum of:*
 - *One Youth (18-24) resident from each building*
 - *One Senior (64+) resident from each building*
 - *One General (no age requirement) resident from each building*
 - *One Resident Association representative*
- *At least one non-NYCHA resident from the surrounding neighborhood*
- *5-7 representatives from Community Based Organizations (CBOs), advocacy groups, and elected officials*

NYCHA residents on the Committee must be current residents in good standing, be available for 5-10 hours per month, including quarterly public Advisory Committee meetings, and commit to participate for at least one year. All applicants must complete the online application. Once developers are selected for NextGen Neighborhoods sites, the Stakeholder Committee will regularly meet with the development team and will be actively involved in the project by giving NYCHA continuous feedback.

- It is recommended that adequate time should be given to finalizing the community agreement before an RFP is released. At Wyckoff Gardens, resident and community leaders claim the process was not completed before NYCHA released the RFP. Given NYCHA's investment in resident engagement, there is no reason this should reoccur.

NYCHA put forward a final draft of this agreement to the Stakeholder Committee.

- NYCHA Resident leaders and the resident and stakeholder committee at Wyckoff Gardens should have an opportunity to review submitted proposals and register their preferences before NYCHA selects a developer.

NYCHA will take this recommendation under advisement.

- NYCHA needs to explain if the development fee for the 100% affordable NextGen NYCHA development at Van Dyke Houses will come back directly to benefit Van Dyke.

It is expected that the money that is paid upfront from the developer to NYCHA will cover a portion of the total capital needs at Van Dyke. Addressing high priority capital needs will allow for critical repairs to take place that will improve the buildings and reduce maintenance work.

- NYCHA should maintain an open accounting of the revenue generated within each development and its allocations over time to needed improvements and revenues generated by each development should be prioritized to address the on-site backlog of needed major improvements.

It is expected that the money that is paid upfront from the developer to NYCHA will cover a portion of the total capital needs of the development. Addressing high priority capital needs will allow for critical repairs to take place that will improve the buildings and reduce

maintenance work. The balance of funds will be used to stabilize funding in the NYCHA portfolio.

- A resident recommended that mixed income strategies should be used only when NYCHA and tenants agree on the definition of affordability.

The new affordable housing units created will serve families earning no more than 60% of the Area Median Income (AMI) – which is approximately \$46,600 for a family of three in 2015. This is the minimum affordability and NYCHA will pursue the deepest affordability possible as the program moves forward.

- Tenants who are being relocated from scattered site housing should be told that they are leaving public housing.

There is no plan to relocate residents from scattered site housing.

- **Rental Assistance Demonstration (“RAD”) Activities**

- NYCHA should prepare a RAD handbook as a reference for NYCHA residents facing RAD conversion. Ideally, the handbook should be independently prepared, in consultation with NYCHA.

NYCHA’s RAD initiative is the “Permanent Affordability Commitment Together” (PACT) program. The federal RAD program ensures permanent affordability, while New York City’s PACT ensures some of the strongest resident protections in the country. NYCHA has worked with a number of resident leaders and advocacy groups to identify key issues and a set of principles to guide NYCHA’s RAD implementation. PACT’s guiding principles document is available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/rad-principles.pdf>. In addition, presentations from previous RAD (PACT) meetings and other information about the initiative is available here: <http://www1.nyc.gov/site/nycha/about/nycha-rad.page>

- The RAD Roundtable should be continued, in order to monitor the NYCHA conversion process, see that the principles for resident rights and protections are put into practice by the new owners and NYCHA, and address and unexpected issues that arise.

RAD Roundtables will continue in the fall of 2016 and throughout the RAD transition process. NYCHA has worked with a number of resident leaders and advocacy groups to identify key issues and a set of principles to guide NYCHA’s RAD implementation. PACT’s guiding principles document is available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/rad-principles.pdf>. More information about PACT is available here: <http://www1.nyc.gov/site/nycha/about/nycha-rad.page>

- Provision should be made with the new owners to promote the retention of NYCHA management staff at converted RAD developments. NYCHA should make every effort to absorb displaced staff at other developments it manages.

Currently, Ocean Bay Bayside is the only active RAD project. NYCHA is working with the new property management partner at Ocean Bay Bayside on employment opportunities for current employees and NYCHA is committed to redeploying staff at Bayside to other developments in the area.

- NYCHA needs to provide more information about RAD/PACT. Residents have been pleased to see the development of the RAD roundtable and believe it should be continued moving forward. There should be a hearing open to all NYCHA residents if NYCHA moves forward with RAD/PACT conversions.

There is a section of NYCHA’s website dedicated to RAD/PACT that is available here: <http://www1.nyc.gov/site/nycha/about/nycha-rad.page>.

PACT’s guiding principles document is available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/rad-principles.pdf> and fact sheets are available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-rad-faq.pdf> and here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/pact-factsheet.pdf>.

Information about PACT will be added to the website frequently. NYCHA is committed to working with and informing residents about all PACT initiatives and working groups will be continued at all PACT developments once developers have been selected. At this time, Ocean Bay (Bayside) is the only development that has been approved for a RAD/PACT conversion.

• **Capital Improvements**

- Residents of Whitman and Farragut would like to know when they will be receiving lighting upgrades. *There are currently no lighting projects funded with City Capital at these sites. Farragut has \$200K for “security” just allocated in FY17 by Council Member Cumbo, but the funds are not sufficient for a lighting project. NYCHA can work with Council Member Cumbo to install cameras with this funding with her approval.*

There are also funds allocated under the Dormitory Authority of the State of New York (DASNY). NYCHA will not be performing this work and does not have any information on the status of these projects.

Security / Lighting	Farragut	Mailboxes, Lighting and Security Cameras	500,000
Security / Lighting	Whitman	Mailboxes, Lighting and Security Cameras	250,000

- A resident at Whitman would like to know when scaffolding will be removed. *There is currently a construction contract in place to perform the façade restoration work needed in order to remove the sheds. Physical work will begin late September/early October 2016 and construction completion and removal of the sheds is planned for Mid-October 2018.*

• **Community Engagement and Partnerships**

- NYCHA should provide effective resident leadership training on an ongoing basis, by allocating an appropriate portion of TPA funds every year. Training is sorely lacking in such areas as organizing skills, advocacy, and engagement with NYCHA and the community at large.

NYCHA is partnering with the Murphy Institute to develop a Resident Leadership Academy that will offer courses on topics such as community organizing, civic engagement and advocacy.

- TPA funds should be used to hire organizers to help create resident associations in developments where they do not exist. Roughly a third of NYCHA communities have no resident association.

Of NYCHA's 328 developments, NYCHA currently has 250 established Resident Associations representing 273 developments. NYCHA is in the process of reforming TPA administration and the Resident Association Election processes. Both are being designed to develop capacity among resident leadership and increase civic engagement among NYCHA residents as a whole. With the reformed election process, NYCHA will target resident participation at the additional developments to establish new Associations.

- NYCHA should provide leadership training under contract by independent technical assistance providers, not by NYCHA itself. Resident preference should be considered in selecting the provider.

NYCHA's Community Engagement and Partnership Department has successfully moved away from direct service provision, and in doing so, NYCHA is partnering with entities to connect residents to a variety of services that cover capacity building and leadership training. Additionally, NYCHA's reformed TPA process will afford Resident Associations the opportunity to select and procure directly with providers of their choosing.

- Major emphasis should be given to engaging younger residents and those with limited English proficiency.

As part of the Next Generation NYCHA Plan, NYCHA has committed to working with resident leaders to develop youth resident leadership councils. It is NYCHA policy to make its programs and activities accessible to those with limited English proficiency. Among other efforts, NYCHA will continue to engage residents by utilizing the services of bilingual NYCHA employee volunteers who are members of NYCHA's Language Bank.

- An independent, external audit of the use of TPA funds to date should be conducted in order to assess and correct for past underutilization and any misallocations.

- *NYCHA's Audit department facilitated a review of the TPA funds, expenditures and the back funds. The results will be shared with Resident Leaders at the TPA conference scheduled for December 2016.*

- A resident would like to know if the public hearing is being taped.

NYCHA held a public hearing at the Borough of Manhattan Community College (BMCC) in Manhattan on August 3, 2016 that was recorded. The video live stream of the public hearing can be viewed in your browser using this link: <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>