

Proposed Consolidated Plan

Annual Performance Report 2013
Volume 2



NYCTM PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Effective as of March 31, 2014

Proposed Consolidated Plan

2013

Annual Performance Report

Volume 2



Bill de Blasio

Mayor, City of New York

Carl Weisbrod

Director, Department of City Planning

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Department of City Planning
22 Reade Street, New York, NY 10007-1216

nyc.gov/planning

DCP# 14-01

Proposed 2013 Consolidated Plan Annual Performance Report (APR)

March 31, 2014

VOLUME 2

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PART II -- Status of Actions Undertaken in Previous Year

Part II, Status of Actions Undertaken in Previous Year, is divided into five sections, A-F. The respective sections provide an assessment of the various housing, homeless, supportive housing, community development, and other federally-required activities undertaken by the City in 2013. Section A. is an assessment of the City's continuum of care for homeless individuals and families, and homeless special needs populations. The relevant public policies as required by HUD are described in Section B. This subsection addresses the federally-required activities undertaken by the City with regards to: barriers to affordable housing; resident initiatives within public housing developments; the elimination of lead-based paint hazards; an anti-poverty strategy to assist households of low- and moderate-income; changes to the City's institutional structure and the coordination of efforts between City agencies, not-for-profits and other entities to enhance Consolidated-Plan related activities.

In Section C. is a summary of the City's anti-displacement policy for federally funded housing rehabilitation and new construction programs. Section D. outlines an assessment of the City's HOME minority business enterprise and women business enterprise outreach-related activities in 2013. Section E. summarizes the status of City projects funded by HUD's Brownfield/Economic Development Initiative (B/EDI) Programs and Section 108 Loan Guarantee Program. Lastly, Section F. summarizes the procedures and subsequent results used by respective formula entitlement grant administering agencies' to monitor subcontractors, subrecipients, and project sponsors to ensure compliance with the statutory provisions of the National Affordable Housing Act.

A. Continuum of Care

The City of New York has a Continuum of Care in place that addresses the needs of the homeless, the elderly, persons with either physical or mental disabilities, persons with alcohol and drug addiction, persons with HIV/AIDS, public housing residents, youth, and victims of domestic violence. A detailed description of the Continuum of Care can be found in the 2013 Consolidated Plan.

The City undertakes a complex set of activities to cover the needs of each group of individuals and households within the classifications listed above. For the homeless an elaborate system including emergency shelter and transitional housing with services exists to assist persons and families to eventually find permanent housing.

Department of Homeless Services

The federal Department of Housing and Urban Development (HUD), under the terms of the McKinney-Vento Homeless Assistance Act, provides funding to localities to operate Continuum of Care Homeless Assistance Programs to assist homeless persons move to permanent housing and self-sufficiency. HUD distributes much of this funding through an annual grant competition that is announced in a Notice of Funding Availability (NOFA). Funds awarded through this competition support Permanent Housing (rapid re-housing and permanent supportive housing), Safe Havens, Transitional Housing, Supportive Services Only projects, and Homeless Management Information System (HMIS). All components promote the development of supportive housing and services that assist homeless individuals to transition from homelessness to living as independently as possible. Not-for-profit organizations may apply directly to HUD for funding, but only States, units of local government and Public Housing Authorities are eligible to apply for and administer rental assistance at this time.

The Department of Homeless Services (DHS) has coordinated the City's response to the HUD NOFA since 1995. It works in partnership with the New York City Coalition on the Continuum of Care (NYC CCoC), a large group of homeless service providers, consumers, advocates, representatives of the public, and government agencies. The NYC CCoC, as the lead entity for the City's homeless continuum of care planning process, analyzes service gaps and needs, sets annual priorities for the use of HUD funds, and establishes an application process for organizations seeking either new or renewal funding through the grant competition. As the NYC CCoC lead agency, DHS coordinates all application processes, reviews and ranks project applications, provides technical assistance to organizations wishing to apply for funds, and prepares and electronically submits the Continuum of Care Application and Priority Ranking for the NOFA application. DHS is the HMIS Lead and System Administrator for the CCoC's HMIS. New York City has been successful in obtaining funding through the HUD NOFA.

The following table summarizes HUD grant awards made in New York City since 1995.

NOFA Year	Funds Awarded (Millions)	Number of Grants
1995 - 1999	\$331.4	303
2000-2004	\$360.60	696
2005-2008	\$316.7 (\$74.0+\$75.5+\$83.3+\$83.9)	811 (161+189+228+233)
2009	\$102.1	249
2010	\$101.6	260
2011	\$103.9	262
2012	\$113,178,205	\$113,178,205
2013	\$114,655,196*	234*

* The 2013 CoC NOFA awards will be made in program year 2014. The numbers in this chart indicate the number of grants and the total award that the NYC CCoC applied for in the FY13 CoC NOFA.

The ESG funds that DHS receives are used for street outreach, emergency shelter, prevention, and rapid re-housing.

Street Outreach

Throughout 2013, ESG funds continued to support DHS' outreach activities to street homeless persons. DHS and DOHMH jointly fund 4 outreach programs that serve all 5 boroughs of New York City (Brooklyn and Queens are combined). The contracts are organized in such a way that provides a single point of accountability for street homeless clients in each borough. Outreach programs are to focus primarily on transitional and permanent housing placement of chronically homeless clients in an effort to reduce the street census. Teams coordinate services and make placements in drop-in centers, safe havens, stabilization beds, reception centers, shelters and many different permanent housing settings. Many of these placements also provide homeless individuals with meals, counseling, medical/psychiatric services, showers, laundry facilities, recreation space, referrals for employment, assistance in applying for benefits, and other social services. In 2013, ESG funding was used for three of the four outreach teams, which placed 343 chronically homeless street clients were placed into housing options.

Emergency Shelter

Governed by a unique right to shelter mandate, New York City provides emergency shelter to adult and child who is eligible for services, every night. At the end of CY 2013, 153 shelters for families with children, 87 shelters for single adults, and 19 shelters for adult families were in operation under the administration of DHS. These shelters provide supportive services based on the individual or family's need, but focus on employment, educational attainment, mental health and substance use treatment, case management, health services, and housing placement. DHS placed 8,526 single adults into housing during CFY 2013. 20 of the Single Adult emergency shelters and six Family emergency shelters received some ESG funding in CY2013.

Employment is a cornerstone of DHS' effort to help its clients move back to independence. Federal ESG funding supports several employment initiatives. The Harlem I program in Manhattan is a substance-free environment for 198 men that stresses the importance of saving money and self sufficiency. The program assists clients with employment including career counseling, job search assistance and placement services. ESG is also used by DHS to fund four staff members to provide employment counseling/intake and assessment at various adult shelters throughout the shelter system. Access to mainstream resources and workshops including employment readiness, resume writing and interviewing techniques are conducted. DHS staff in the Adult Services Division are also funded by ESG to provide case management and placement services to clients to move them quickly to permanent housing. The combined employment initiatives served 496 homeless clients in CY2013.

DHS recognizes that its shelter residents face other obstacles in achieving independent living. For this reason, DHS operates several shelters specifically for clients who are chemically dependent. ESG funding supported three substance abuse initiatives: substance abuse counselors at Barbara Kleinman and substance abuse services at the Kenton and Forbell shelters. These substance abuse initiatives placed 271 persons into permanent housing in CY2013.

ESG funding supported mental health services at five DHS shelters: Help Women's Center - TLC, Valley Lodge, Project Renewal's Fort Washington Shelter, the Park Avenue Shelter and the Park Slope Shelter. The ESG-funded mental health programs described above placed 324 clients into permanent housing in CY2013.

While the standard shelter model serves a majority of our clients well, some clients need additional support and enriched services in order to make the transition from shelter to independent living. ESG funded three Next Step Shelters which serve clients in a more structured and service intensive environment, who have not been successful in completing the goals of their independent living plan. Some of the highlights of the Next Step programs are the establishment of a detailed independent living

plan (ILP) with clear, concrete deliverables with specific target dates for completion; a rich array of life skills-building workshops and motivational group work; rewards for compliance with the ILP and consequences for non-compliance; and intensive case management and daily client engagement. In CY2013, 265 clients were placed into permanent housing from these facilities.

In addition to the traditional shelter model, New York City created a low threshold model of emergency shelter for individuals living on the streets who repeatedly refused to enter shelter called Safe Havens (not to be confused with HUD-funded Safe Havens). They offer fewer rules and private/semi-private rooms. NYC safe havens are funded in with ESG. The ESG funded safe havens placed 72 clients into permanent housing in CY2013.

ESG funding also supported two Drop-In Centers in CY2013. Drop-in Centers provide clients with food, shower/bathroom facilities and chairs to rest. Case managers and housing specialists work with drop-in center clients to obtain any needed services, medical care, mental health treatment, benefits and permanent housing. In CY2013, the Grand Central and CAMBA Drop-In Centers placed 233 clients into permanent and transitional housing.

DHS's Office of Client Advocacy (OCA) provides a voice for clients within DHS's portfolio of programs by mediating conflicts between shelter staff and clients, assisting clients to overcome barriers to permanent housing, interacting with other agencies and organizations on behalf of clients, and addressing phone and walk-in inquiries. The OCA is responsible for assisting clients in navigating the service system and bringing systemic issues to the attention of DHS and providers. The staff assists clients with a wide array of challenges. The staff encourages clients to first work with caseworkers or shelter staff to resolve individual issues. The OCA also facilitates monthly Client Meetings with both single adults & families. Individuals and families can contact a staff member between the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday, and the OCA has a hotline that records messages 24 hours a day. Messages left after hours are responded to the next business day. The OCA works with clients who come to our office for emergencies Mondays through Thursdays from 9-5. Staff is located at Beaver Street. The OCA travels to meet clients at our intake facilities, shelters, drop-in centers and street locations to work with clients make presentations and participate in case conferences. In 2013, the Advocacy Unit served a total of 5,343 constituents. ESG funds continue to be utilized for this unit.

Homelessness Prevention

DHS' Homebase program remains at the center of prevention efforts, as it assists families and individuals to overcome immediate housing issues that could result in becoming homeless, while also helping them develop plans for long-term stability. With locations in community districts throughout the five boroughs, Homebase remains the cornerstone of the City's homelessness prevention efforts, crafting individualized assistance to meet the needs of each household. Among the services that may be offered are: Family or tenant/landlord mediation; Household budgeting; Emergency rental assistance; Job training and placement; and, Benefits advocacy (child care, food stamps, tax credits, public health insurance). Eleven HomeBase programs were partially funded by ESG in CY2013 and 12,010 single adults were provided with homelessness prevention services.

Rapid Re-Housing

Rapid re-housing assistance is available for families who are homeless according to HUD's definition and for whom the ESG assistance can be used within the first 10 days of a shelter stay to re-house the family. This assistance is provided through the Resource Room at DHS's PATH office. 817 families were assisted with rapid re-housing services in CY2013.

Department of Health and Mental Hygiene - Bureau of HIV/AIDS Prevention & Control

For a review of the Department of Health and Mental Hygiene-Bureau of HIV/AIDS Prevention & Control's activities to assist persons living with HIV/AIDS, please refer to Volume 1., Part I.A.4., HOPWA CAPER Assessment.

New York City Housing Authority

NYCHA has several ongoing initiatives aimed at reducing the incidence of homelessness. These initiatives include:

Relocation of Homeless Families and Preventive Program through Section 8 and Public Housing Assistance

As part of the City's homeless strategy, NYCHA allocates Section 8 vouchers to be used as a preventive tool to assist working poor and other households at imminent risk of entering a shelter and with limited ability to afford an apartment in the long term. A total of 0 Section 8 rentals and 257 public housing placements were made during 2013 into these programs.

Families at-risk

Family Unification and Independent Living Programs

The Family Unification Program provides public housing apartments and Section 8 rental assistance to families, who are not NYCHA tenants, who due to the lack of adequate housing, are at-risk for having their children retained in foster care. Once adequate housing is provided, children are returned to their families. The Independent Living Program provides public housing apartments and Section 8 rental assistance to young adults leaving foster care who have a goal of Independent Living. NYC Children's Services (formerly the Administration for Children's Services) certifies families and young adults that meet these requirements. In 2013, there were 0 apartments rented as a result of the issuance of Section 8 vouchers to persons serviced through the Children's Services' Housing Support and Services ("HSS") unit. During 2013, there were there were 393 public housing units rented as a result of HSS services, for the same year. Of that sum, 207 public housing units were rented to Independent Living youths and 186 public housing units were rented to families being reunified.

Individuals at-Risk

Homeless Veterans

The HUD Veteran's Affairs Supportive Housing (VASH) program provides Section 8 rental assistance to homeless veterans. This program combines Section 8 rental assistance with case management and clinical services provided by the Veteran's Administration (VA) at its medical centers and in the community. The New York City Department of Homeless Services is working jointly with the local VA office to pre-screen and refer applications to NYCHA. NYCHA began receiving VASH applications in October 2008 and has rented 2,019 Section 8 apartments through September 2013. NYCHA was allocated an additional 250 VASH vouchers in October 2013

Disabled

Persons with Disabilities - Section 504

In accordance with the Voluntary Compliance Agreement (VCA) signed jointly with the Department of Housing and Urban Development in 1996, NYCHA agreed to make five percent of its total units, equivalent to 9,100 apartments, handicap accessible and made available to residents / applicants with mobility impairments. In addition, NYCHA will provide reasonable accommodations and 504 modifications to existing conventional apartments.

As of December 31, 2013, NYCHA has converted 7,694 units to 504 and completed approximately 12,662 partial modifications in NYCHA units including, but not limited to, widened doorways, roll-in showers, modified kitchen cabinets, lowered kitchen sink counters, bathroom grab bars, raised or lowered electrical outlets, raised or lowered toilet seats as well as audio/visual alarms.

NYCHA also offers reasonable accommodations in policies, procedures and practices that will make non-dwelling facilities, services and programs accessible to persons with disabilities.

Victims of Domestic Violence

For a description of the activities and accomplishments of the Housing Authority’s Supportive Outreach Services (SOS), Emergency Transfer Program (ETP), Domestic Violence Aftercare, and Witness Relocation Programs please refer to the Mayor’s Office to Combat Domestic Violence (MOCDV) description of activities for the prevention of displacement and housing-related assistance to victims of domestic violence located at the end of this section.

Department of Health and Mental Hygiene

The Department of Health and Mental Hygiene (DOHMH) is committed to working with both government partners and private not-for-profit agencies to provide services to persons with serious mental illness, mental retardation, developmental disabilities, and alcohol and substance use disorders. In City Fiscal Year 2013, the Department funded over 1,000 mental hygiene programs.

People with Mental Illness

As of December 2013, the City and State were providing a continuum of housing options for individuals with mental illness amounting to nearly 19,696 residential units in New York City:

- Licensed Housing Units 6,311
- Supported Apartments and SRO Units 13,385

There are approximately 3,501 state and city housing units in various stages of development and over a thousand new units of housing to be created under the third City/State New York/New York Agreement. This includes 652 units in construction or under development through the State. Also, OMH is in the process of siting 175 capital units. Funding for these units had previously been frozen.

Other Community-Based Program Services

The New York State Office of Mental Health funds scatter-site supported housing units statewide, 6,621 of which are in New York City.

New York/New York Agreements

Under the 1990 New York/New York I Agreement, 3,617 units of new housing are available for individuals who are homeless and living with mental illness.

The 1999 New York/New York II Agreement provided for another joint City/State effort to develop approximately 1,500 additional housing units for individuals living with mental illness who are homeless. By securing various other sources of funding, the City was able to increase its share of development by an additional 327 units, with capital funding provided by the New York City Department of Housing Preservation and Development (HPD). Of these NY/NYII units, 1,827 are currently available. All 500 State OMH congregate sites are open. The City and State jointly fund these units at \$12,735.

Under the 2005 New York/New York III Agreement, the City and State are developing approximately 9,000 new units over ten years to serve individuals who are homeless and living with mental illness and various other special needs populations. The units began opening in 2007 and the funding ranges from \$14,888/unit for adults who have been chronically homeless and have a serious mental illness to \$25,000/unit for families who have been chronically homeless where the head of household has a serious mental illness. The procurement process is ongoing and various State and City agencies responsible for NY/NY III have issued RFPs for some of the units. As of December 2013, approximately 1,395 units funded by the State and City combined were opened, for various populations. This includes 457 units for Populations A, B and C and 112 “Services Only” units for Population A. With Services Only units, HCR or OTDA funds the capital and OMH provides the service funding.

High Service Needs I and II Housing

The first High Service Needs City/State match for a congregate housing development program was initiated in State Fiscal Year 2001 to provide approximately 800 new congregate housing units for mentally ill persons with high service needs. The State made awards for the development of 320 service-enriched SRO units for single adults and 80 community residence units for children and youth. A total of 275 adult units are open, 45 are in development and all 80 children's units are operational, all of which are now operating. The City's match of 400 units, funded at a rate of \$14,106 per unit annually, is all for single adults. 400 units are operational as of December 31, 2013.

The second High Service Needs City/State match for congregate housing development was authorized in State Fiscal Years 2004 and 2006 to provide 1,600 units of supported housing for single adults with mental illness in New York City. The State issued an RFP in the fall of 2003 for its commitment of 800 units, and the City issued an RFP for its 800 matching units in February 2005. The State will be providing \$13,233/unit annually to subsidize the social service and building operation costs, and the City will contribute an additional amount to bring the total annual funding to \$14,888/unit. As of December 2013, the State had awarded contracts for all but 91 of the 800. A total of 471 units are currently operational. An additional 25 units will be operational during 2013. The remaining units are in various stages of development. The city has currently contracted for 800 units which are available for housing. 121 more units will be available in FY 2013.. There are approximately 1,050 operational High Service Needs Units funded by both the City and State. Unit procurement and development are expected to continue over the next few years.

SMI/SED Young Adult Pilot Program

In July 2006, the City released an RFP for a pilot program to create supportive housing for young adults with serious and persistent mental illness or serious emotional disturbances. This initiative will fund 52 units at \$22,000 per unit annually. All of these units are currently operational.

Human Resources Administration

HRA's HIV/AIDS Services Administration (HASA) administers supportive social and housing services for persons and families living with HIV/AIDS. These services are supported with grants from both HOPWA and other federal funds. The grants are also complemented with other funds from both New York State and New York City. Please refer to the Department of Health and Mental Hygiene/Office for AIDS Policy Coordination Continuum for a description of HASA activities.

The Human Resources Administration (HRA) directly operates one emergency domestic violence shelter, oversees the reimbursement of 51 domestic violence shelters and oversees and provides client referrals for our transitional housing program for victims of domestic violence. Please refer to the Mayor's Office to Combat Domestic Violence (OCDV) Continuum for a description of HRA domestic violence-related activities.

In addition, HRA cooperates with several city agencies, including DOHMH, the Department of Homeless Services, and the Department of Housing Preservation and Development, to address the needs of the homeless mentally ill. HRA also administers the Home Energy Assistance Program, to provide income eligible senior citizens and low-income individuals and families with heating assistance.

Department for the Aging

The City provides for a Continuum of Care for the elderly through a variety of direct and community-based supportive services, protection against rising rents, and property tax abatements. These efforts play a significant role in helping seniors to live independently for as long as possible.

- In 2013, there were no HUD Section 202 funds awarded in New York City. However, with funds awarded in previous FFYs, 185 new units of 202 housing for very low-income elderly were brought on line.

- In CFY 2013, the Department's contracted Legal Services Programs provided over 28,934 hours of free legal services for the elderly, including assistance with landlord/tenant issues, housing conditions, tenants' rights, and discrimination.
- The Department provided information and assistance to elderly and their families in need of housing options or housing-related assistance. During CFY 2013, DFTA responded to over 10,000 inquiries or service requests for low-income senior housing, housing options for frail or disabled seniors, home repair, of housing-related assistance referred through the City's 311 Customer Service Center.
- Through its contracted service providers, in CFY 2013 the Department provided for more than 890,000 hours of home care, and over 11.5 million congregate and home delivered meals were provided to older New Yorkers at senior centers and in the homes of the homebound elderly.
- Through its network of community-based providers, in CFY 2013, DFTA's Elder Abuse Programs provided 17,930 hours of assistance to victims of elder abuse, including older victims of harassment or financial exploitation (including predatory lending), which can often lead to displacement.
- The City's Senior Citizen Rent Increase Exemption Program (SCRIE), administered by the NYC Dept of Finance, exempts low income elderly living in rent-regulated housing from future rent increases, thereby preventing displacement or eviction in many cases. In CFY 2013, SCRIE provided tax abatements of \$123.7 million to landlords on behalf of eligible senior households.
- The City's Senior Citizen Homeowner Exemption Program, administered by the Department of Finance provided approximately 53,000 income-eligible senior households with partial property tax exemptions, totaling \$110.9 million.

The above services contribute to the continuum of care and needed support services within the community, and play a significant role in helping seniors remain living independently in the most appropriate and least restrictive environment.

- The City has continued its pro-active role in lending technical support to and facilitating the development of service providers in housing-based settings. In CFY 2013, the Department for the Aging, through its contracts to provide on-site Supportive Service Programs in Naturally Occurring Retirement Communities (NORC'S), funded over 100,000 hours of supportive social service and healthcare management/assistance. These and other supportive services were provided to approximately 15,600 elderly residents in these communities. In NORC's and traditional senior housing settings the Department for the Aging has continued to provide training, information and educational opportunities to those working in housing locations to help elderly maintain their independence and level of functioning in their home.

The Mayor's Office for Persons with Disabilities

The Mayor's Office for People with Disabilities (MOPD) provided assistance, information and referrals to people with disabilities who sought to find accessible, affordable housing, or assistance renovating their current residences. In addition, MOPD provided assistance to individuals subjected to disability-related housing discrimination, including illegal evictions, and information about their housing rights. MOPD also provided legal and technical assistance to landlords and building managers seeking to understand their obligations regarding accessible facilities and non-discriminatory practices. During the 12-month period from January 1, 2013 through December 31, 2013, MOPD assisted approximately 201,946 people in total. MOPD also provided technical and legal assistance in the design and construction of accessible housing to private and City architects. Building types included multiple dwellings, homeless shelters, domestic violence shelters, and associated community facilities such as day care centers, offices, and other social service facilities.

In 2013, MOPD continued to gather and maintain data regarding accessible and affordable housing. When such housing comes up for rent or sale, MOPD forwarded the information to a number of non-profit organizations with housing locator components. MOPD also provided this information to individuals who contacted the office.

In addition, MOPD is responsible for project administration of Project Open House, a program operated with CD funds to provide barrier removal, including accessible entrances, lifts and other renovations, for homes of low-income people with disabilities.

MOPD has worked with other City agencies to transmit constituent concerns and provide informal investigative assistance in housing related complaints. These complaints ranged from failure to remove barriers to public accommodations, failure to reasonably accommodate residents with disabilities and the general accessibility provisions under a number of laws. A major and continuing complaint has been the lack of affordable housing for people with disabilities. In 2013, MOPD received approximately 46,500 housing inquiries in regards to affordable housing and housing discrimination, including calls, emails and walk-ins. MOPD will continue to expand its efforts in these areas.

Further, MOPD is a partner in the city's Affordable Housing Resource Center (AHRC), located at <http://www.nyc.gov/html/housinginfo/html/home/home.shtml>. The AHRC provides information on all aspects of City housing, including renting an apartment, buying a home, and apartment maintenance issues. This site is also the location of the City's affordable housing lottery listings.

In addition to MOPD's activities addressing the needs of people with disabilities, HPD's Office of Community Support services and Equal Opportunity reviews, evaluates and monitors housing projects with federal funding (Home, Section 17, CDBG, etc.) to insure compliance with the Federal Fair Housing Amendments Act of 1988, Section 504 of the Federal Rehabilitation Act, the ADA, and the required fair housing marketing plans.

MOPD plays an ombudsman's role in relocating HPD tenants with disabilities into City owned housing. MOPD also provides an informal mechanism for discrimination complaints to resolve disputes against City owned and supervised properties.

All of the apartments developed by HPD in its new construction projects with elevators are made adaptable for people with disabilities in accessible buildings. Efforts are made to attract tenants for these apartments through marketing efforts in newspapers, local fair housing offices, and MOPD.

MOPD, in partnership with the Department of Finance, handles many inquiries regarding the Disabled Rent Increase Exemption (DRIE), which exempts low income qualified people with disabilities living in rent-regulated housing from future rent increases, thereby preventing displacement or eviction in many cases. At the close of 2013, there was an active caseload of approximately 8,223 households receiving DRIE benefits.

MOPD also hosted its first "Housing Symposium" on April 1, 2013 which was designed to educate individuals with disabilities about available housing options in New York City. There were over 250 individuals that attended the event.

Department of Youth and Community Development

DYCD's Runaway and Homeless Youth (RHY) continuum of services is designed to protect runaway and homeless youth and, whenever possible, reunite them with their families. In cases where reunification is not possible, these programs help youth progress from crisis and transitional care to independent living arrangements. The New York State Office of Children and Family Services (OCFS) regulates residential services provided by youth bureaus across NYS. The New York City Charter designates DYCD as the NYC Youth Bureau.

In 2006, DYCD established a new “continuum of care” model for its runaway and homeless youth (RHY) system that included drop-in centers for each borough, revised street outreach services, specialized services for Lesbian, Gay, Bi-Sexual, Transgender, and Questioning (LGBTQ) youth, pregnant and parenting youth, and sexually-exploited youth, and expanded shelter options. DYCD anticipates that a new RFP will be released in 2014-15.

DYCD services include:

- Borough-based Drop-in Centers
- [Crisis Shelters](#) (regulated to serve youth under age 21)
- [Transitional Independent Living \(TIL\) Programs](#) (regulated to serve youth ages 16 to under 21)
- [Street Outreach Services](#)

CFY2013 Program Facts:

Total Program Budget:

- \$11.9M (CTL: \$11 million; State: \$778,256; Emergency Shelter Grant: \$98,217)

Providers:

- Projected Enrollment: 8,125 Drop-in Center participants, 9,600 Street Outreach contacts
- 12 providers
- 36 contracts
- 25 sites (6 Crisis Shelters; 12 TILs, 7 Drop-in Centers)

Service Levels:

- Crisis Shelters: 116 beds
- TILs: 137 beds
- Drop-in Centers (one in each borough): 8,462 projected participants with 3 additional hubs funded by the City Council in Brooklyn, Upper Manhattan, and the Bronx
- Street Outreach (2 programs): 9,600 projected contacts

CFY 2013 Program Facts:

- Residential beds: 253; 90% utilization rate for TILs, 98% utilization rate for Crisis Shelters
- Certified residential facilities: 18
- Drop-in Centers: 14,254 participants served
- Street Outreach: 11,071 participants served

Highlights:

- DYCD has helped develop additional residential capacity for RHY through its partnership with OCFS, including 10 newly NYS-certified facilities since 2006.
- Implemented the Family Therapy Intervention Pilot (FTHIP). The FTIP initiative is designed to help youth remain in or return to their homes by promoting their families’ acceptance of their sexual orientation. Research has shown this will reduce the negative outcomes often experienced by LGBTQ young people. The NYC Commission on LGBTQ Runaway and Homeless Youth made family therapy a top recommendation in its report. An evaluation of FTIP is underway and will be completed in 2014. Based on ongoing review of current services and relevant research, DYCD will continue to emphasize the importance of encouraging positive family relations through guidance and technical assistance for providers and its upcoming RFP.
- In 2013, DYCD partnered with NYC Administration for Children’s Services (ACS) to begin the Safe Harbor Initiative with funding provided by the New York State Office of Children and Family Services. Through this initiative, DYCD, through its provider agencies, is providing individual and group

counseling to youth at ACS's two juvenile justice facilities, Crossroads and Horizons and providing counseling to youth and technical assistance to staff at the ACS Children's Center. The focus of the counseling is to address the issue of sexual exploitation with youth who are most vulnerable to encounter experiences with this aspect of life on NYC streets.

- Additionally, through the Safe Harbor initiative, street outreach services were expanded with the addition of a street outreach team, including a van, which will focus on engaging foster care youth in areas known to be frequented by youth at high risk of sexual exploitation.
- DYCD also added 40 additional SYEP slots in the summer of 2013, dedicated to high risk youth in placement due to sexual exploitation and youth placed at the Children's Center.

Administration for Children's Services

The Administration for Children's Services provides a range of supports and services to families and young people who are aging out of foster care. Statistics indicate that children who age out of the foster care system are at an elevated risk for homelessness. The City of New York is working to provide programs to assist such youth in obtaining suitable and permanent housing. The ACS Division of Family Permanency is responsible for administering various housing supports and other services to our clients. ACS also collaborates on the development of a number of innovative supportive housing programs for youth aging out of foster care. The following is a description of the housing supports and resources offered by ACS:

1. Resources for Families with Children

Family Unification Program (FUP)

In August 2002, Children's Services, in cooperation with the New York City Housing Authority (NYCHA), developed the Family Unification Priority (FUP) Code Program. Through the Family Unification Priority Code Program, ACS is able to obtain Public Housing apartment for any qualified family served by Children's Services, which would help keep families together when appropriate and safe, and reduce the amount of time some children may have spent in foster care. This program offers our families a reliable option to obtain stable, affordable housing so that they can be reunified with their children in care. During 2013 more than 300 ACS families were reunified in NYCHA housing due to this priority agreement.

To qualify for this priority access, families must meet the following criteria:

- a. The family has at least one child currently in foster care.
- b. Lack of adequate housing is the sole barrier to family reunification, i.e., "but for the lack of adequate housing, the family could be reunified with the child(ren) in foster care".
- c. The family has a stable source of income and the total household income is within the NYCHA Admission Income Limits (Based on Gross Income).
- d. All household members over the age of 16 are able to pass the NYCHA Criminal Background Check.

2. Resources for Youth Aging out of Foster Care

In cooperation with NYCHA, ACS developed a priority for youth leaving foster care who have a goal of APPLA, (formerly known as Independent Living). To qualify, a youth has to meet the income eligibility criteria (earning less than \$27,750 gross/year for a household of 1 person), as well as other NYCHA requirement. Youth aging out of foster care continue to have priority code access to Public Housing. To qualify for this program, youth in foster care must meet the following criteria:

- a. At least 18 years of age and in care with an anticipated discharge date within the next 6 months; and, with income that is within the NYCHA Admission Income Limits
- b. Has no discharge resource.

- c. Either employed, in school, or in a training program.
- d. If not employed, has another stable source of income.
- e. Able to pass the NYCHA Criminal Background Check; not all crimes are disqualifiers.
- f. No drug use in the past 3 years unless able to submit proof of satisfactory completion of drug treatment.

ACS strives to ensure that youth leaving the foster care system have a stable place to live and a meaningful connection to an adult in the community. Youth are also actively involved in education and/or employment plans at the time of their discharge. To better serve our youth, Children's Services collaborated with the NYC Department of Housing Preservation and Development, Common Ground Community, and Good Shepherd Services to develop the country's first Foyer Program – a residential career development program for young people aging out of the foster care system, that are homeless or at risk of being homeless.

The Foyer Program is designed to prevent homelessness by offering a comprehensive transitional experience to independent adulthood. Participants work over an 18-month period towards goals of permanent housing and stable employment with career skills by the time of graduation. Residents participate in employment, educational mentoring and life-skills training programs. The 40-unit program is based on a European model and is the first of its type in the United States. With this innovative program, Children's Services is helping young people develop the tools and skills necessary to avoid homelessness as adults.

In addition, Children's Services, in cooperation with a variety of private not-for-profit housing developers, continues to support the development of supportive housing for the children and families in our care. Below are some examples of the supportive housing programs our youth can qualify for.

- Operated by the Lantern Group, Schaefer Hall has 25 studio apartments for IL youth aged 18-23 in a facility with a total of 91 units. Supportive services include case management, employment and educational resources, entitlements assistance/advocacy, social and recreational activities, medical and mental health referrals, substance abuse counseling, independent living skills training, support and informational groups, health and nutritional counseling, and consistent emotional support.
- Developed by the Edwin Gould Academy, the Edwin Gould Residence provides 51 apartments (studios and one-bedrooms) for IL youths aged 18-22 upon intake. Supportive services include individual and family counseling, peer support groups, social service information and referrals, educational and vocational placement, career counseling, employment and job training referrals, tutoring and mentoring, business training, medical and mental health services and referrals, substance abuse counseling and referrals, and post-Residence housing assistance. The populations served include homeless youth, former foster care youth, and juvenile justice system placements.
- Community League of the Heights (CLOTH) is a community-based housing provider that has program components designed specifically for alumni of foster care. Community Access Network (CAN) provides the services component for the youth residing in these building through this program. Services provided include assisting tenants with entitlements and budgeting, counseling, referrals to schooling and job training, crisis intervention, referrals to medical, substance abuse, and psychiatric care, and household and wellness self-management.
- Independence Starts At Home (ISAH) is a Local Initiative Support Corporation (LISC) Pilot Program. ISAH is a collaboration among LISC, selected Community Development Corporations (CDCs), and Children's Services that placed youth transitioning from foster care into quality, permanent housing with on-site supports for the youth. The apartments are largely studio and one bedroom apartments located in West Harlem neighborhoods in Manhattan and Bedford-Stuyvesant in Brooklyn.

On February 16th 2007 New York City and New York State entered into the New York/New York III Supportive Housing Agreement. This landmark agreement calls for the development of 3,850 units of supportive housing, including 300 units for youth of which 200 are specifically for young people aging out of foster care.

The Children's Services Eligible Categories are:

- a. Young adults between ages 18-21 who are being discharged from foster care within the next six months. Young adults ages 18-25 who were discharged from foster care more than one year after their sixteenth birthday and are at risk of street or sheltered homelessness also qualify.
- b. Young adults between the ages of 18-24, who are being treated in a New York State licensed residential treatment facility or state psychiatric facility who have been diagnosed with a serious mental health illness. This group of young adults must be in the process of leaving foster or left foster care within a period of two years, with an elevated risk for street or sheltered homelessness. They must also be able to live independently with supportive housing.

Currently all available NY/New York III beds for ACS youth have been filled, and we continue to maintain a waitlist for youth leaving foster care.

3. Resources Targeted for Families and Youth

Housing Subsidy Program for Youth and Families

ACS also operates a Housing Subsidy Program that targets certain families, as well as youth ages 18-21 who are being discharged from foster care to Independent Living. Families are eligible when a primary barrier to reunification is lack of adequate housing or when they are receiving Children's Services preventive services and the lack of adequate housing is a primary factor putting their children at risk of placement into care. Once deemed eligible, up to \$300 is available per month per client for up to three years to assist with paying rent or mortgage. The subsidy is subject to a lifetime cap of \$10,800 for each youth or family that participates in the program. The subsidy payments are made directly to the landlord to prevent any interference with public assistance grants.

There are two other components of the program that provide extra support to our clients. One-time grants of up to \$1,800 are available to assist with expenses associated with obtaining a new apartment, such as a security deposit, broker's fees, furniture, mover's fee, extermination, and essential repairs. Separate one-time grants can also cover up to \$1,800 in rental arrears. However, these one-time grants are counted against the lifetime cap of \$10,800.

As part of the Children's Services strategic plan, ACS is committed to assisting our youth in obtaining positive outcomes once they leave foster care. This entails:

- Youth will have permanent connections with caring adults.
- Youth will reside in stable living situations.
- Youth will have opportunities to advance their education and personal development.
- Youth will be encouraged to take increasing responsibility for their work and life decisions, and their positive decisions are reinforced.
- Young people's individual needs will be met.
- Youth will have ongoing support after they age out of foster care.

ACS' work with youth emanates from a strength-based, youth development philosophy that encourages youth participation in decision-making and planning for his/her own future and goals. In support of this philosophy, Children's Services works with its contractors and other stakeholders by cultivating high practice standards, identifying resources to support program implementation, and techniques to support the execution and monitoring of this work. ACS offers technical assistance, training and a host of other services to these stakeholders to ensure positive outcomes for youth in foster care.

ACS has also developed the Housing Academy Collaborative (HAC) which provides training to foster care youth who have applied for NYCHA or NY/NYIII housing. The training focuses on being a good tenant, money

management, referrals for educational or vocation programs and other issues related to youth living on their own.

Office to Combat Domestic Violence

1. Citywide Coordination of Services

In November 2001, New York City residents voted to amend the City Charter to establish a permanent office that would comprehensively address issues of domestic violence. Mayor Michael R. Bloomberg appointed Yolanda B. Jimenez as the first commissioner to head the new office, which is one of only a few municipal government offices in the United States focused solely on the issue of domestic violence.

The Mayor's Office to Combat Domestic Violence (“OCDV”) develops programs and policies aimed at reducing domestic violence and works with diverse communities to increase awareness about domestic violence. Through outreach to community leaders, health care providers, city agencies, and representatives from the criminal justice system, it holds batterers accountable and creates solutions that are critical to preventing domestic violence in New York City.

A description of domestic violence initiatives by OCDV and the City agencies it oversees is listed below.

Domestic Violence Fatality Review Committee

The Domestic Violence Fatality Review Committee (“FRC”) examines information related to domestic violence fatalities in the City and develops recommendations regarding services for the victims. In 2013, the FRC completed a community needs assessment in Community Districts 3, 8 and 16 in Brooklyn. The community assessment found that: (1) community members, including victims, do not always understand that domestic violence need not include physical abuse; (2) some victims’ perception of a lack of resources, such as access to financial assistance and housing options, affects their ability to leave a relationship; and (3) challenges exist in connecting undocumented immigrant victim to services. Actions have been taken to increase knowledge of services through: (1) strategically placed messaging in local business locations and supermarket circulars; (2) training of City employees at the Department of Homeless Services and the New York City Housing Authority; (3) outreach to non-domestic violence community-based service providers to raise awareness of the domestic violence services available; and (4) partnering with the Mayor’s Office of Immigrant Affairs (MOIA) to reach out to immigrant communities throughout the City about domestic violence and immigrants’ right to services.

New York City Family Justice Center Initiative

The New York City Family Justice Center Initiative is an initiative of OCDV in partnership with the District Attorneys’ Offices. The Centers are located in the Bronx, Brooklyn, and Queens. With public and private funding, these innovative Centers help domestic violence victims break the cycle of violence by streamlining the provision of supportive services. Clients receive their choice of services that are made available in their language, while their children play in the next room. The following provides an overview of the number of clients visiting the Centers:

Client Information: Since Center’s Opened

	Combined	Brooklyn	Bronx	Queens
Total Client Visits	242,668	136,353	49,170	57,145
New Clients	98,261	59,269	17,787	21,205
Total Children Room Visits	20,697	11,902	4,536	4,259

Client Visits: 2013

	Combined	Brooklyn	Bronx	Queens
Total Client Visits	44,837	19,673	14,023	11,141
New Clients	15,260	6,611	4,750	3,899
Total Children Room Visits	3,849	1,697	1,345	807

The Manhattan Family Justice Center is currently under construction and is scheduled to open during the first quarter of 2014. In addition, OCDV has started the initial planning for the New York City Family Justice Center in Staten Island.

Staten Island Domestic Violence Response Team

In 2012, OCDV launched the Staten Island Domestic Violence Response Team (DVRT), which provides rapid response to high-risk cases by facilitating interagency coordination and collaboration to effectively meet the services and safety needs of clients. DVRT seeks to preventively reduce the incidence of homicide and develops recommendations to enhance and streamline the delivery of City services to domestic violence victims.

The DVRT Team also frequently participates in public education activities across Staten Island to raise awareness of the services available to domestic violence victims. The public education activities include handing out pamphlets, palm cards and brochures at local retail locations, public transportation hubs and festivals. During 2013, the DVRT Team distributed more than 13,000 pieces of public education material.

New York City Family Justice Center, Brooklyn, Early Victim Engagement (BKFJC EVE) Project

In April 2008, the New York City Family Justice Center in Brooklyn launched the Early Victim Engagement Project in collaboration with the Kings County District Attorney's Office, two nonprofit organizations and three government agencies. The BKFJC EVE Project is funded by the U.S. Department of Justice, Office on Violence Against Women. The goal of the BKFJC EVE Project is effective, early engagement with domestic violence victims whose abusive partners have interacted with the criminal legal system. This early contact provides victims with timely, reliable information about the criminal justice system in their language and allows them to make informed decisions about their safety. In 2013, 5,245 domestic violence victims were assisted by EVE.

Domestic Violence Prevention: New York City Healthy Relationship Academy

In 2005, OCDV established the NYC Healthy Relationship Training Academy in partnership with the Department of Youth and Community Development and the Academy continues with support of the Avon Foundation for Women through the Mayor's Fund to Advance New York City. This program seeks to prevent abuse by primarily educating teens and young adults to recognize abuse within a relationship as well as understand what aspects of a relationship contribute to making it healthy. The Academy offers educational workshops and training sessions on topics concerning domestic violence for young people ages 11 to 24 of especially vulnerable populations, their parents and organizational staff. Since its inception in 2005 through December 2013, the Academy reached 35,584 young people through 1,844 peer education workshops. In 2013, the Academy provided 295 workshops with 5,072 participants. These have proven to be highly successful based on data from pre- and post-workshop questionnaires.

Self-Sufficiency Mentoring Program

In October 2012, OCDV, through the Mayor's Fund to Advance New York City, received a grant of \$95,000 from the Avon Foundation for Women to create and launch the pilot of a new initiative, the Advanced Volunteer Opportunity Network (A.V.O.N.) Mentoring Program. The goal of the A.V.O.N. Mentoring Program is to increase the professional development and career opportunities for victims of domestic violence engaged in intensive self-sufficiency services at the Avon Foundation-supported economic empowerment Self-Sufficiency Program at the Family Justice Centers ("FJCs") in Brooklyn, Queens, and the Bronx. Through mentoring with professionals, clients increase their self-esteem, obtain support in planning and reaching work-readiness goals,

and learn and benefit from the invaluable skill of networking. During the first year of the pilot program, 33 domestic violence victims were matched to a mentor. More than 80% of the program participants reported working on setting new career goals during the program, and 77% have worked on improving their networking skills. Through mentoring, these survivors are breaking the cycles of violence and dependency by preparing themselves for economic independence through focused professional development. Mentoring is providing them encouragement, instilling confidence, and fostering independence.

2. Homelessness Prevention

Fleeing violence in the home can lead to homelessness for victims and their children. OCDV coordinates a wide range of programs and initiatives that aim to prevent domestic violence and provide safety and services to victims.

Public Education

Public education is a critical component of OCDV's strategy to reduce domestic violence and prevent homelessness in New York City. Effective public education helps to reduce the number of people who become victims and refers those who are victims to appropriate services.

Public Awareness

The OCDV website, www.nyc.gov/domesticviolence, serves as the only citywide clearinghouse for comprehensive domestic violence information. In July 2008, Mayor Bloomberg signed Executive Order (EO) 120, creating a centralized language access policy for New York City. In 2009, as part of OCDV's Language Access Plan, content on OCDV's website was reviewed and translated into Arabic, Bengali, Chinese, Haitian-Creole, Korean, Russian and Spanish. In 2013, the website was converted into a consumer-focused website with accessible language and streamlined content. OCDV continues to monitor language services and the language needs of our clients through language service questions incorporated into the customer satisfaction surveys collected at the Family Justice Centers.

OCDV and the Verizon Wireless HopeLine® Program

OCDV continues to collaborate with Verizon Wireless's HopeLine in urging all New York City residents to help survivors of domestic violence by donating their no-longer-used wireless devices.

"That's Abuse"

That's Abuse is a public service campaign that harnesses domestic violence survivors' own words to empower other victims of intimate partner violence to seek the help they need. That's Abuse has appeared on subway platforms, bus shelters, subway cars, grocery store circulars, and common areas at numerous City agencies, as well as in community-based organizations and businesses throughout key neighborhoods. This citywide campaign seeks to connect with victims through words and images that capture the emotional impact of abuse. The campaign was complemented by outreach efforts in neighborhoods with a high incidence of domestic violence including homicides. In these areas, staff and volunteers hung posters, distributed palm cards, and delivered presentations to local residents and business owners. That's Abuse can also be found on Facebook at NYC Against Domestic Violence and on Twitter @NYCagainstabuse.

"Know Your Rights" Community Forums

The Mayor's Office of Immigrant Affairs (MOIA) conducts community forums across the City to ensure that immigrants in New York City know what services are available to them and help them utilize their resources. OCDV and staff members of the Family Justice Centers have attended many of these meetings to address any domestic violence related questions that may arise.

OCDV is currently working with MOIA to establish a domestic violence outreach effort through the Queens Public Library. Through this initiative, we have trained 67 library branch managers on existing services and provide brochures and other material that will be displayed in the Queens libraries.

October Domestic Violence Month

Since 2002, OCDV has collated information regarding domestic violence-related activities being hosted in the City each October in honor of Domestic Violence Awareness Month. These activities are organized into a useful resource calendar which is widely distributed and posted on the OCDV website.

Since October 2009 OCDV partnered with Alpha1 Marketing, the parent company of C-Town, Bravo and AIM Supermarkets, to place a public education message - "BROKEN, THREATENED, INTIMIDATED, MANIPULATED, HUMILATED, BATTERED. If you feel ANY of these in your relationship, that's abuse. We can help. 1-800-621-HOPE (4673) or 311 Search "DOMESTIC VIOLENCE" on NYC.GOV - on the back page of a weekly circular during October, which is Domestic Violence Awareness Month. Last October, the circular message was displayed for two consecutive weeks. This circular was then distributed in 123 C-Town, Bravo and AIM Supermarkets.

New York City Housing Authority Conference on Domestic Violence

NYCHA generally holds yearly conferences on Domestic Violence - primarily for NYCHA residents - to increase sensitivity about, and to provide education on, the many facets of this issue. NYCHA's Annual Domestic Violence Awareness and Resource Fair was not held for 2013. However, during 2013, Safe Horizon did a presentation on Domestic Violence to NYCHA staff at their monthly meetings.

Human Resources Administration's Teen Relationship Abuse Prevention Program (RAPP)

This school-based program is one of the most comprehensive domestic violence prevention programs in New York City, and is critical to ending relationship abuse among young people. Through a comprehensive curriculum, students learn to recognize and change destructive patterns of behavior before they are transferred to adult relationships. The program is now serving 55 schools citywide. During the 2012-2013 school year the RAPP social workers offered individual counseling to 7,136 students. Over 3,389 students completed the three course prevention workshops, with 90 percent of the students showing an increase in knowledge of teen relationship abuse.

Peer education is an important component of the RAPP program. One of the goals of the RAPP program is to promote active student involvement as peer partners, peer educators and mentors. During the summer of 2013, approximately 200 students participated.

Training

Agency personnel and other service providers must be well-trained in order to effectively deliver programs and initiatives that have an impact on reducing domestic violence. This is especially true of frontline workers who directly assist victims and are regularly called upon to provide clear, accurate and often culturally appropriate information and assistance.

The Administration for Children's Services Domestic Violence Screening and Assessment Tools and Training

The Administration for Children's Services universally screens for domestic violence in all Child Protective Services investigations, regardless of allegations. Together with on-going domestic violence trainings on assessment and intervention, ACS continues to improve the ability of child protective staff to assess and respond to child safety issues while providing survivors of domestic violence with: necessary safety planning assistance, intervention and referrals to community resources, as well as, providing accountability and appropriate service planning for abusive partners. ACS' James Satterwhite

Training Academy together with the Domestic Violence Policy and Planning unit and the Division of Child Protection updated the three-day domestic violence training curriculum provided to all child protective specialists. Domestic violence trainings now include the Domestic Violence ToolKit, a compilation of Children's Services policies and procedures that specifically apply to cases involving domestic violence. A corresponding Domestic Violence ToolKit training was created and has been provided to supervisors and managers. In addition, the Domestic Violence Screening Tool and Protocol was adapted for Preventive Services. These updates ensure that domestic violence trainings reflect the agency's current domestic violence-related policies and practices and provide staff with guidance on how to address domestic violence in the context of new child welfare initiatives such as child safety conferences and new city, state and federal laws regarding domestic violence.

In addition the DV Screening and DV Protocol were modified for preventive services in 2012 to support a comprehensive screening, assessment and intervention of domestic violence, informed by Children's Services' guiding principles, to improve and strengthen the screening, identification, assessment and intervention of domestic violence, and ensure the safety of children and promote the stability of the children, youth and families. The new *Domestic Violence Screening and Assessment Tool for Preventive Services* includes interviews for all members of the family of origin, gender neutral screening questions for the survivor and the abusive partner, as well as guidance to workers on effectively engaging child and adolescent respondents during the administration of the assessment tools.

In contracts with foster care and preventive agencies, ACS has required the agencies to enhance their capacity to address domestic violence in the families they work with. The Domestic Violence Policy and Planning unit currently oversees the Domestic Violence and Child Welfare Initiative currently administered through Children's Aid Society's Family Wellness Program. The Domestic Violence and Child Welfare Initiative provides ongoing training and education, case consultation and technical assistance and the initiative's goal is to increase foster care and preventive agencies' capacity for working effectively with families struggling with domestic violence. These efforts are crucial because a substantial overlap exists between domestic violence and child abuse and neglect, and many victims of domestic violence come into contact with child welfare service providers before they are ready to seek assistance from domestic violence service providers or from the criminal justice system.

The Office of the Commissioner oversees the City Council funded Community Empowerment Program (CEP) initiative through CONNECT. The Community Empowerment Program (CEP) which is funded by the City Council and is focused on domestic violence prevention and early intervention through work with community based agencies in New York City. CEP is a multi-faceted program that incorporates: transformative education, strengthening of existing infrastructure, network building and technical assistance with resource development.

New York City Elder Abuse Network

The New York City Department for the Aging (DFTA) established the New York City Elder Abuse Network in 2006. The Network was formed by a nucleus of agencies who indicated a strong desire to expand and strengthen their activities in the area of elder abuse. The Network has a broad membership of agencies, including law enforcement personnel, district attorneys, city agencies, academic institutions, nonprofit providers of victim services as well as support services to the elderly, financial service providers, and other interested community professionals. The Network's focus for this coming year will be in the following areas: 1) coordinating providers serving elder abuse victims; 2) exploring funding opportunities for community providers and 3) advocacy. DFTA provides ongoing support to the Network.

Department of Homeless Services

Since 2008, the OCDV has partnered with the Department of Homeless Services (DHS) to train DHS and contracted shelter staff on domestic violence awareness and service referrals. In 2013, 125 DHS Police were trained by OCDV staff. In addition, in partnership with the New York State Office for the

Prevention of Domestic Violence, a total of 155 DHS staff was trained on how to identify signs of Domestic Violence and important resources available to DV victims.

Intervention and Outreach

A number of domestic violence programs and initiatives operated by City agencies are designed to intervene in the lives of victims before they become homeless and involve outreach to victims and their families. Outreach and services are provided to victims through the City's Domestic Violence Hotline; criminal justice services; social services, including health and human services; and alternatives to shelter.

New York City Domestic Violence Hotline

Domestic violence services offered in the City can be accessed through the City's toll-free Domestic Violence Hotline which operates 24-hours, seven days a week and provides interpretation services in more than 150 languages and dialects. During the 2013 calendar year, the Hotline answered 99,718 calls, averaging over 270 calls per day.

Criminal Justice Services

Fear for personal safety is a major reason that victims leave their homes and OCDV has made the effective delivery of criminal justice services a critical element of its strategy to reduce domestic violence. Criminal justice personnel respond to calls for help, make arrests, provide referrals and follow-up visits to victims and are responsible for incarcerating and monitoring batterers.

New York City Police Department (NYPD) Domestic Violence Unit

The NYPD Domestic Violence Unit coordinates the department's overall domestic violence strategy, including the training of officers. There are over 380 Domestic Violence Prevention Officers, Domestic Violence Investigators and Domestic Violence Sergeants in the City's seventy-seven (77) police precincts and nine (9) Housing Police Service Areas. In 2013, the Domestic Violence Unit conducted seventy-three (73) domestic violence training sessions involving 3,159 uniformed and civilian members from recruits in the Police Academy to Executives.

New York City Police Department Intervention Programs

The Department has many initiatives aimed at prevention, intervention and outreach including a Domestic Violence High Propensity List, which targets households that have a demonstrated tendency toward domestic violence and the Home Visit Program, where Domestic Violence Prevention Officers visit residences that have had domestic violence incidents in the past in an effort to prevent future incidents.

New York City Police Department Domestic Violence Police Program (DVPP)

The Domestic Violence Police Program (DVPP) combines experienced Safe Horizon counselors with uniformed police officers who jointly contact and counsel NYCHA families where there has been a police report of domestic violence. In January of 2009, Safe Horizon's contract with NYCHA was transitioned to HRA and is now funded by the NYC City Council and they continue to provide services to NYCHA residents. Currently, the DVPP is operational in nine Police Service Areas and three precincts (PSA 1, 2 and 3 in Brooklyn; PSA 4, 5 and 6 in Manhattan; PSA 7 and 8 in the Bronx; PSA 9 in Queens and the 44th precinct in the Bronx).

During the year 2013, police officers prepared 280,541 Domestic Incident Reports (DIRs) and made 52,500 domestic violence arrests.

Human Resources Administration Domestic Violence Intervention and Education Program (DVIEP)

DVIEP combines non-profit Safe Horizon case managers with domestic violence police officers who jointly contact and provide client centered services for New York City Housing Authority (NYCHA) families who have filed a police report for domestic violence. Between Jan 2013 and December 2013, 15,733 police reports were reviewed, 3,376 residents were successfully contacted and received services, 7,430 clients accepted services, there were 192 police sensitivity training sessions, and 85 community education seminars were conducted. Additionally, DVIEP case managers and domestic violence police officers attended 24 family days during the months of July and August.

New York City Housing Authority's Witness Relocation Program

Through the Witness Relocation Program, District Attorneys, US Attorneys, or other appropriate law enforcement agencies refer intimidated witnesses who are applying for public housing or Section 8 assistance. During 2013, 148 cases were received and reviewed by the unit, of which 144 were deemed to have met the Intimidated Witness criteria and were forwarded to NYCHA's Department of Housing Applications for processing.

NYCHA's Domestic Violence Aftercare Program

The program provides intensive home-based social services to victims of domestic violence who have been approved for an Emergency Transfer. Services include counseling, advocacy, assistance with moving expenses and referrals for job training and GED classes. The Human Resources Administration began implementing this program in February 2010. In 2013, we referred 391 new cases to HRA for services.

Supportive Outreach Services (SOS)

Supportive Outreach Services assists residents in improving their social functioning. Staff conduct needs assessments, design treatment plans, make referrals for direct social services and coordinate service utilization. 7,263 new referrals were assigned during 2013.

The Furniture Distribution Program is a component of SOS that secures donations of furniture, bedding and an assortment of household items from hotels and motels throughout the Metropolitan Area in order to assist relocated families who have lost their possessions due to a fire or other calamity and Victims of Domestic Violence who transferred through the Emergency Transfer Program. During 2013, 157 families were assisted through the program.

Social Services

The City provides a number of health and human services to meet the immediate needs of victims and help them avoid homelessness. OCDV is committed to having these services delivered in a coordinated manner.

The Administration for Children's Services Domestic Violence Policy and Planning Unit

The Administration for Children's Services Domestic Violence Policy and Planning Unit in the Office of Clinical Practice, Policy and Support works to inform Administration for Children's Services (ACS) delivery of services and practice so that families and children who are involved in the child welfare system and are affected by domestic violence are identified and receive the services they need. DVPP supports capacity building and adherence to best practice, and achieves its goals through consultation, training, interagency collaboration and community outreach.

The unit conducts strategic planning related to domestic violence and the child welfare system; directs policy development; formulates practice guidelines and protocols; and collaborates internally and externally on developing domestic violence policies, practices and recommendations. The unit is also responsible for the development and implementation of the agency's domestic violence training strategy, the delivery of these trainings, and supporting 15 domestic violence clinical consultation specialists, and their adequate support in the field on certain high-risk cases.

In 2009 the James Satterwhite Academy in collaboration with DVPP revised and updated the three-day, DV Core Phase II training curriculum for Child Protective Specialists and created the DV ToolKit. The DV ToolKit contains all of Children's Services' domestic violence policies and procedures for best practices when assessing and intervening with families experiencing domestic violence. DVPP also developed and delivered the DV ToolKit training for supervisors and managers in the Division of Child Protection.

Domestic Violence Policy and Planning (DVPP) also oversees the Domestic Violence and Child Welfare Initiative (DVCWI) administered through the Children's Aid Society's Family Wellness Program. The Domestic Violence and Child Welfare Initiative provides ongoing training and education, case consultation and technical assistance and the initiative's goal is to increase foster care and preventive agencies' capacity for working effectively with families struggling with domestic violence. These efforts are crucial because a substantial overlap exists between domestic violence and child abuse and neglect, and many victims of domestic violence come into contact with child welfare service providers before they are ready to seek assistance from domestic violence service providers or from the criminal justice system.

Another initiative of the Domestic Violence Policy and Planning Unit is the Domestic Violence Subcommittee. The mission of the Domestic Violence Subcommittee is to enhance and sustain best practice where there is an intersection of child welfare and domestic violence. The DV Subcommittee provides a forum for exchange of information between the Administration for Children's Services and key community stakeholders. Most recently, the Subcommittee has addressed the challenging area of housing by reviewing how families transition between systems, by identifying the barriers to smooth transitions and making recommendations for improved service delivery.

The Office of the Commissioner oversees the City Council funded Community Empowerment Program (CEP) initiative through CONNECT. The Community Empowerment Program (CEP) which is funded by the City Council and is focused on domestic violence prevention and early intervention through work with community based agencies in New York City. CEP is a multi-faceted program that incorporates: transformative education, strengthening of existing infrastructure, network building and technical assistance with resource development.

All of these efforts are crucial because a substantial overlap exists between domestic violence and child abuse and neglect, and many survivors of domestic violence come into contact with child welfare service providers before they are ready to seek assistance from domestic violence service providers or the criminal justice system. The implementation of domestic violence screening and assessment tools and related on-going training has improved the ability of child protective specialists and preventive program staff to assess and respond to child safety issues, while providing survivors of domestic violence with necessary safety planning assistance and referrals to appropriate community resources.

The Administration for Children's Services Clinical Consultation Program

In 2002, ACS launched the Clinical Consultation Program, which placed 12 domestic violence consultants in the Children's Services child protective field offices throughout the city. The program has since grown to include 15 domestic violence consultants. These consultants work as part of a multidisciplinary team that also includes mental health and substance abuse specialists and a team coordinator and a Medical Services Consultant. The domestic violence consultants, with other team members when needed, provide case specific consultation, office based training, and assistance with referrals for community based resources. Consultations are available to caseworkers, supervisors, and managers to help assess the client for the presence of domestic violence and plan appropriately. In addition, consultants may attend case conferences or have direct contact with clients to provide a more informed consultation and model intervention strategies. Specific office based trainings related to domestic violence and informed by best practices are developed depending on the training needs of a

location. Lastly, the domestic violence consultants identify and develop connections to domestic violence related neighborhood based resources to facilitate referrals. This is an aspect of how domestic violence consultation has evolved to increase awareness of the interconnection with other issues that impact children and family functioning. A further enhancement of efforts to address domestic violence has been the collaboration of the Domestic Violence Consultants with the agency's Investigative Consultants and Family Court Legal Services. A continuing aspect of the Clinical Consultation Program's development has been its close relationship with the Domestic Violence Policy and Planning Unit within the Office of Child and Family Health under Family Support Services. These partnerships and linkages have resulted in even more capacity building that helps to strengthen the agency's response. Borough Commissioners have expressed the need for more domestic violence consultants to handle an increasing demand based on evidence of escalating rates of domestic violence and related abuse. Another area of concern is the heightened risk to safety and well-being of children who are witnesses of domestic violence. Additional resources are indicated to address the needs of children and families impacted by domestic violence. The Clinical Consultants have been actively involved in numerous conferences related to family safety, in addition to performing training and case specific consultation. Despite a myriad of challenges and budgetary constraints, we continue to work collaboratively using existing resources as efficiently and effectively as possible.

New York City Health and Hospitals Corporation Domestic Violence Program

New York City Health and Hospitals Corporation (HHC) provide a wide range of services for victims of domestic violence (DV) at each of its eleven acute care hospitals. These services range from medical treatment for physical injuries suffered during a domestic abuse to therapeutic services and interventions, counseling within a multi-disciplinary context using both short and long term treatment approach, advocacy and outreach. In all aspects, special attention is paid to the cultural norms, and when necessary, interpreters are used to ensure the victim is provided services in the language she/he is more comfortable with and understands. The reported number of DV cases who sought care at HHC's eleven acute care hospitals and were referred to the DV Coordinator has averaged around two thousand (2,000) for the past several years. The majority of referrals (67%) to the DV coordinator were from the emergency department; 12% from the women's clinics; 5 % from primary care; 5% from the psychiatric ER; 3% from pediatrics and the remaining 10% from other departments.

Education and outreach is a major focus of HHC's domestic violence program. Education is provided to all levels of staff as a new employee, and annually to medical professionals, particularly around screening for DV and recognizing the signs and symptoms of domestic abuse.

Human Resources Administration (HRA) Domestic Violence Liaison Unit

HRA created a Domestic Violence Liaison (DVL) Unit in 1998 as a result of the Federal Family Violence Option, part of welfare reform legislation. During 2013, the domestic violence liaisons granted a monthly average of 593 families affected by domestic violence received an employment and or child support waiver.

Human Resources Administration Project NOVA (No Violence Again)

HRA addresses the needs of domestic violence victims seeking emergency housing from the Department of Homeless Services. During 2013, approximately 6,720 cases were assessed by NOVA to determine eligibility for domestic violence services. Of these referrals, approximately 1,001 were placed in domestic violence shelter.

Human Resources Administration Non-residential Domestic Violence Programs

HRA contracts with community based organizations to provide non-residential domestic violence programs. These programs maintain hotlines, provide crisis intervention, counseling, referrals for supportive services, advocacy and community outreach in all five boroughs. During 2013, a monthly average of 3,315 clients were served through non-residential programs and 854 clients received legal services in addition to the core services listed above.

Human Resources Administration Domestic Violence Aftercare Program

The program provides intensive home-based social services to NYCHA residents who are victims of domestic violence and have been approved for an Emergency Transfer within NYCHA. Services include counseling, advocacy, assistance with moving expenses and referrals for job training and GED classes. In 2013, 461 new cases were referred to the DVAP program. The average monthly caseload for DVAP was 230 families.

Supportive Outreach Services (SOS)

Supportive Outreach Services assists residents in improving their social functioning. Staff conduct needs assessments, design treatment plans, make referrals for direct social services and coordinate service utilization. 7,607 new referrals were assigned during 2012.

The Furniture Distribution Program is a component of SOS that secures donations of furniture, bedding and an assortment of household items from hotels and motels throughout the Metropolitan Area in order to assist relocated families who have lost their possessions due to a fire or other calamity and Victims of Domestic Violence who transferred through the Emergency Transfer Program. During 2012, approximately 121 families were assisted through the program.

Alternatives to Shelter

Human Resources Administration Alternative to Shelter Program (ATS)

The program gives domestic violence victims and their children the option of remaining safely in their own homes through the provision of state-of-the-art security technology and a coordinated response. This approach emphasizes keeping the abusers out of victims' homes. In 2013, ATS served an average of 170 clients per month.

Housing and Supportive Housing

Domestic violence victims who are seeking emergency shelter are referred through the citywide domestic violence hotline to emergency shelter services.

Temporary Housing and Emergency Shelter

Domestic violence victims who are seeking emergency shelter are referred through the citywide domestic violence hotline to emergency shelter services.

The Office of Domestic Violence Services of the Human Resources Administration (HRA) administers 51 state licensed emergency domestic violence shelters, including one directly operated by HRA. Domestic violence victims are provided with a safe environment and a range of support services, including counseling, advocacy, and referral services. During 2011, the emergency shelter capacity increased to 2,228 beds. During 2013, 3,643 families entered the domestic violence shelter system. HRA administers seven transitional housing shelters (Tier II) shelters with a capacity of 243 units.

In City Fiscal Year 2014 (which began July 1, 2013), HRA allocated approximately \$85.0 million for the Office of Domestic Violence Services, which is a unit of the Office of Domestic Violence and Emergency Intervention Services.

New Permanent Housing

New York City Housing Authority's Emergency Transfer Program

This program is available to NYCHA residents who are victims of domestic violence, intimidated victims, intimidated witnesses, or child sexual victims, which provides a confidential transfer to another development. During Calendar Year 2013, 1,808 emergency transfer requests were received; 878 cases were approved for transfer.

B. Relevant Public Policies

The following subsections discuss the required actions undertaken by the City of New York in 2013 with regards to: barriers to affordable housing; resident initiatives within public housing developments; the elimination of lead-based paint; an anti-poverty strategy to assist households of low- and moderate-income; changes to the City's institutional structure and the coordination of efforts between City agencies, not-for-profits and other entities.

1. Barriers to Affordable Housing

The 2013 Consolidated Plan, Volume 2, Chapter II, sub-section B, describes the City's relevant public policies that promote the construction of new low income housing as well as the preservation of existing low income resources which remove or ameliorate negative effects that serve as barriers to affordable housing. In addition, the City's Affirmatively Furthering Fair Housing Statement, located in Part IV of this document, provides a review of the City's activities in 2013 which promoted fair housing choice. No negative effects with regard to the availability of affordable housing were identified as a result of these policies.

New York City Housing Authority

Use of Alternative Development Methods

Current Residential New Construction or Substantial Rehabilitation Projects

The Public Housing Reform Act of 1998 mandates development of public housing units, either replacement or incremental, through mixed-finance transactions.

a. Completed Projects since 2011

Metro North Rehab

Part of the original Metro North Rehab Section 8 development, located in Manhattan, has been demolished for construction of two nine-story buildings containing 259 units and underground parking at East 102nd and 103rd streets. The new construction component called Hobbs Court was completed in 2012 following rezoning from R7A to R8A. Five (5) six-story buildings on East 100th Street to be called The Ciena have also been rehabilitated to provide 81 units. Tenancing of all 338 low income units was completed by the end of 2012 with 16 returning residents with vouchers, 267 voucher recipients and 55 income eligible households.

Pomonok

The development of an 8-story building containing 78 units with supportive services for low income seniors at Pomonok Houses in Queens has been completed with federal Section 202 program funding. All units are affordable to households earning up to 50% Area Median Income ("AMI"). Twenty-five (25) percent or 19 units are set aside for NYCHA seniors. Tenancing of all units was promptly completed in 2012 following a lottery with admission of a total of 20 NYCHA seniors.

Elliott-Chelsea Houses

The 168-unit housing development at Elliott-Chelsea Houses in Manhattan was completed and tenanted in 2012 with households earning between 40% and 195% Area Median Income ("AMI"). In spite of target marketing efforts, only one-half of the 34 NYCHA preference units have been rented to NYCHA residents and voucher holders. Following the initial rent-up period, the developer is required to market vacant low-income units to NYCHA preference tenants.

Forest Houses

The development of an eight-story building with 123 low-income units at Forest Houses in the Bronx was completed in 2012 with full occupancy by income eligible households, including 23 NYCHA preference tenants

in 2013. It features a rooftop greenhouse that will produce vegetables through hydroponics. In addition to providing landscaped open space and 40 underground parking spaces, the developer has improved existing amenities (walkways, benches, and basketball court) within Forest Houses as part of the development. .

Markham Gardens Senior Building

Development of an 80-unit building for seniors is the final phase of public housing redevelopment at Markham Gardens. On January 13, 2009, the Sisters of Charity of Saint Vincent de Paul of New York, a national non-profit organization received a Section 202 grant from HUD to construct and operate the 80-unit building. In order to accommodate NYCHA seniors who currently occupy units with more bedrooms than the number of registered occupants, HUD approved the sponsor's request to set aside 25% of the units for eligible NYCHA residents. Construction was completed in early 2013. Tenanting through a lottery was completed including the admission of 11 seniors who were former NYCHA residents.

b. Projects in Construction

East 173rd Street and Vyse Avenue

The Rev. Crawford housing project will be developed in three phases and result in 224 units. After subdividing the property into three parcels, NYCHA will convey each site separately as the developer obtains financing. Phase I of the project with 84 units affordable to households earning up to 60% Area Median Income ("AMI") was completed and tenanted in 2012. Phase II is under construction for completion in 2015. The second phase will contain 84 units and the third 56 units. Twenty-five (25) percent of the units will be set-aside for income eligible NYCHA residents or Section 8 Voucher holders from NYCHA's waiting list.

Highbridge Gardens

The development at Highbridge Gardens will consist of two buildings, yielding 220 units affordable to households making 60% Area Median Income (AMI). In addition, the development will provide approximately 65 surface parking spaces, a community room and other tenant facilities. The development site is a sloping wooded bluff overlooking the Harlem River. Also, a site adjacent to the new housing site has been conveyed to the School Construction Authority for a 390-seat school. The first phase, Highbridge Terrace, was completed in 2012; and the second phase, Highbridge Overlook, in 2014. The new middle-school opened for the 2013 -14 school year.

1070 Washington Avenue

NYCHA allocated approximately \$5.2 million of Replacement Housing Factor funds from HUD to help finance the construction of a 49-unit building containing 20 public housing units on privately-owned land in the Bronx. The affordable housing development with mixed finance will be privately owned and managed with operating subsidies if required for the public housing units. Using RHF funds to create public housing at a private development represents an innovative new investment/development model that could be duplicated to replace demolished public housing units in the future.

Washington Houses

The development at Washington Houses in East Harlem will consist of one building containing 89 units of affordable housing above a 450-seat K-8 charter school. Current NYCHA residents will receive a preference for the newly created units. The school is scheduled to open in September 2014 with housing available for occupancy in 2015.

Linden & Boulevard Houses

An 80-unit building for seniors is being constructed on the southeast corner of the central parking lot with Section 202 funding in 2013 for occupancy in early 2015.

Soundview Houses

The development at Soundview Houses will consist of two 8-story rental buildings: one for families (120 units);

one for seniors (86 units) and 16 two-family townhouses for homeownership. The senior units will be affordable to households making up to 50% Area Median Income (“AMI”), while the other rental units will be affordable for households making up to 60% AMI. The affordability of the townhouses is under review. The developer will also construct the extension of the mapped Bronx River Avenue as part of the development agreement. A developer for the project was selected in October of 2008. Closing and ground breaking took place in 2013.

c. Pre-Development Projects

Linden & Boulevard Houses

The Linden and Boulevard Houses parking lot located in Brooklyn was initially proposed for fifty-three (53) for-sale townhouses (15 two-family and 38 three-family) containing 144 units. Due to financing difficulty, the selected developer has proposed to replace the initial homeownership housing proposal with rental housing for up to 200 low-income families. Pre-development planning is underway, and attempts are being made to incorporate a community facility into the housing plan.

Fulton Houses

The development at Fulton Houses located in Manhattan, will consist of one mixed income rental building for low income households as well as middle and moderate income households earning up to 165% Area Median Income (“AMI”). Trash compactors and parking spaces currently on site will be relocated. Although a developer for the project was selected in September 2007, the project has been on hold due to financing issues. In 2013, the selected developer completed ULURP to extend R8 to the entire development site.

Harborview Terrace

The development at Harborview Terrace located in Manhattan will consist of two rental buildings. The northern building will contain up to 126 units; half of the floor area will be dedicated to family units and half for senior units.

All units in the northern building will be affordable to households with incomes between 50-80% Area Median Income (“AMI”). The southern building will contain up to 194 units of which 92 will be affordable to households earning between 80-165% AMI, the balance of the units will be rented at market rate. A walkway between the new buildings and existing Harborview Terrace structure will be landscaped and lighting added. A developer for the project was selected in September 2007 and an application for modification of building height and setback within a Large Scale Residential Development was approved by the City Planning Commission. This project is on hold due to financing issues. Consideration is being given to issuing a new RFP for Harborview following consultation with the community and elected officials.

Randolph Houses

Randolph Houses in Central Harlem will be extensively rehabilitated, and will result in 302 units of housing; 147 public housing units and 155 affordable housing units. The existing individual tenement buildings will be modified internally so that they are grouped into several larger buildings with a common circulation core with elevators. Construction closing took place in December 2013, with the first phase of available units to be ready for occupancy by June 2015.

Prospect Plaza

NYCHA and HPD have selected Blue Sea and Partners to redevelop Prospect Plaza as a new mixed finance, mid-rise development to be constructed in three consecutive phases. The project will have 364 new housing units, including 80 public housing units and 284 affordable units. The project also includes a 22,000 square-foot supermarket, a 12,000 square-foot community center, and a 30,000 square-foot recreation area on a city-owned property adjacent to Prospect Plaza. All of the affordable rental units will be available to low-income households earning not more than 60 percent of the Area Median Income (“AMI”) or \$49,800 for a family of four. Former Prospect Plaza residents will have preference for the public housing units. The first phase of the

development will close by June 2014 with construction completion scheduled for December 2015. The second phase will close by December 2014 and construction will be completed by June 2016. The third phase of development, which includes mixed-use ground floor retail space and community facility, will close by June 2015 and construction will be completed by December 2017.

2. New York City Housing Authority Resident Initiatives

The Authority is committed to developing and operating housing in wholesome living environments for low and moderate income households with innovation, sensitivity, and excellence through a partnership with its employees, residents, and communities. Meeting this mandate represents a significant challenge in light of substantially decreased federal operating subsidies and limited modernization dollars.

Within NYCHA, a group of departments coordinate tenant programs, community relations, and initiatives to improve the quality of life of NYCHA's residents. The following is a description of initiatives by department.

1) Resident Economic Empowerment & Sustainability (REES)

The Office of Resident Economic Empowerment & Sustainability (REES) was established in 2009 to develop and implement programs, policies and collaborations to measurably support residents' increased economic opportunities with a focus on asset building, employment, advancement and business development. REES' vision is to help NYCHA residents increase their income and assets.

REES implements programs, policies and collaborations that support NYCHA residents to increase their income and assets. By using housing as a platform and leveraging NYCHA's non-financial resources, REES:

1. Connects residents & communities to high quality and relevant Economic Opportunity Providers and opportunities;
2. Supports Economic Opportunity Providers to better serve NYCHA residents;
3. Attracts new resources for NYCHA residents and to NYCHA neighborhoods; and
4. Generates economic opportunities for NYCHA residents.

REES is structured around four key functional areas that help advance it towards its greater vision: Asset Building and Financial Literacy, Adult Education and Training, Resident Business Development, Employment and Advancement. REES uses a place-based service coordination model, or "Zone Model", to identify and partner with high-quality economic opportunity service providers in each key functional area. This approach broadens NYCHA's scope from resident job training and employment to a wider range of economic opportunity services — driving outcomes through local partnership and place-based service coordination.

REES has a team of functional experts in the areas of asset building and financial literacy, adult education and training, employment and advancement and business development. These functional experts develop a city-wide agenda and goals which are then supported by REES' geographic experts, or Zone Coordinators, who implement a portfolio of outcome-focused, strategic projects. Zone Coordinators, are neighborhood based NYCHA project managers who use local knowledge to develop place-based service delivery networks around the four key functional areas. With the technical support of the functional experts, each Zone Coordinator advances REES's goals and develops an outcome-focused, service coordination strategy within his/her Zone.

Connecting Residents & Communities to High Quality and Relevant Economic Opportunity Providers and Opportunities

Zone Coordination Highlights

Zone Launches

In April of 2012, REES launched an application process for local service providers to formally partner with REES in the first four launched Zones: Lower East Side, Downtown Brooklyn, South Bronx and Upper Manhattan. Twenty four organizations offering services in the areas of adult education, job training, employment assistance and financial literacy and asset building were selected to develop strategic, outcome-focused projects that connect NYCHA residents with their services. The projects, including a computer-based referral system, targeted recruitment campaigns, reverse referrals to access NYCHA job orders, support in integrating NYCHA policies into service delivery, and coordination with credit union services, launched in September. In November 2013, REES organized the Inaugural Year End Zone Partner Meeting, where all twenty-four partner organizations convened to discuss outcomes, challenges and capture best practices around serving residents of public housing. Meanwhile, in March 2013, REES launched Zone 13, East Harlem. In winter 2014, REES is launching Zone 14, Western Queens, Zone 2, the Concourse, Morrisania and Highbridge, and Zone 5, Northwest Bronx. REES will launch Zone 15, Staten Island, Zone 5, Bedford-Stuyvesant/Williamsburg, in Spring 2014, and Zones in the Rockaways and Coney Island in Spring 2014. While launching local service coordination networks in each Zone, REES has implemented a borough-based approach for recruitment and has launched partnerships with citywide providers to ensure NYCHA residents all communities have access to economic opportunity services citywide. Residents regularly access citywide Zone Partner opportunities through REES information sessions that occur twice weekly through in REES’ Central Office as well as to offsite information sessions occurring at target NYCHA Developments.

The REES Resident Referral System

As of January 2014, over 100 NYCHA frontline staff across Property Management, Family Services and REES have been trained to use a web-based referral system designed to connect residents to services in launched zones. Through this system, trained frontline staff member can refer residents directly to the Zone Partners (external service providers), with providers receiving the referral in 10 minutes or less. Zone Partners track activities and share outcomes with NYCHA through the web-based system and year-end report. Zone Coordinators make regular visits with Property Management and Family Services to provide technical assistance and they engage regularly with the Zone Partners to create a feedback loop that improves the success of the referral network. Following is a summary of referrals made by service type in the launched zones through December 2013. Referrals are tied to key activities, such as routine rent collection, that offer a strong correlation between economic opportunity services and a residents present need.

Referral Type	Grand Total
ADULT EDUCATION	179
EMPLOYMENT ASSISTANCE	666
FINANCIAL COUNSELING	611
FOOD STAMPS	75
JOBS PLUS	118
TRAINING	266
OTHER	29
Grand Total	1944

Target Recruitment for Cohort Based programs

In 2013, there were 464 resident class/training enrollments for services in each functional area through REES

recruitment efforts. Recruitment efforts are a major tool REES uses to connect residents to adult education and vocational training opportunities. Over the course of 2013, REES has developed a robust recruitment toolkit that staff members use to set goals and work plans in order to maximize the number of residents systematically accessing these critical and quality educational opportunities. The types of programs that REES recruits for include pre-GED/GED courses, computer literacy courses, financial literacy workshop and various vocational training opportunities, including informational technology, Certified Nursing Assistant, security and resident business development training courses.

Class Type	Enrollments	Completions
ADULT EDUCATION & VOCATIONAL TRAINING	374	299
FINANCIAL LITERACY	55	36
BUSINESS DEVELOPMENT	35	32
Grand Total	464	367

ROSS '09 Service Coordinator Grant Results

At the end of 2013, REES closed out the 2009 ROSS Service Coordinator grant, which supported a wide range of economic opportunity service coordination activities at 9 developments in Upper Manhattan, South Bronx, and Downtown Brooklyn Zones between January 2010 and December 2013. During the final year of the grant, 301 residents from the target developments completed initial intakes and needs assessments and were connected to relevant economic services and programs. REES leveraging key providers in implementing the grant including: BronxWorks, South Bronx Overall Development Corporation, Northern Manhattan Improvement Corporation, Bedford Stuyvesant Restoration Corporation and Pratt Area Community Council. A total of 110 additional NYCHA residents from the target communities, 59 from the targeted ROSS 2009 developments, were enrolled in services that included computer literacy, financial literacy, adult basic education, ESOL, job readiness and employment skills training with the aforementioned providers.

Asset Building and Financial Literacy Highlights

Financial Literacy Training

REES collaborated with Neighborhood Trust Financial Partners (NTFP), a non-profit organization that helps to improve the financial standing of low-income people, to offer their “Getting Ahead” signature series of financial workshops to residents on site at various NYCHA Community Centers. In 2013, NYCHA hosted three Getting Ahead workshops in East Harlem, Upper Manhattan and the Lower East Side. A total of 42 residents graduated from the series, which requires a five-week commitment and addresses a different financial topic each week. REES has found that this method of financial education primarily attracts mature adults who are interested in strengthening their credit profiles in a supportive environment where they can strive towards improved money management practices with like-minded neighbors.

Family Self-Sufficiency Program (FSS)

The Housing Choice Voucher or Section 8 Family Self-sufficiency (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

December 2013, there were 167 participants in the program. Fifty-four (32%) of these had active escrow accounts with an average balance of \$1,860. The cumulative amount in escrow was \$ 99,909.

Prospect Plaza- Financial Planning and Management Services

Under a HOPE VI grant, NYCHA is contracting with a financial management and education provider, Neighborhood Trust Financial Partners (formerly known as Credit Where Credit is Due), to provide financial planning, credit repair and counseling support services to former residents of Prospect Plaza and NYCHA residents residing in Brooklyn's community board 16, who are interested in becoming qualified for new affordable housing units. In order to return to the new development, all applicants must pass a credit check. Neighborhood Trust Financial Partners launched its official program services on August 1, 2011. Services include both one-on-one financial counseling and workshops and seminars. As of the end of 2013, 295 former Prospect Plaza Residents or NYCHA residents of community board 16 have created financial action plans and are pursuing one on-on-one counseling with Neighborhood Trust Financial Partners.

Increasing EID uptake

Leading an interdepartmental working group, REES was able to overhaul the tools available to NYCHA property management staff in identifying residents who qualify for and applying the Earned Income Disallowance (EID). REES worked with NYCHA's IT department to automate the EID process in NYCHA systems so that an increase in income triggers questions to see if a resident qualifies for EID and then the system tracks EID for the life of the disregard. Finally, REES has worked to educate our self-sufficiency program partners in the EID policy, its benefits for their clients and enlisted them to educate and orient residents about the EID. Since REES began tracking EID uptake in 2012, 2,361 residents have received the EID. 795 Residents received the EID in 2013.

Public Housing Module

Launched in 2012, with the help of NYCHA's Training department REES developed and administers a two day training on NYCHA policy and procedure designed for financial counselors serving NYCHA residents. The training seeks to better prepare financial counselors to understand the economic universe of NYCHA residents as opposed to a client in private housing and how this might affect their money management skills and financial decision making. The class was first piloted in April of 2012 and offered again in August of 2012. It is now being offered on a quarterly basis going forward for REES partner organizations who conduct financial counseling with NYCHA residents. To date 67 financial counselors from have been trained. In 2013 45 financial counselors were trained. In a 3 month follow up survey conducted with participants, REES found that 71% of participants had used information from the training in counseling NYCHA residents.

Employment and Advancement Highlights

Direct Employment

In 2013, REES facilitated 710 direct job placements. These job placements included 236 resident job placements leveraged through outside contractors for various projects at NYCHA developments, in accordance with the employment –related provisions of the Housing and Urban Development (“HUD”) Section 3 mandate. Of the 236 residents hired, a total of 155 were made through NYCHA's Resident Employment Program (“REP”). Resident Employment Program (REP) is a NYCHA-sponsored program that requires that 15% of the labor costs on a contract be expended on resident hiring. With few exceptions, REP applies to construction contracts valued in excess of \$500,000.

Jobs-Plus

Jobs-Plus is a proven place-based employment program that offers services to all working-age residents in one or a cluster of public housing developments. The first City-sponsored site launched in late 2009 at Jefferson Houses in East Harlem as a collaboration between the Center for Economic Opportunity (CEO), CUNY, Human Resources Administration and NYCHA New York City has invested \$24 million to expand the program to up to seven new public housing sites as a signature component of Mayor Michael Bloomberg's new Young Men's

Initiative. The Jobs-Plus expansion marks a key milestone in NYCHA’s new approach to better support its residents to increase their income and assets by working with public and private partners to identify gaps in service offerings and to develop strategies that attract high quality resources and proven economic opportunity models, like Jobs-Plus, into public housing neighborhoods. Please note, the Jobs-Plus site in the South Bronx operated by BronxWorks is supported by the Corporation for National and Community Service, Bloomberg Philanthropies, Morgan Stanley, and Tiger Foundation as part of the federal Social Innovation Fund (SIF) grant awarded to CEO and the Mayor’s Fund to Advance NYC.

The following numbers of NYCHA residents were placed in jobs through the Jobs-Plus program:

Jobs-Plus Site Location	Program YTD
East Harlem (<i>Hostos Community College</i>)	154
South Bronx Site 1 (<i>Bronxworks</i>)	199
South Bronx Site 2 (<i>FEGS/East Side Settlement House</i>)	89
Western Queens (<i>Urban Upbound</i>)	87
Lower East Side (<i>Henry Street Settlement House</i>)	113
Central Brooklyn (<i>Bedford Stuyvesant Restoration Corporation</i>)	122
Northwest Bronx (<i>Goodwill Industries</i>)	92
Staten Island (<i>Arbor ResCare</i>)	112
Total Placements	968

Adult Education and Vocational Training Highlights

NYCHA Resident Training Academy (NRTA)

The NYCHA Resident Training Academy 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. In Year 1, from August 2010 to July 2011, 138 NYCHA residents graduated from the janitorial and construction training, and 132 residents (96% of graduates) were placed into jobs with NYCHA and NYCHA contractors. In Year 2, which began in August 2011 and ran through August 2012, the NRTA trained 520 NYCHA residents across four training tracks (janitorial, construction, maintenance, and pest control). Of those trained, 456 residents graduated and 415 were placed into jobs (91% of graduates). In Year 3 (September 2012 through September 2013), the Training Academy conducted 10 training cohorts, providing training in two training tracks, janitorial (8 cohorts) and construction (2 cohorts). A total of 211 residents graduated from the Academy and 193 (91% of graduates) obtained job placement. The Training Academy recently launched program Year 4 in winter 2013, enrolling 46 residents thus far the construction and janitorial training tracks. For Year 4, REES projects 4 janitorial and 3 construction trainings cohorts.

Green City Force

Green City Force, Clean Energy Corps is a 6 month full time service training program that provides college preparation and hands on work experience in the field of Green Energy. Green City Force has partnered with NYCHA’s Office of Resident Economic Empowerment & Sustainability since 2009 to recruit qualified NYCHA Residents for a stipend-paid job training and college preparation service program. To date, 178 Residents have graduated from the program. Green City Force provides NYCHA residents 18-24 with training and leadership opportunities related to greening the economy. As of its last cohort, 85% of graduates are employed or enrolled in college. Between October 2012 and January 2014 147 residents have enrolled in Green

City Force and 101 completed the training, with an additional enrollment occurring after this reporting period on February 4, 2014.

Resident Business Development Highlights

In late 2012, REES launched the Resident Business Development unit to exclusively focus on developing resident-owned businesses. The unit's immediate focus was four fold:

- Define agency strategy for resident business development
- Identifying methods to leverage authority policy to better support the formation and growth of resident businesses.
- Implement programming to empower the formation and growth of resident owned businesses.
- Advance the authority's Section 3 Business Concerns efforts.

Through resident business owner research, REES ascertained the core needs of residents in business formation by conducting resident focus groups. Secondly, over 600 resident business owners were surveyed to verify focus group findings and to better understand their business needs to inform the strategy. In line with the REES' new Zone model, moving business development efforts away from direct- service to service- coordination, REES formerly partnered with six inaugural organizations to provide the training and services identified by residents in the aforementioned research. Included among the six inaugural partners was Women's Initiative for Self Employment and the New York City Business Solution Centers. These partnerships are highlighted in detail below; forty additional residents were connected to the remaining partners in September 2013.

Women's Initiative

Women's Initiative is a 25 year-old organization that specializes in helping high-potential low-income women become self-sufficient through small business ownership. Originally based in California, they partnered with NYCHA in 2012 when after launching services in New York City. Historically, Women's Initiative clients nearly double their average annual individual income, from less than \$13,000 before training to more than \$25,000 one year after training. For every \$1 invested in WI, \$30 is returned to the local economy as a result of clients' increased sales, increased income, job creation, and increased sales tax revenues spent locally. During 2012-2013, 32 residents successfully completed their 20 Session Simple Steps workshop, and several of them have already opened for business. Additionally 181 residents have completed their one day My Business Action Plan workshop which was open to the the public.

The Harlem and Upper Manhattan New York City Business Solutions Centers

The Harlem and Upper Manhattan New York City Business Solutions Centers, operated by the NYC Department of Small Business Services, serve as anchor partners, providing businesses with marketing, legal and financing and other assistance. Additionally they assist businesses with MWBE certification and guide them through the process of contracting with the government institutions. To date they have serviced 86 residents providing training (51) and/or technical assistance (35).

2) Leased Housing Department

Family Self-Sufficiency Program (FSS)

The Housing Choice Voucher or Section 8 Family Self-sufficiency (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

December 2013, there were 167 participants in the program. Fifty-four (32%) of these had active escrow accounts with an average balance of \$1,860. The cumulative amount in escrow was \$ 99,909.

3) Family Services Department

Elderly Safe at Home

The program provides comprehensive crime prevention education, crisis intervention, and general crime victim's assistance to elderly residents in the South Bronx. The program also offers workshops on entitlements, health and nutrition, conducts monthly meetings to disseminate information on crime prevention and arranges monthly shopping trips to area supermarkets. During 2013, the program provided 13,394 units of support services to approximately 381 residents monthly, and conducted 4,169 home visits.

Service Coordinator Program

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

During 2013, the program provided 38,394 units of supportive services to an average of 1,254 residents monthly in 25 developments, and conducted 10,196 home visits.

Senior Resident Advisor Program

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

During 2013, the program provided 39,092 units of support services to an average of 1,465 residents monthly, and conducted 12,392 home visits.

Senior Companion Programs

This program is funded by the Corporation of National Service with twenty-six Senior Companies assigned through the Henry Street Settlement to specific developments in Manhattan, Queens, Staten Island and Brooklyn. The Senior Companions provide friendly home visits to a specific number of residents, most of whom are frail and socially isolated. They also provide escort and light shopping services. During 2013, this program conducted 2,561 home visits, and provided 139 escort services to approximately 31 elderly residents monthly.

Naturally Occurring Retirement Community (NORC) Program

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, and not all live in senior-designated buildings.

The NORC program concept is to provide services to the elderly who do not live in units built for the elderly through building community infrastructure support services, which include the following: on-site assessment, information and referral services, case management, counseling, education/prevention/wellness programs, recreational/socialization programs, and volunteerism. One of the key components is the assistance to access

needed health care services, which includes nursing, health screenings, in-home assessments, medication management, and home visits by doctors, when needed. Additionally, the program provides ancillary services such as transportation, shopping, financial management, housekeeping, personal care, support groups, and intergenerational activities, among many others.

Based on DFTA’s reports, from January 1, 2013 to December 31, 2013, the NYCHA NORC program provided the following services:

Case Management & Assistance	-	21,296
Health Care Management & Assistance	-	5,270
Number of residents receiving at least 1 core service	-	8,992
New this Calendar Year (CY)	-	725

In Fiscal Year 2013, DFTA awarded \$1,988,404 to ten NYCHA NORCS, as follows:

Forest Hills	-	187,262
Elliot – Chelsea	-	218,365
Smith Houses	-	146,322
Sheepshead/Nostrand	-	254,610
Lincoln/Amsterdam	-	261,989
Stanley Isaacs	-	203,282
Ravenswood	-	212,087
Vladeck	-	250,565
Pelham	-	180,000
Grand Street Settlement	-	77,922

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 lifestyles 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, advocacy.
- Recreational Services – group activities, trips, bingo, arts & crafts, physical fitness activities, dance and music activities, light snacks.
- Bilingual Health Services – health education services, health screening, health promotion and prevention, linkage to appropriate follow-up services.
- Services For Home-Bound Seniors – friendly visits, telephone reassurance calls, escorts.

Based on DFTA’s reports from January 1, 2013 to December 31, 2013, the Grand Street Settlement NORC Program provided the following core services:

	<u>Units of Service</u>
Case management & Assistance	- 2,304
Health Care Management & Assistance	- 602

Residents receiving Core Services	-	915
New This Calendar Year (CY)	-	19

Designated Senior Public Housing

In conjunction with the services listed above, NYCHA has more than 10,000 public housing apartments designated for seniors only. These apartments are located in 42 NYCHA developments that are for seniors only and 15 seniors-only buildings within mixed-population developments.

NYCHA Operates Senior Centers (Formerly Elderly Tenants Programs and Senior Centers)

NYCHA directly operates 38 senior center facilities and provides educational and preventive service programs. Programs at these centers vary according to the level of staffing, availability of funding, physical space, and funding for meals and/or satellite lunches from nearby DFTA-funded Senior Centers. In some cases, discretionary funds from the City Council Members subsidize expenditures for volunteer lunch programs or center activities. In addition to the food programs, many centers provide music, arts and crafts activities, and exercise classes. These centers also celebrate many holidays as well as cultural and historical events, such as Thanksgiving, Christmas, Chanukah, Kwanzaa, Hispanic Heritage, Black History Month and Women's Month. They also organize day trips to promote socialization and mobility and prevent isolation.

4) Community Operations

NYCHA Community Centers

NYCHA’s Community Centers serve as a hub for a variety of programs and services for residents of public housing and the community. There are 133 Community Centers in NYCHA developments, of which 57 Community Centers and Senior Centers are directly operated by NYCHA. All of our centers host a wide range of educational, recreational, arts, and cultural activities. Since 2002, federal funding shortfalls have been reduced for NYCHA by more than \$551 million and have continuously challenged the Authority's two-fold mission to preserve public housing and provide comprehensive programs for New York City residents. In late 2008, in an effort to continue to provide much needed services to residents, NYCHA began to have discussions with the Department for Youth and Community Development (“DYCD”) to successfully transition 25 community centers to community based organizations. In 2009, the plan was implemented leaving NYCHA with a portfolio of 68 directly operated facilities. Programs offered at our centers include but are not limited to Partners in Reading, a literacy program for children ages 6–8 and the Child and Adult Care Food Program which provides children ages 6-12 and teens ages 13–19 with a hot, nutritious meal. A few of our more notable programs are listed below.

Senior Benefit & Entitlement Fair (SBEF)

NYCHA’s 9th Annual Senior Benefit & Entitlement Fair (SBEF) at Riverbank State Park was held on September 18, 2013. A record high- 2,400 seniors attended. Sixty-two (62) different organizations provided services including health screenings, financial counseling, application assistance and information on various health related benefits. Group exercise classes, dancing, therapeutic massages and nutrition workshops were some of the other activities available. The Green City Force presented “Going Green: The Power is in Your Hands!” as part of this year’s “Green & Healthy” theme. Nearly all of the expenses are covered by outside contributions.

Each year, health information and free health screenings are offered, including screenings for Diabetes/Glucose, hearing, asthma, HIV/STDs and blood pressure. Balance testing and foot screenings are also conducted. Flu shots are also administered. Application assistance is provided for benefits including food and transportation. Representatives from banks and financial advocacy organizations provide one-on-one financial counseling and answer questions. In addition, NYCHA’s IT Department and various CBOs provide one-to-one hands-on instruction in the use of laptop computers, I-Pads, cell phones, Nintendo Wii, and tele-health devices. Group exercise classes, dancing, massage therapy and one-on-one nutrition counseling are also provided.

Family Days

Community Programs and Development, through contacts and collaborations with health plans, provides significant sponsorship assistance to many Resident Associations that host Family Days during the summer months. We also work with Resident Associations to insure that there is a strong health promotion component for the benefit of participants.

Child and Adult Care Food Program (CACFP)

NYCHA has operated and sponsored the Child and Adult Care Food Program (CACFP) since 1985. Presently, the program operates at 104 licensed community facilities in the five boroughs providing wholesome, nutritious meals to approximately 3,200 children six to 12 years old, in accordance with the New York City Department of Health and Mental Hygiene (DOHMH) requirements.

Summer Food Service Program (SFSP)

The Summer Food Service Program (SFSP) operates during the months of July and August. NYCHA has operated and sponsored the SFSP since 1982. During the summer of 2013 the Department operated the program at 86 sites citywide in 2013, providing daily meals during this summer to youth, ages 18 and under, in accordance with the New York State Department of Education (DOE) requirements.

Teen Meals Program

The Teen Meals component allows for the provision of nutritious suppers to teenagers 13 to 19 years old who participate in community centers' evening programs. Currently the program provides suppers to approximately 1,100 teens daily at 83 developments throughout the city.

CITY HARVEST

City Harvest helps feed New Yorkers each week by rescuing high-quality surplus food and distributing the food to a network of soup kitchens, food pantries, and other community food programs including the New York City Housing Authority Developments. The markets operate twice per month and are located at Melrose and St. Mary's Houses in the Bronx; Tompkins Houses in Brooklyn, Dyckman Houses in Manhattan, Astoria Houses in Queens, and Stapleton Houses on Staten Island.

New York City Early Literacy Learning Program (NYCELL)

In January 2005, the Mayor's Office, in collaboration with the Department of Education and NYCHA launched a pilot program, New York City Early Literacy Learning Program (NYCELL). The goal of NYCELL is to strengthen the language and pre-reading skills of children between the ages of one and 3.9 years, in order to enter school ready to learn and succeed. Currently, this program is being offered at five NYCHA community centers: Bronx Classic at Melrose and Justice Sonja Sotomayor community centers in the Bronx; Van Dyke in Brooklyn; and at King Towers and Rutgers community centers, in Manhattan.

NYC Connected Communities

NYCHA is the recipient of funding from the NYC Office of Management and Budget (OMB), in partnership with the New York City Department of Information Technology and Telecommunications (DoITT) to bring broadband internet technology to community centers at 12 public housing developments citywide. As a partner in NYC Connected Communities, NYCHA centers serve vulnerable populations residing in these developments and 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 have better access to broadband internet technology, computer literacy training and job skill preparation which greatly improves their opportunities for success in school and in life.

ATTAIN Computer Labs

The State University of New York (SUNY) ATTAIN labs comprise a series of computer programs developed and provided by Instructional Systems Incorporated. The labs are located at Drew Hamilton and Polo Grounds community centers in Manhattan; 303 Vernon Avenue and Farragut community centers in Brooklyn; Beach

41st community center in Far Rockaway, Queens and Berry community center in Staten Island. At these ATTAIN computer labs residents of every age group (six through seniors) have access to internet, interactive multimedia, occupational and academic life skills, General Education Development (GED) program, English as a Second Language (ESL), and other interactive computer courses such as basic computer operations, electronics, carpentry, clerical skills, health care, customer service and office technology.

Chess

The Chess Program started in 2001. The overall goal of the Chess Program is to promote intensive training in chess that will lead the children to compete with other centers in their borough and thereafter in a citywide tournament. At the same time, the program teaches the youth how to analyze situations and resolve them while using chess skills to help build self-confidence. The Chess Program currently serves approximately 300 participants at 25 developments.

I Have A Dream Program (IHAD)

The I Have A Dream Program (IHAD) is a collaborative effort between the IHAD Foundation and NYCHA. The program "adopts" third graders called "Dreamers" from four participating developments and monitors these children from elementary school through high school graduation. The IHAD program also offers the "Dreamers" educational, social and cultural activities designed to increase their chances for success. The program offers tuition assistance to those "Dreamers" who graduate from high school and wish to further attend college or vocational training. IHAD program is currently operating at Chelsea-Elliott and DeHostos Houses in Manhattan, and at Ravenswood Houses in Queens.

Global Partners Junior

The Global Partners Junior Program is a joint effort between the Office of the Mayor and NYCHA that connects students in New York City with students around the world as a way to foster global understanding through internet-based exchanges. The Global Partners Junior Program operates for three to five hours every week at eight NYCHA community centers: Howard and Williamsburg in Brooklyn; Sedgwick and Parkside in the Bronx; Drew Hamilton, Manhattanville, and Rutgers in Manhattan; and at Beach 41st in Queens. Approximately 10-15 students participate at each site, supervised by a coordinator or consultant who has been trained to implement the program's curriculum. Students work together on a curriculum developed by New York City Global Partners staff, focusing on topics such as sustainability, the environment, city parks, history and culture, amongst others; they undertake research, hold discussions, create projects, and post messages to their international peers on the internet forum.

Performing Arts Program

The Performing Arts Program offers workshops and performances to NYCHA residents in the five boroughs. These workshops, which average 10 to 20 participants each, are taught by professional instructors on a weekly basis. They include, but are not limited to dance, music, theater and video production. Performances for special events, such as Black History Month, Women's History Month and Hispanic Heritage Month, take place at community and senior centers throughout the year. Additionally, there are annual citywide events such as the Senior Show, a borough-wide Talent Show, and the Holiday Concert that showcase the accomplishments of youth, teens and seniors in the Performing Arts.

Senior Chorus Program

The Senior Chorus Program was established in December 2002 to provide seniors with the opportunity to share their love of music by performing in a choral ensemble, and to interact with their peers. The Senior Chorus, also known as "Voices Across the City," is led by a professional choir director along with seven musical consultants who conduct workshops at senior centers. The consultants include two vocal coaches, one drummer, two bass guitar players, and two keyboard players who offer musical accompaniment as well as vocal training and music theory. The chorus performs a repertoire of gospel, pop, and rhythm and blues music. Open registrations and auditions are ongoing, and new members from any development and/or senior center wishing to participate are always welcome.

Talent Search Competition/Talent Show

NYCHA Talent Shows have been entertaining audiences and launching the careers of up and coming new stars who reside in public housing for more than a quarter century. Auditions to select performers start during September at which time over two or three hundred acts are judged. Of that group, 15 acts are selected for the final show which is held in the spring. The selected groups are then subjected to a demanding rehearsal schedule over an eleven-week period where participants are also given instructions in voice, stage presence and dramatic delivery. The show is staged by professional artists-consultants.

Visual Arts Program

The Harborview Visual Arts Program has striven to improve the quality of life for NYCHA residents since its inception. The program offers a variety of services which include a fully-equipped Visual Training Center at Harborview Terrace. Thirty-eight artists-consultants conduct weekly arts and craft workshops at 70 community centers citywide attended by approximately 1,600 participants. They use various artistic techniques and a wide range of materials which include, but are not limited to, video production, computer graphics, digital and darkroom photography, mural painting, printmaking, air brush painting, quilt-making, cartooning and knitting in addition to other regular workshops in ceramics, sculpture, and other media. The Harborview Visual Arts Program also offers a Summer Art Camp with museum tours and banner-painting.

Resident Art Show

The Annual Resident Art Show is the highlight of the Harborview Visual Arts Program. It features resident-created artworks produced at the weekly workshops by Harborview artists-consultants and other artwork produced by NYCHA residents working independently. Over 800 art pieces are annually submitted for the show and approximately 350 pieces are selected by three professional judges to be mounted and displayed at the Annual Resident Art Show. The show is held at Rutgers Community Center in Lower Manhattan.

Pequeño Teatro

Pequeño Teatro was started in 2008 to develop theatrical arts skills in NYCHA residents 13 years old and up through classes, workshops and other mediums, to prepare them for careers in the theater, television and film industries. Its curriculum includes acting, physical theater, movement, dance, musical theater, vocal coaching, improvisation, play and screenwriting, stagecraft (set design, lighting design, costume design and making; props and make up) masks, TV production and filmmaking and creative theatre workshops. In addition, workshops on how to recycle and go green are also taught. Pequeño Teatro is located at 934 East 4th Walk, at the Lillian Wald Houses in Manhattan. Workshops run on a daily or weekly basis from 4:00 P.M. - 8:00 P.M. depending on the availability of participating residents.

NYCHA Youth Chorus

The Youth Chorus provides its members an opportunity to share their vocal talents and musical creativity in their own communities and throughout the City. Since the program's inception in 1997, more than 3,000 youth and young adults have performed with the Chorus and there are currently 25 participants. The Youth Chorus works to the highest standards and has performed at City Hall, Radio City Music Hall, Disney World, the Apollo Theater, Avery Fisher Hall, Disney's Epcot Center, Gracie Mansion, Harlem Summer Stage and throughout the metropolitan area in concerts of Classical, Gospel, Jazz, Pop, and Latin music. The Youth Chorus has also been featured on Good Morning America and NY1.

Basketball League

The NYCHA Boys and Girls Basketball League consists of up to 250 teams citywide and it is one of largest basketball leagues in New York City. Through open registration, this League serves NYCHA residents and the surrounding communities in all 5 boroughs, ages 18 and under. The primary goal is to promote health education through basketball while developing teamwork, sportsmanship, and overall fun. Basketball uniforms are provided by Enyce Sports, a Sean John Company.

Bowling

The co-ed Bowling League provides an opportunity for up to 300 NYCHA teens to receive instruction on the fundamentals of bowling, leading to a citywide bowling tournament. Residents from each borough are invited to recruit 60 participants to represent them in a citywide league. The objective is to promote education through a fun-filled activity while building self-esteem and teamwork enjoyment.

Flag Football

The Citywide Flag Football Program is a collaborative effort between the Police Athletic League (PAL) and NYCHA. The goal of this program is to introduce biomechanics and movement through football. This non-contact sport is the safest way to play football without the use of any equipment. Each borough houses a football league from September through December, leading to a citywide tournament.

Lacrosse

The Lacrosse Program is held in the boroughs of Brooklyn and Queens for NYCHA residents' ages 10-16. Each player is taught the fundamental movements of the sport while gaining teamwork skills and building a positive self-image. Lacrosse participants take part in health, nutrition, safety and drug awareness classes.

Netball

The Netball Program, a collaboration between Netball America and NYCHA, is a team-oriented sport that is similar to basketball but without dribbling and soccer without the kicking. Played between two teams of seven players. Its development each team attempts to score goals by passing a ball down the court and shooting it through its goal ring. Players are assigned specific positions, which define their roles within the team and restrict their movement to certain areas of the court. A wide range of positions encourages the participation of individual with varied skills, sizes and ages.

Football Officiating Academy

The New York City Housing Authority and the National Football League (NFL) have partnered to establish the NFL Football Officiating Academy (FOA). FOA is designed to educate future officiating candidates, ages 17-30, on basic football rules and officiating philosophies. Instructors include NFL Officials and Supervisors who cover the steps on how to become an official. Video presentations on mechanics and on-field shadowing drills are part of the free academy. In addition, post training sessions and paid opportunities are provided to each of the graduates. The program aims to teach valuable life skills and provide participants with potential opportunities for careers in sports officiating.

Soccer

The Citywide Soccer Program is open to all NYCHA residents ages 18 and under. Each soccer team competes within their respective boroughs leading towards a citywide finals competition. The goal of this program is to promote health education through a team sport. .

Softball

The co-ed Softball Program is offered in each borough and is designed to provide NYCHA residents ages 16 and under with the opportunity to enjoy a variation of America's pastime that builds self discipline, teamwork and provides overall enjoyment. The goal of this program is to enhance the current fitness levels of NYCHA residents while building positive social skills.

Track and Field Program

The Track and Field Program is offered to NYCHA residents ages 12 and under. Participants compete in Olympic-style track and field events. The goal of this program is to promote education through athletics. Borough competitions culminate into a citywide track and field event.

Education Through Sports Day

The Education Through Sports Day is a series of instructional clinics set up at various community centers. Staff teach children the fundamental aspects and movements of a demonstrated sports.

Gateway Camping

The Gateway Outdoor Overnight Camping experience provides NYCHA residents ages eight through 14, with a two-day camping experience during the summer at Floyd Bennett Field in Brooklyn, NY. Residents participate in various Park Ranger-led explorations as well as team building activities. The goal of this program is to increase environmental awareness and group cooperation while enjoying a natural environment.

Yoga/Exercise

The Yoga/ Exercise Program provides our seniors with an excellent way to stay active and avoid being susceptible to ailments traditional linked to being sedentary like arthritis, rheumatism, and high blood pressure. The Yoga/ Exercise program adapts to the needs of seniors and their abilities to assist them with getting in touch with their inner selves and create a positive peaceful approach in life.

Karate/Tai Chi

The Karate/Tai Chi Program offers children and mature adults the opportunity to acquire self-defense skills while gaining flexibility, strength, and endurance through martial arts movements. The goal of this program is to introduce the health-promoting benefits of the martial arts within a structured environment.

3. Elimination and Treatment of Lead-Based Paint Hazards

Lead-Based Paint (LBP) abatement activities were conducted by the Department of Housing Preservation and Development, the City's local housing agency, the New York City Housing Authority (NYCHA), responsible for public housing and homeownership developments under its direction, and the Department of Homeless Services, responsible for shelters and transitional housing for homeless individuals and families. Please refer to the 2013 Consolidated Plan Volume 2, Other Actions for a full description of LBP abatement activities undertaken by NYCHA and DHS.

Housing Preservation and Development (HPD)

The City of New York places a high priority on preventing childhood lead poisoning and reducing lead paint hazards. The City is particularly sensitive to the potentially detrimental effects of lead exposure upon children as well as the need to remove lead paint hazards from properties where children with "elevated blood lead levels" (EBLs) reside.

As a result of the tremendous concern regarding this issue, the use of lead paint on interior residential surfaces was banned in New York City in 1960. In 1982 New York City passed one of the first primary prevention laws in the United States by defining all peeling paint in pre-1960 buildings as presumed lead hazards and requiring that owners restore intact surfaces promptly. In 1999, the City Council and the Mayor of the City of New York enacted Local Law #38 of 1999, strengthening Local Law #1 of 1982 by requiring that peeling paint or paint located on a deteriorated subsurface be repaired using safe work practices. Local Law #38 also mandated the use of the City's Emergency Repair Program to perform repairs that owners failed to do. In February 2004, the New York City Council enacted a lead poisoning prevention law, Local Law #1 of 2004, which requires training of workers and the use of safe work practices in units with children under six where work to repair lead violations or work that otherwise disturbs lead painted surfaces is performed. The law originally applied in units with children under age seven; in October 2006, the law was modified to apply in units with children under age six, consistent with federal standards. In order that HPD may secure the appropriate correction of LBP hazards, the law continues to make the existence of peeling paint or paint on deteriorated surfaces in units with children under the age of six a class-C (immediately hazardous) violation under the Administrative Code. The law continues the past mandate that HPD perform lead hazard work when owners fail to correct lead violations. The

law is intended to encourage owners to take care of their buildings by encouraging safe work practices to correct LBP hazards in dwelling units of multiple dwellings.

The New York City Department of Health and Mental Hygiene (DOHMH) is the agency responsible for tracking children with EIBLLs. Under LL #1 of 2004, when DOHMH receives a report of a child with a blood lead level of at least 15 micrograms of lead per deciliter of blood, or greater, DOHMH inspects the child's residence to identify possible sources of lead exposure. If lead paint hazards are identified, DOHMH orders the owner of the property to abate any lead paint hazards found. If the landlord fails to correct the condition, a referral is made to HPD's Emergency Repair Program (ERP). Upon verification that the property owner has failed to comply, ERP assigns a contractor to abate the condition. Both ERP and DOHMH inspect completed work to verify that the condition has been corrected.

The U.S. Department of Housing and Urban Development (HUD) has issued extensive regulations and guidelines under the Residential Lead-Paint Hazard Reduction Act of 1992. In October 1999, HUD issued final rules concerning notification, evaluation and reduction of lead-based paint hazards in housing receiving federal assistance. The City relies upon a variety of federal programs to achieve its housing and community development objectives, including the Community Development Block Grant (CDBG) Program, HOME, HOPWA and the McKinney Homeless Housing programs. The rules became effective on September 15, 2000. However, HUD granted several extensions of time to comply with the rules, and due to the events of September 11, 2001, at the City's request, HUD granted an extension of time to comply with the rules until April 10, 2002.

In addition to requesting and obtaining extensions of time to implement the Title X rules, the City requested that HUD waive applicability of the rule to City-owned *in rem* housing, in consideration of the fact that the City complies with local lead laws in its housing. On July 23, 2001, HUD granted the request of a waiver for in rem housing. The initial waiver was to expire at the time that a building underwent substantial rehabilitation, or in three years, whichever was less. In August 2004, HUD extended the waiver for in rem housing until July 21, 2007. In July 2007, HUD again extended the waiver through July 21, 2009. In April, 2002, HPD also requested guidance from HUD on its interpretation of the applicability of Subpart J of the Title X rules to HPD's emergency repair program. Subpart J is applicable to rehabilitation of units using federal funds. HPD uses federal funds for its Emergency Repair Program. In its response, HUD agreed that the program met the criteria for the emergency repair exemption from the Title X rules.

One-Year Plan

The City operates several programs to investigate, treat and reduce lead-based paint hazards. The City investigates, abates and removes LBP hazards in City-owned, as well as private, dwellings where owners are unwilling or unable to do so.

The City's Department of Health and Mental Hygiene (DOHMH) provides services for lead poisoned children. Results for Calendar Year 2013 identified 285^[1] children below the age of 18 or above who were identified at the environmental intervention blood lead level (EIBLL). The EIBLL is defined as a single venous test of at least 15 mcg/dL.

Where a lead-poisoned child is identified, the DOHMH orders the owner to abate lead paint hazards. If the owner fails to do so, HPD's Emergency Repair Program (ERP) will do the work and place a lien against the property for the cost. For calendar 2013, HPD maintained five (5) requirements-type contracts for lead hazard reduction at a total contract maximum of \$7,316,384. In addition, HPD had three (3) contracts for dust wipe analysis as a total contract maximum of \$300,000.

In addition, in 2013, ERP completed 116 jobs to abate DOHMH violations in privately owned buildings.

^[1] Preliminary data for Calendar Year 2013 and is subject to change.

In order to implement the lead law, which became effective on August 2, 2004, HPD added personnel and modified its operations. The agency also promulgated new lead-based paint rules. Under the law, owners of pre-1960 multiple dwellings continue to be required to provide a notice, at the time any residential lease is signed, or upon an agreement to lease, or upon the commencement of occupancy, inquiring as to whether any child under the age of six resides or will reside therein. In addition, such owners are required to deliver an annual notice to ascertain the same information. If an owner does not receive a response for the occupant, he or she must inspect the unit to ascertain whether a child lives there. When an owner has received written communication or has inspected and found a child in residence, or otherwise has actual knowledge that a child under six resides in a dwelling unit of the owner's multiple dwelling, the law imposes an affirmative obligation on the owner to inspect for LBP hazards by conducting an annual visual inspection in such dwelling unit. The law requires owners to make records of annual inspections available to unit occupants and to HPD upon request.

An owner must correct all LBP paint hazards using safe work practices articulated in the law and the rules promulgated by HPD and the NYC Health Code. Workers who perform such work, in addition to any renovation and repair work that disturbs lead paint in units with children, must be trained. Any such work that is performed is subject to a clearance dust test. The law establishes time frames for correction of the hazard. Owners must certify correction of the violation by providing a sworn statement of compliance and including the results of laboratory test results of dust sampling. When an owner fails to correct a lead-based paint hazard violation or when the certification of correction has been invalidated by HPD, HPD will take action to correct such violation. In calendar year 2013, 594 LBP jobs were completed by HPD based on Code Enforcement violations.

The law contains an expansion of the actions that owners must take upon vacancy of a unit. Under the law, an owner of a vacant dwelling unit in a pre-1960 multiple dwelling and owners of pre-1960 private dwellings that are not owner-occupied, must wet scrape any peeling paint; make floors and window sills and wells smooth and cleanable; and abate friction surfaces on doors and windows, and perform clearance dust testing prior to a new occupancy. Owners must keep records of the work performed, and certify compliance in the notice provided to the new occupant upon lease or commencement of occupancy.

Under the lead law, the DOHMH has developed a pamphlet describing the dangers of LBP. The pamphlet includes telephone numbers to obtain lead poisoning screening, diagnosis and treatment information, and information on how to correct LBPs. This pamphlet is left by HPD at the premises whenever an inspection is made for lead-based paint hazards, and is available to the public upon request. HPD has also developed a pamphlet describing the additional measures that owners must use in order to correct lead-based paint hazards or perform renovation and repair work in units occupied by children under age six. This pamphlet is sent to owners in conjunction with the notice of violation, and is available both on HPD's website and is made available to the public upon request.

HPD's Office of Asset Management performs additional abatements in City-owned buildings and informs tenants of the dangers of lead-based paint.

In addition to the above efforts in which the City is responding to complaints regarding lead-based hazards, HPD also acts affirmatively to alleviate potential hazards by improving conditions in targeted residential properties. First, the City's moderate rehabilitation loan programs serve to reduce lead paint hazards by funding the removal or repair of existing hazards in buildings undergoing rehabilitation. In 2013 HPD started rehabilitation on 10,510 housing units.

In addition to the above-mentioned rehabilitation activities performed through the Agency's capital budget, in recent years HPD has also sought specially targeted funding for lead hazard reduction. As a result, the City received a \$6.75 million HUD grant in 1994 to reduce lead paint hazards and incorporated it into some of its rehabilitation programs to determine the feasibility of combining lead-paint hazard reduction with moderate rehabilitation. This grant was completed in May, 1999, resulting in the lead treatment of 697 units. In

September, 1996, HPD and DOHMH were awarded an additional \$1.6 million HUD lead grant and completed 220 units by May, 2000. In March, 2001, HPD and DOHMH received a third HUD lead grant in the amount of \$3 million. Combining this grant with City Capital funds, HPD completed 421 of its planned 397 units in November 2004. Since 2003, city capital funds unrelated to the federal grants supported the completion of over 850 units in various City neighborhoods. In 2003, the City received two new federal lead grants: the Lead Education Outreach grant in the amount of \$500,000 focused on lead awareness and lead poisoning prevention in two most at-risk neighborhoods for a period of two years which ended in September, 2005; the City also received a \$2.6 million federal lead grant under the Lead Hazard Reduction Demonstration grant program, a three and one-half year funding initiative which treated 306 units or 6 units above the goal of 300 units in five most at-risk neighborhoods. This initiative was completed in March, 2007.

In October, 2004, the City received two additional federal lead grants: the Lead Education Outreach grant in the amount of \$500,000, which focused on lead awareness and lead poisoning prevention in the two most at-risk neighborhoods for a period of two years, which ended in September, 2006; the City also received a \$4.0 million federal lead grant under the Lead Hazard Reduction Demonstration grant program, a three year funding initiative to treat 398 units in eight of the most at-risk neighborhoods, ending in March, 2008. HPD completed and cleared over 439 units by the end of this grant which was extended to December, 2008. In November 2005, the City received three additional federal lead grants: the Lead Education Outreach grant in the amount of \$500,000, which focused on lead awareness and lead poisoning prevention in two most at-risk neighborhoods for a period of two years, which ended October, 2007; the City received a \$4.0 million federal lead grant under the Lead Hazard Reduction Demonstration grant program, a three and one-half year funding initiative, which treated and cleared 333 units in three most at-risk neighborhoods, and ended in April, 2009, and \$3 million under the Lead Hazard Control grant, which treated and cleared 278 units in three most at-risk areas of Brooklyn, New York, and ended in June, 2009.

In September 2007, the City was awarded two new additional grants: a \$4.0 million federal lead grant under the Lead Hazard Reduction Demonstration Grant Program, a three-year funding initiative to treat 360 units in targeted areas within three boroughs, and \$3 million under the Lead Hazard Control Grant Program, also a three-year funding initiative to treat 252 units in the same targeted boroughs of the City. Both grants were slated to end in October 2010. After receiving a non-cost extension on both grants from HUD, HPD treated and cleared 900 units or 288 units above the combined original goal of 612 units by July 2011. In January 2011, HUD granted HPD the 2010 Lead Hazard Reduction Demonstration Grant in the amount of \$4.5 million. The goal is to complete 300 units within targeted areas in the Bronx, Queens and Brooklyn. As of December 2013, HPD has completed 172 units. This 42-month grant started March 1, 2011 and will end on August 30, 2014. Finally, in March 2012, HUD granted HPD the 2012 Lead Hazard Reduction Demonstration Grant in the amount of \$3.0 million. The goal is to complete 240 units within targeted areas in the Bronx, Queens and Brooklyn. As of December 2013, HPD has completed 52 units. This 36-month grant started June 1, 2012 and will end on May 31, 2015.

Recently the federal Environmental Protection Agency finalized rules relating to training and work practices that must be followed when performing renovations in pre-1978 buildings. HPD has incorporated these rules into its emergency repair work as applicable.

Five-Year Plan

The City has also been working with the New York State legislature to obtain the passage of a bill to license lead-paint inspectors and contractors. To date no such bill has passed.

Other elements of the City's plan include:

- Continuing efforts to train staff and encourage private contractors to increase capacity.
- Discussions locally and at the state level concerning licensing of lead-paint contractors, in part to

provide liability protection in New York State for lead abatement companies. Other states have this protection; without it, companies in New York State are reluctant to conduct this work.

- Petitioning the State and Federal governments to increase funding for lead-paint testing and abatement. .
- Maintaining appropriate training and certification of staff involved in or affected by HPD's lead abatement program, to ensure an informed and professional response to lead abatement issues at all levels of complexity and scope.
- Maintaining a requirement contract for medical exams and blood tests to monitor the lead levels of staff who conduct repairs l related to lead paint or dust

Marketing and Inventory Conditions

ESTIMATE OF UNITS WITH LEAD-BASED PAINT.

	Total units*	Estimate of percent of units with LBP	Estimated number of units with LBP	LBP units occupied by families less than 50% of median	LBP units occupied by families between 50% and 80% of median	Total LBP units occupied by families less than 80% of median
Year Units Built						
Built after 1959	855,051	0%	0	0	0	0
Built 1947-1959	427,523	80%	342,018	133,387	59,511	192,898
Built before 1947	1,806,307	90%	1,625,676	645,393	269,862	915,255
Total	3,088,881		1,967,694	778,780	329,373	1,108,153

(*source: 2011 NYC Housing and Vacancy Survey)

New York City prohibited the use of lead-based paint in residential dwellings in 1960. Therefore, our estimate assumes that housing units built after 1960 do not contain lead-based paint.

New York City has approximately 3,089,000 units of housing, the vast (72 percent) majority of which were built before 1960. Since our survey breaks down age of building by pre- and post-1947, we have used that date for estimating purposes rather than 1946.

New York City's Housing and Vacancy Survey for 2011 shows that approximately 39.7% of units built prior to 1947 and 39% of units built between 1947 and 1959 are occupied by families earning less than or equal to 50% of the HUD area median income. A further 16.6% of units built prior to 1947, and 17.4% of units built between 1947 and 1959, are occupied by families earning between 50% and 80% of the area median income. HPD used these percentages against the estimated units with lead-based paint to estimate the number of very low-income and low-income families residing in units with lead-based paint.

Statistics for Lead-Based Paint Abatement Activities

Based on information reported for the New York City Mayor's Management Report for calendar year 2013, HPD issued 13,404 code violations for lead-based paint conditions in privately owned buildings in New York City. Of those issued 2,693 lead paint violations were removed based on owner corrections and a subsequent HPD re-inspection. HPD lead hazard remediation work corrected 1,120 violations. An additional 3,790 presumed lead paint violations were downgraded (tested and found negative for lead-based paint). HPD

attempts to gain access to confirm correction for all certified violations to investigate whether the owner has corrected in cases where the violation is not certified by the owner as required. If HPD cannot confirm correction or correct the condition because of access issues, the violations remain open.

New York City Housing Authority (NYCHA)

NYCHA complies with Federal, State, and City regulations concerning lead and executes HUD directives regarding lead-based paint (LBP). NYCHA identifies hazards posed by paint, dust and soil, and implements programs designed to control or mitigate such hazards safely and efficiently.

In an effort to prevent lead exposures to the housing population and workforce, NYCHA educates residents and staff on how to live safely with LBP and LBP hazards (e.g., Lead Disclosure Program, lead specific GMs, etc.), and implements a strategic framework for lead hazard control. The framework is a combination of evaluating and controlling LBP hazards, (i.e., any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or LBP that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces).

NYCHA evaluates LBP hazards through a combination of inspections and Lead-based Paint Reevaluations (Reevaluation). An inspection is a surface-by-surface investigation to determine the presence of LBP; a Reevaluation is an on-site investigation combining visual assessment with collection of environmental samples to determine if a previously implemented lead-based paint hazard control measure is still effective and if the dwelling remains lead-safe. Reevaluations are required at Developments where LBP hazards were identified during an initial Risk Assessment. A Risk Assessment is an on-site investigation that determines the existence, nature, severity, and location of LBP hazards. At this time NYCHA has performed Risk Assessments at all required Developments.

After LBP hazards have been identified by a Reevaluation or by inspection, NYCHA reduces the hazards through either abatements or interim controls. Abatement is the elimination of LBP hazards using strategies such as paint removal, enclosure or component replacement. Interim controls temporarily reduce exposures to lead by correcting LBP hazards and stabilizing LBP through activities such as repainting, specialized cleaning and implementing procedures to reduce lead hazards that may be caused by operation and maintenance activities.

Program Highlights

NYCHA manages various lead hazard reduction programs and projects. The following are brief descriptions of major programs and projects:

Department of Health Violations DOHMH & Litigation Support Program

Children with blood lead levels equal to or greater than 15 micrograms per deciliter ($\mu\text{g}/\text{dl}$) are considered lead-poisoned. If a lead-poisoned child or EBL is identified, the New York City DOHMH will inspect the child's residence for the presence of LBP. The intent of the inspection is to identify if there are any sources of lead within the apartment that may contribute to the child's EBL. If the DOHMH identifies LBP on friction, impact, mouthable or defective surfaces, a Health Code violation for LBP is issued to the landlord. The violation mandates the landlord to make specific corrective actions. The landlord can either implement the corrective actions or contest the violation by testing the cited surfaces. After either correcting the cited conditions or successfully contesting the violation, the DOHMH will dismiss the violation. NYCHA contests each DOHMH LBP violation, and if LBP is present, performs the corrective action specified by the Health Code.

Lead-based Paint Reevaluation Program

Developments constructed before 1980 are assessed for LBP hazards. Consultant firms under contract with NYCHA provide the Reevaluation services and subsequent report, which explains the results of the investigation and options for reducing LBP hazards.

Local Law 1 of 2004

On August 2, 2004, Local Law 1 went into effect, calling for the comprehensive prevention of childhood lead poisoning through the remediation of lead-based paint hazards in housing and day care facilities. Local Law 1 applies to apartments and common areas of all buildings built before 1960, or between 1960 and 1978 if LBP is present, and where a child under 6 years of age lives. NYCHA has identified 89 Developments totaling 84,439 apartments constructed prior to 1960 or between 1960 and 1978 where LBP is present or presumed to be present. NYCHA has submitted a request for exemption of 113 properties built prior to 1960 that were identified as not containing LBP in apartments. 67 developments have been exempted to date.

The Law requires NYCHA to:

- Inquire at initial leasing and at renewal if a child under 6 years old resides in the apartment.
- Notify residents of their rights under the law (Provide DOH Pamphlet at lease signing).
- Send an annual notice to tenants inquiring as to whether there is a child under 6 years old in the apartment.
- Conduct investigations annually, to determine whether there are lead hazards.
- Remediate all lead hazards in common areas and apartments with children under 6 using trained workers; a third party must collect clearance wipes for projects that disturb more than two square feet.
- Make apartments lead safe when they become vacant (abate doors and door frames).

In response to the new regulation, NYCHA has tested over 25,000 apartments and abated over 11,750 that tested positive for Lead-Based Paint since 2004. In 2013, 1,430 apartments were tested and 761 were abated. The balance was submitted immediately to HPD for exemption.

LBP Inspection & Abatement Program

NYCHA conducts LBP testing in dwelling units and public spaces in all pre-1978 Developments, where children under the age of 6 live or are expected to live. NYCHA will test entire Developments, (i.e., for multifamily housing, only a random sample of dwelling units needs to be inspected to determine if LBP is present.), individual dwelling units, public spaces, and common areas for LBP. The testing is performed in response to HUD mandates, DOHMH Violation, Court Order or requests from any of the following parties:

- Capital Projects
- Development Manager or Resident with a child under the age of 6
- Community Operations
- Facility Planning

LBP Disclosure Program

The Residential Lead-Based Paint Hazard Reduction Act of 1992 requires NYCHA to disclose to its tenants any information relevant to LBP and LBP hazards that may exist in housing built before 1978. The program is complex and requires coordination with all NYCHA Departments and Management.

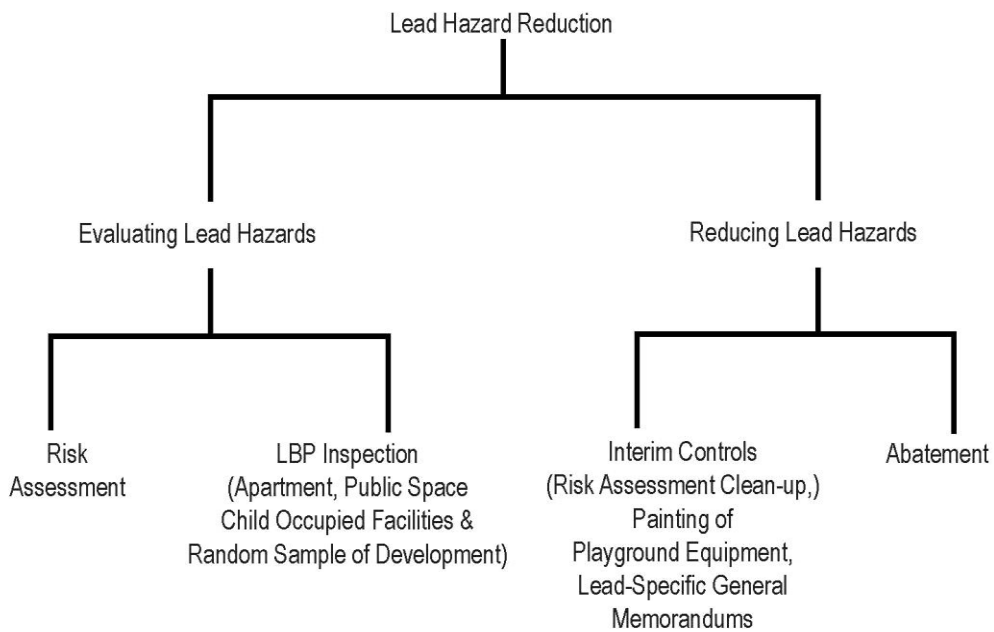
Summary of Activities

Description	2013
New DOH Violations Received*	18
Number Of Violations Dismissed	7
Number Of Violations Rescinded	11
Total Number Of Apartments Abated (LBP)	792
Number Of Child Occupied/ Multi-Use Facilities Inspected For LBP (XRF)	0
Total Number Of Apartments Tested For LBP (XRF)	1532

Total Number Of Public Spaces Tested For LBP (XRF)	0
Number Of Child Occupied/ Multi-Use Facilities Inspected For LBP (Dust Wipes)	30
Number Of Apartments Tested For Elevated Lead Dust Levels (Dust Wipes)	1026
Number Of Public Spaces Tested For Elevated Lead Dust Levels (Dust Wipes)	1228
Distribute LBP Disclosure Information To Developments Constructed Prior To 1978 (Development Wide Disclosure)	34
Distribution of Single Family LBP Disclosure Packages In Developments Constructed Prior To 1978	1516
Development Wide Testing Of Developments Constructed Prior To 1978 For LBP (i.e., Reevaluation)	57
Local Law 1 – Move Out Apartments Tested	1430
Local Law 1 – Move Out Apartment Lead Abatements Completed	761
* (7) of NYCHA’s 2012 violations were received as part of newborn health visits by DOHMH’s District Public Health Offices (DPHO’s). In these instances, an EBL child was not identified; however defective painted surfaces with an initial reading above regulatory thresholds was identified in one of the apartments and was abated and dismissed.	

NEW YORK CITY HOUSING AUTHORITY
LEAD DETECTION & ABATEMENT UNIT

Strategic Framework for Lead Hazard Reduction



Department of Homeless Services

The Department of Homeless Services oversees and manages several initiatives to investigate, treat and eliminate lead-based paint (LBP) hazards in homeless shelters that are operated by the agency, or are operated under contract with the agency. All construction, renovation, and repair work at DHS' facilities must be preceded by certain lead-based paint related activity. Such activity may consist of inspecting, sampling, air monitoring, laboratory analysis, encapsulation or abatement. These tasks are contracted out by the agency. The contractors, available on-call, responding on an as-needed basis to emergency situations are used also for planning long-term projects. In-house staff at DHS ensures that all contracted services are conducted in conformance with HUD/EPA established guidelines.

A major component of DHS' policies concerning lead-based paint is risk assessment. Adhering to the goal of the Agency's Office of Technical and Construction Services (OTCS) in providing a safe environment for its staff and clients, lead inspectors conduct lead paint hazard investigations on a routine basis. If lead paint presence is known or detected, remedial steps are taken to eliminate the risk of exposure. DHS will continue its efforts to create comprehensive lead-based paint profiles of each city-owned DHS operated or contracted site, with family shelters being the first priority. This effort is not necessarily limited to facilities operated by DHS, but encompasses all city-owned shelters under the jurisdiction of the agency.

Lead inspectors respond to calls for inspections from DHS shelter staff concerned about possible exposure during renovation, construction, or maintenance activities. An outside contractor is called for bulk sampling, if there are indications of chipping and peeling paint when renovation work or construction work is planned, or if maintenance activities are planned that may disturb existing paint. During activities where lead paint is disturbed, an outside contracted third party air monitor and inspector are also brought on site and an accredited laboratory analyzes dust wipes and/or air samples.

With Local Law 1 of 2004 in effect since August 2004, the Agency has dedicated special attention and concentrated efforts to identify, inspect and remedy lead paint hazards at seventeen (17) DHS family facilities built prior to 1960, where children under seven years of age reside. The Office of Construction and Technical Services (OCTS) continues to compile a comprehensive 'Lead Paint Hazard Checklist' for all of their owned/operated/contracted facilities where such hazards once identified, are slated for remedial action by licensed and certified contractors. During calendar year 2013, DHS has responded to lead paint related activities at twelve (12) adult and family facilities on fifty-one (51) occasions.

4. Anti-Poverty Strategy

This section describes the City's goals, policies, and procedures accomplishments in reducing the number of poverty level households during the last Consolidated Plan Program Year.

The City of New York has engaged a multi-pronged approach: 1) reduce the number of men, women, and children living in poverty in New York City; and 2) diversify and strengthen sectors of the City's economic base in order to decrease its reliance on the financial sector (Wall Street) as the main driver of the local economy.

The Center for Economic Opportunity (CEO) fights the cycle of poverty in New York City through innovative programs that build human capital and improve financial security. Launched in 2006 and with an annual budget of approximately \$100 million, CEO has initiated more than 60 innovative programs in partnership with 20 City agencies and nearly 200 nonprofit organizations. More than 525,000 individuals have been served by CEO programs, securing more than 35,000 job placements, more than 10,000 paid internships, more than 10,000 enrolled in college or occupational training, and over \$115 million in increased tax credits claimed. CEO's poverty measure was adopted by the Census Bureau as a more accurate measure of poverty, and several CEO initiatives are being replicated nationally under the federal Social Innovation Fund and locally as part of the Young Men's Initiative (YMI). Some highlights are described below.

Asset Development Programs

More than 825,000 New Yorkers do not have any bank accounts and rely on check-cashing enterprises concentrated in low-income and immigrant neighborhoods for most of their financial needs. CEO in partnership with the Office of Financial Empowerment has spearheaded efforts to increase access to mainstream banking for the City's unbanked adults and to help low-income families save and build their assets.

- The Office of Financial Empowerment (OFE) within the Department of Consumer Affairs (DCA) was designed to educate, empower, and protect city residents with low incomes and help them make the best use of their financial resources. OFE helps New Yorkers manage their finances, link them to financial education classes and counselors, as well as provides them with information on how to get out of debt, open a bank account, and spot a scam through the Financial Education Network and Financial Empowerment Centers. In addition, OFE assists New Yorkers get and save financial resources through programs like the Earned Income Tax Credit through the City's Tax Credit Campaign.
- Earned Income Tax Credit Mailing ensures that all eligible New Yorkers receive the Earned Income Tax Credit (EITC). The City Department of Finance mails pre-populated amended tax returns to potentially-qualified households who did not claim the benefit on their submitted returns. Recipients are asked to verify their income and dependent child information, provide their Social Security number, and sign and mail the amended return to the Internal Revenue Service (IRS) in order to apply for the Credit. DOF provides ongoing support for this initiative.

Child Care Tax Credit provides eligible low-income families with a refundable tax credit to help pay for child care expenses. When combined with the Federal and State child care tax credits, a New York City family can receive over \$6,100 to help offset the cost of childcare in a given year. New York City is one of the only two cities nationwide to offer this local credit. The credit is available to all qualifying New York City families and take-up for the program has ranged from 50,210 households in the first year to approximately 17,800 in Tax Year 2011.

Workforce Programs

The CEO Poverty Measure estimates that over 17 percent of New Yorkers who live in family with at least one full-time worker remain in poverty. To improve the lives of low-wage workers and unemployed New Yorkers, CEO has developed a range of programs that build the skills of low-wage workers, meet the needs of employers, and promote job placement, retention and advancement. The Center's workforce programs monitors service utilization and participants outcomes such as occupational certifications attained, individuals placed in employment, wages earned and individuals retained in employment.

- Community Partners connects job-ready residents of high-poverty communities who are engaged with community-based organizations to the WorkForce1 Career Centers' (WF1CC) employment opportunities. A CEO evaluation found that Community Partners Program participants are 4.3 times as likely to be placed in a job than a comparison group served through the general public workforce system. The evaluation also documented that the program successfully engages with a more disadvantaged population than the typical WF1CC clients.
- The Sector-Focused Career Centers are a new type of job placement and training one-stop center that focus services on a single economic sector. The Centers meet the needs specific to businesses within the sector as well as provide low-income workers with access to good jobs with career advancement opportunities. Currently there are two sector-focused career centers funded by city funds and federal funds - Industrial and Transportation, and Health Care. An independent data evaluation of the Transportation Center found that compared to a similar population served by the general public workforce system, participants in the Sector Centers are 3 times more likely to be placed in a job or receive a promotion; earn about \$1.90 more per hour; and work, on average, 4 more hours per week.
- Several CEO employment programs are specifically tailored to incarcerated or previously incarcerated

persons which provide employment opportunities with the goal of economic self-sufficiency. For example:

- The Employment Works initiative helps individuals who are on probation to obtain and retain jobs, build skills and receive educational training. The initiative coordinates programming among the public workforce system, the City's Department of Probation, and workforce development providers to provide the necessary education, training and support services.
- The Food Handlers Certification Program offers Food Protection certification courses to individuals currently detained or sentenced to the Rikers Island correctional facility. This initiative, in partnership with the Department of Health and Mental Hygiene, trains and certifies inmates as food handlers, providing them with a tangible employment asset for re-entry.

Young Adults and Court-Involved Youth

With nearly a quarter-million young adults between the ages of 16 and 24 living below the poverty line in New York City, CEO offers educational, employment, and health programs tailored to young adults. To meet the needs of this varied population, CEO programs range from basic literacy to higher education; innovative approaches to pregnancy prevention such as community service opportunities for students; and employment programs for disconnected and court-involved youth. There are approximately 8 programs funded by CEO for the City's at-risk young adults.

- Teen ACTION (Achieving Change Together in Our Neighborhood) Program is an after-school service learning initiative offered to youth in 7 through 10th grade. Through the program, the youth design and implement meaningful service projects in their communities. This program is designed to reduce risky behavior and enhance school performance among middle- to high school students by promoting positive life skills, a sense of efficacy and self-worth, and responsible citizenship. The current program model focuses on sexual reproductive health (SRH) learning through a partnership with the Planned Parenthood of New York. Service providers are trained on how to deliver the sexual reproductive health curriculum to minors, as well as to develop SRH- service related projects. Evaluation results suggest that the program is having a positive effect on education. Teen ACTION participants are more likely to attempt more credits and earn more credits relative to a comparison group of students who are not enrolled in the program.
- The Young Adult Literacy Program is part of a pilot that began in 2008 with the aim of improving the reading levels of disconnected youth 16-24 years old who are reading at the pre-GED level (4th to 6th grade levels). The initiative includes five community-based programs contracted through DYCD as well as programs at seven sites within the City's three public library systems. In the summer of 2009 participants were offered paid internship and community service experiences as an incentive for program attendance. Evaluation results of this pilot demonstrated that the addition of paid internships resulted in increased program attendance and retention as well as improved math scores by a full grade level compared to students in the program that did not have internships. As a result, paid internships were added to all program sites for the current fiscal year and going forward. In FY12, five new sites were added to the initiative through new city funding from the City's Young Men's Initiative.
- The Young Adult Internship Program (YAIP) is a workforce development program targeting young adults aged 16-24 who are not working and not in school. Established in 2007, YAIP features a combination of educational workshops, counseling, and short-term paid internships. The program operates three 14-week cycles each year and serves approximately 1,800 disconnected youth annually in high poverty communities – including four additional sites funded by the Young Men's Initiative. Beginning July 2013, YAIP has been undergoing a random assignment evaluation. This evaluation is being conducted by MDRC and funded by the U.S. Department for Health and Human Services.
- CUNY Accelerated Study in Associate Programs (ASAP) provides academic and economic support to help low-income student complete Associate degrees in an accelerated manner, thereby potentially

positioning themselves for higher income employment opportunities than those available to young adults with only a high school diploma (traditional and/or GED). Supports include advisement and tutoring, tuition waivers, free text-books and Metrocards for travel to and from campus. In addition, the program offers block-scheduling to accommodate student work schedules, and job developers to help students with job placement and career development; the program has impressive three year graduation rates (54.8%) relative to a comparison group (24%).

Young Men’s Initiative:

CEO’s strategy of building on evidence-based approaches and piloting new programs is helping to advance a key policy priority: improving outcomes for young men of color. Announced by Mayor Bloomberg in August 2011, the Young Men’s Initiative (YMI) is a multi-agency initiative comprised of over 45 program and policy initiatives in four key areas: education, employment, health, and justice. YMI is a \$43 million annual public-private partnership. CEO is overseeing the implementation and evaluation of the YMI programs, which include expansions of existing CEO programs as well as new programs.

The five programs listed below are CEO pilots that performed well and have been expanded to additional sites through YMI.

<u>CEO Programs Expanded Under YMI</u>		
Program	Agency	Description
Jobs-Plus	HRA & NYCHA	Expand this evidence-based employment services program for residents of public housing.
NYC Justice Corps	CUNY	Expand a community service and work-readiness program for youth involved with the criminal justice system.
Young Adult Internship Program	DYCD	Expand an internship program for unemployed, out-of-school youth.
Young Adult Literacy Program	DYCD & Libraries	Expand this literacy program that combines educational instruction with internships and support for pre-GED young adults.

Additionally, CEO supported the launch of 13 new Young Men’s Initiative programs. These programs promote mentoring, seek to reduce violence and recidivism in targeted communities, increase access to sex education and reproductive health services, and put young people to work through job training and subsidized jobs programs. In addition, privately-funded alternative-to-placement programs for juveniles on probation, education and mentoring interventions for probationers, and a fatherhood initiative for young adults will be implemented.

<u>Newly Launched YMI Programs</u>		
Program	Agency	Description
AIM (Advocate, Intervene, Mentor)	DOP	An intensive mentoring programs for youth on juvenile probation in the South Bronx and East New York/ Brownsville.
Arches	DOP	An intensive mentoring and group cognitive behavior therapy program for young adults on probation.
Cure Violence (Ceasefire)	DOHMH & HHC	An evidence-based anti-violence programs in three neighborhoods with high rates of gun violence in collaboration with nearby public hospitals.
Community Education Pathways to Success (CEPS)	DOP	Improving young adult’s literacy and math skills, to re-engage young adults with their communities, prepare them for

		employment, improve their productivity, and reduce the risk of re-offending and long-term poverty. CEPS is an expansion of existing CEO literacy programs.
Cornerstone Mentoring	DYCD & Service	A group-based mentoring program for middle school students.
CUNY Fatherhood	CUNY	Strengthening fathers and families and promoting responsible fatherhood, economic stability, and educational advancement by connecting current and expectant fathers throughout the five boroughs to educational, employment and parenting resources.
Every Child Has an Opportunity to Excel and Succeed (ECHOES)	DOP	An Alternative to Placement program for juveniles on probation with the goals to create transformational relationships between clients and adults in a life-coaching model, to increase both social and emotional competencies and the employability of clients.
IMPACT: Peer Mentoring in Young Adult Literacy	CUNY	Pilots two projects at existing GED programs that add peer mentoring and an alumni network to this existing GED program.
Justice Community	DOP	A Neighborhood Opportunity Network (NeON) based program that includes community service, subsidized employment, and career development for court-involved youth.
Justice Scholars	DOP	A new education and career exploration programs serving court-involved youth.
Teen and Young Adult Health Program	HHC	Trains staff and establish peer counseling to provide adolescent-friendly health services and social support within HHC hospitals and clinics.
Work Progress Program	CEO	Supports wages paid to young adults that participate in short-term subsidized job opportunities, including some that contribute to rebuilding New York City after hurricane Sandy.

CEO's participation in YMI is consistent with the mission it has executed since the Center's inception: replicate proven and effective strategies, incubate innovative anti-poverty programs, and measure results. The YMI programs incorporate recommendations by researchers and practitioners on effective ways to reach young adults. Participation in these programs does not exclude other participants, but rather they are programs that had positive outcomes for young men of color.

Social Innovation Fund:

In 2010, the Federal government launched a new initiative that reflected a mission that CEO actively advocated for at the national level- supporting and scaling up performance driven effective local programming that has proven the ability to improve the lives of low-income families. Created through the Edward M. Kennedy Serve America Act of 2009, and launched by the Corporation for National and Community Service, the SIF represents a new way of doing business for the federal government that stands to yield a great impact on urgent national challenges. The SIF has targeted millions in public and private funds to expand effective solutions across three issue areas: economic opportunity, healthy futures, and youth development. CEO, in partnership with the Mayor's Fund to Advance New York City, became one of the inaugural recipients of a Social Innovation Fund (SIF) grant in 2010.

The Social Innovation Fund grant provides a unique opportunity for cities to work together to expand and test innovative anti-poverty programs piloted by the NYC Center for Economic Opportunity. With this prestigious and significant Federal grant, CEO is replicating five of its programs in New York City and seven other cities. Through this project, the cities are implementing and evaluating program models, building a multi-site body of

evidence in support of promising, high-impact, interventions that are already influencing national policy discussions.

CEO is partnering with the Mayor's Fund to Advance New York City (a not-for-profit organization, which facilitates innovative public-private partnerships throughout NYC) and MDRC (a social policy research organization), and more than 30 private funders, to implement five program models in New York, Cleveland, Kansas City, Memphis, Newark, San Antonio, Tulsa, and Youngstown. Since beginning to provide services in 2011, the five CEO program models being replicated through the SIF have served over 12,000 participants across the eight cities.

- Family Rewards is a conditional cash transfer (CCT) program that aims to break the cycle of poverty by providing cash payments to families to reward their engagement in a pre-specified set of activities designed to build human capital and self-sufficiency. The Family Rewards model is based on the experience and findings from Opportunity NYC, the nation's first conditional cash transfer program, and programs in 20 other countries. Approximately 2,400 families in Memphis and New York City have enrolled in the Family Rewards program. To date, 97% of families have earned rewards, totaling more than \$3 million.
- The place-based Jobs-Plus program addresses entrenched poverty among public housing residents by saturating a development with job and career support, community building, and rent incentives. In a previously evaluated national pilot, residents' earnings continued to rise for three years after the program ended, greatly outpacing the income of a comparison group. Since launching in fall of 2011, the SIF Jobs-Plus programs in New York and San Antonio have served over 1300 individuals and have placed over 400 participants in jobs that are generating over \$5 million in new annual wages in the targeted public housing communities.
- Project Rise helps unemployed 18 to 24 year-olds who are currently out of school and lack a high school degree or GED to re-engage in productive activities through a combination of educational opportunities, paid internships, and case management as a pathway to long-term economic self-sufficiency. Project Rise is based on promising programs in New York City, including the Young Adult Internship Program, as well as lessons from evaluations of other youth programming. Project Rise programs in Kansas City, Newark and New York City have enrolled nearly 700 young people. Nearly 30% of participants have already earned GEDs, despite markers of significant disadvantage, including a majority who left school with no more than a tenth grade education.
- SaveUSA is a tax-time savings program that offers eligible individuals a 50 percent match if they deposit a portion of their tax refund into a "SaveUSA Account" and maintain the initial deposit for approximately one year. SaveUSA builds upon a successful three-year demonstration, SaveNYC, administered by the New York City Department of Consumer Affairs' Office of Financial Empowerment (OFE). Since 2011, the first year of the SaveUSA program, across all sites, over 4,500 individuals opened accounts and pledged to save an average of over \$550 each. Each year, over 70% of individuals fulfilled their commitment, saving over \$2 million to date.
- WorkAdvance is sector-focused career advancement initiative to help unemployed and low-wage workers get quality jobs in targeted sectors with opportunities for career growth. CEO built upon existing NYC programming and national evaluations of advancement and sector strategies to create WorkAdvance, which combines the best practices from these efforts to create a single, cost-effective, and easy to replicate workforce intervention. WorkAdvance has served over 1300 individuals in Cleveland, New York City, Tulsa and Youngstown, placing 503 people in jobs as of July 2013. A total of 607 people have completed hard skills occupational training. The program has identified approximately 700 businesses interested in working with WorkAdvance to identify new employees, working with the program to address industry skills gaps.

CEO and the Mayor's Fund also supports a learning network of program providers and other partners, which allows CEO's SIF partners to address common challenges, and to share best practices and evaluation findings with policymakers and other stakeholders. Federal agencies and others are eager to learn from these replications

and the accompanying evaluations. The SIF presents an opportunity to expand CEO's proven and promising programs strategies, and to tackle poverty across diverse demographics and geographic settings. CEO and partners have begun to share the lessons learned from the SIF models with federal agencies and other stakeholders, who are interested in learning from these replications and the accompanying evaluations.

Experts continue to recognize CEO's commitment to innovation and applaud the Center's many accomplishments. Harvard University's Kennedy School of Government granted CEO its prestigious Innovations in American Government Award in 2011. The Stanford Social Innovation Review featured CEO in its winter 2012 issue as a noteworthy example of innovation in government. CEO was also honored with the 2011 Citizens Budget Commission Prize for Public Service Innovation.

Services for Low-income Families

In addition to these recent CEO-related initiatives, the City has long provided a wide variety of services designed assist NYC residents living poverty and help them move toward economic self-sufficiency. Central to this effort are the myriad of services provided by the City's Human Resources Administration/Department of Social Services (HRA).

Poverty Research

In August 2008, CEO issued its inaugural report on poverty in New York City. Its publication marked the first time any local government had implemented recommendations from the National Academy of Sciences for an improved measure of poverty. Since 2008, CEO has issued four subsequent annual updates, in March 2010, March 2011, April 2012 and April 2013.

CEO's most recent report shows that, after a two-year rise in the aftermath of the 2008 financial crisis, the poverty rate in New York City stabilized in 2011. This pattern mirrors national trends. In New York City employment rates increased, the share of the employed with steady work stabilized, and annual earnings stopped declining from 2010 to 2011. In addition to a steadier labor market, low-income New Yorkers were bolstered by increased enrollment in the Food Stamp program and a temporary, two percentage point cut in the payroll tax rate. These three developments contributed to a decline in the poverty rate for people living in single-parent households and arrested the growth in the share of the City's population who live in extreme poverty, below 50 percent of the CEO threshold.

The CEO poverty measure has caught the attention of policy makers nationwide. In the 110th and 111th Congresses, legislation was introduced by Congressman Jim McDermott and Senator Christopher Dodd proposing that the methodology used to calculate the federal poverty measure be revised based on the same National Academy of Sciences' recommendations that inform the CEO poverty measure. In March of 2010 the Obama Administration announced plans to create a similar measure, called the Supplemental Poverty Measure. The first report based on the new Federal measure was released in the Fall of 2011.

The Center has consulted with a number of other localities that want to develop similar poverty measures including: Chicago, Illinois; Los Angeles, California; San Francisco, California; Washington, DC; Philadelphia, Pennsylvania; Oakland, California; San Jose California, along with the states of New York and California. In addition CEO has collaborated with the Institute for Research on Poverty at the University of Wisconsin and the Urban Institute, which have developed similar measures for Wisconsin and other states.

5. Institutional Structure

Please refer to the 2014 Consolidated Plan, Volume 2, Part II, sub-section F. The 2014 Consolidated Plan is the most recent description of the City's institutional structure including private industry, nonprofit organizations, and public institutions through which the City will carry out its affordable and supportive housing strategy. The City needs a stronger commitment from the Federal government to provide aid to the cities; this remains a major impediment to the City's ability to address its affordable and supportive housing needs.

6. Governmental Coordination

There has been extensive cooperation and coordination among the various State, City agencies and private entities to implement the housing strategy. The 2013 Consolidated Plan, Volume 2, Chapter II, sub-section G., provides the most recent description of the City's coordination efforts. Funds from many federal programs are leveraged with State and City funds in developing specific projects for housing and housing supportive services. In addition, private funds are often included in these joint projects. In particular, the City offers many incentives to encourage the participation of for-profit entities, including real estate developers, banks, insurance companies, utility companies, foundations and nonprofit organizations, all of which help meet the housing needs of New York's residents.

1. Coordination within the New York City Empowerment Zone:

The New York Empowerment Zone (NYEZ) is an economic development initiative that uses public funds and tax incentives to encourage private investment and job creation in Upper Manhattan and the Bronx. The NYEZ's goal is to provide its residents with the necessary tools to revitalize their communities and build new roads to economic self-sufficiency.

Congress enacted the Empowerment Zone Program as part of the Omnibus Budget Reconciliation Act of 1993 to stimulate economic growth in distressed areas. The New York Empowerment Zone began operations in January 1996. New York City has committed \$100 million to the New York Empowerment Zone, as have the State and Federal governments, for an aggregate of \$300 million.

The Zone is governed by The New York Empowerment Zone Corporation, which is maintained by the City and State. The NYEZ Corporation Board of Directors consists of designees of the City, State, 16th Congressional District, 15th Congressional District, the Upper Manhattan Empowerment Zone Development Corporation, and the Bronx Overall Economic Development Corporation.

The fundamental mission of the Corporation is to assist the two local development corporations: The Upper Manhattan Empowerment Zone Development Corporation (UMEZ), representing the Upper Manhattan portion of the Zone, consisting of West, Central and East Harlem, Washington Heights and Inwood, and the Bronx Overall Economic Development Corporation (BOEDC), representing the Bronx portion of the Zone consisting of High Bridge, Mott Haven, Port Morris and Hunts Point. The Corporation facilitates the cooperation and engagement of State and City government entities in order to achieve strategic plan goals with regard to budgeting and payment of committed funds. Since the Zone was designated, the NYEZ Corporation has approved and committed over \$220 million in loans and grants for implementation of initiatives and projects.

Local Development Corporation Responsibilities

The Upper Manhattan Empowerment Zone Development Corporation (UMEZ) and the Bronx Overall Economic Development Corporation (BOEDC) are the two designated Local Development Corporations that develop and administer initiatives in the Zone. Their mission is to expand the range and scope of economic activity, enhance capital opportunity for local businesses and institutions and improve the quality of life for residents, workers and visitors. Their duties include: 1) developing initiatives; 2) evaluating and modifying their Strategic Plans; 3) providing opportunities for involvement of the community; 4) selecting service providers and vendors for Zone programs and projects consistent with procurement rules; and 5) monitoring performance.

Businesses of all sizes in the Zone benefit from its available resources. In addition to attracting large, national retail companies to Harlem and the South Bronx, EZ investments in small businesses increase their access to capital and provide technical assistance, in order to create jobs for local residents and address neighborhood retail needs. The EZ has also targeted the stabilization and growth of cultural institutions in Harlem and the Bronx as part of an overall strategy to re-energize these areas as unique cultural and shopping destinations.

UMEZ Activities in the Empowerment Zone

UMEZ is guided by a four-pronged strategy: 1) strengthening arts and cultural organizations to drive tourism, 2) making large-scale business investments in major real estate projects, 3) providing access to capital and technical assistance to small business, and 4) funding workforce development programs.

- National Jazz Museum – Authorization of \$600,000 grant for capacity-building project and support the organization’s staffing and overall development.
- East Harlem Business Capital Corporation – Authorization of \$507,500 grant to provide free based services for TA, draft business plans and perform business workshops for small businesses in East Harlem.
- Audubon Partnership for Economic Development – Authorization of \$453,900 grant to provide free based services for TA, draft business plans and perform business workshops for small businesses in Washington Heights and Inwood.
- Harlem Business Alliance – Authorization of \$451,400 grant to provide free based services for TA, draft business plans and perform business workshops for small businesses in Central Harlem.
- New York Women’s Chamber of Commerce – Authorization of \$451,200 grant to provide free based services for TA, draft business plans and perform business workshops for small businesses in East Harlem.
- Northern Manhattan Arts Alliance – Authorization of \$250,000 grant to support progress towards long term sustainability.
- Hot Bread Kitchen, LTD – Authorization of \$150,000 for a two year grant to establish two programs – Project Launch and HBK Incubates to assist entrepreneurs.
- Firelight Media, Inc. – Authorization of \$225,000 grant to develop and implement a revenue generating strategy.
- Harlem Arts Alliance – Authorization of \$250,000 grant to support its long-term sustainability.
- 260-262 West 125th Street (“Mart 125”) – Authorization of \$400,000 equity investment to provide financing for the pre-development costs associated with the restoration and redevelopment of Mart 125.
- Grameen America – Authorization of \$3,000,000 loan to provide microloans to small businesses and a \$325,000 grant to administer the program.

BOEDC Activities in the Empowerment Zone

BOEDC continued its focus on supporting environmental initiatives and not-for-profits in the Bronx Empowerment Zone.

- Society for Equitable Excellence – Authorization of \$40,000 grant to perform feasibility study for the construction of a planetarium and science center.
- Bronx Children’s Museum – Authorization of 500,000 grant to develop the master plan and other for soft cost related to the construction of the Museum.

- Smith Electric Vehicles – Authorization of \$1M loan to Smith Electric to secure a letter of credit for real estate.

HPD Activities within the Empowerment Zone

In addition to the thousands of units of housing HPD has already assisted in the New York City Empowerment Zone, HPD currently has approximately 9 housing projects in various stages of development located within the Zone. They encompass a broad range of HPD's new construction efforts, including the Cornerstone Program, the Low Income Rental Program, the Mixed Income Rental Program, the Multifamily Homeownership Program, the NYCHA Collaborative, the Supportive Housing Program, the Section 202 Supportive Housing Program for the Elderly, and Habitat for Humanity. The 8 projects will result in approximately 737 units of housing. In the last ten years, HPD has initiated a total of 148 new construction projects within the Zone, resulting in approximately 6,922 units of housing.

Coordination with Empowerment Zone

City of New York

There is a partnership between the City of New York and the two local development corporations responsible for the development and investment in the Empowerment Zone. A representative of the Mayor's Office has served as part of the New York Empowerment Zone coordination team since its original designation. This representative, currently the Deputy Mayor for Economic Development, oversees full-time staff assigned to the Empowerment Zone from the Office of the Mayor.

UMEZ and BOEDC work closely with City agencies, including the Economic Development Corporation, Department of Small Business Services, Department of Housing Preservation and Development, and the State's Empire State Development Corporation, in the areas of site location/acquisition, business and real estate development, and workforce development.

Please call the Mayor's Office New York City Empowerment Zone at (212) 788-8422 for more information.

Private Sector

The NYEZ uses its public investment pool of \$300 million to encourage private investment in Upper Manhattan and the South Bronx. The NYEZ has leveraged more than \$850 million in private investment.

EZ Tracts

The Upper Manhattan portion of the New York Empowerment Zone includes Central, East and West Harlem, Inwood and Washington Heights. The South Bronx portion includes Hunts Point, Port Morris, Mott Haven and the Yankee Stadium/Highbridge area.

Please refer to the map incorporated into the 2013 Consolidated Plan depicting the census tracts which comprise the New York Empowerment Zone.

Coordination with the Consolidated Plan

The NYEZ is fully consistent with the Consolidated Plan. In fact, many of the goals identified in the Empowerment Zone program for Upper Manhattan and the South Bronx are identical to the Plan's basic goals.

C. Anti-Displacement Plan

In accordance with 24 CFR 42.325(a), the City will continue to take all reasonable steps to minimize the displacement of families and individuals from their homes and neighborhoods as a result of a federally assisted project activity assisted with funds provided under (1) the Community Development Block Grant (CDBG) Entitlement Program (24 CFR 570), or (2) the HOME Investment Partnerships Program (24 CFR 92).

Part 1: Displacement Mitigation

Consistent with 24 CFR Part 42, the City will take the following steps to minimize the displacement of persons from their homes and neighborhoods:

I. New Construction and Substantial Rehabilitation

The production of new units to increase the supply of housing, a major goal of New York City's housing policy, is accomplished primarily through a policy of encouraging: a) new construction on vacant and underutilized sites; and b) rehabilitation or restoration of vacant, abandoned multiple dwellings and small homes. Priority for development of assisted new construction and substantial rehabilitation housing is given to sites that are City-owned and contain vacant land and/or structures.

II. Moderate Rehabilitation and Repair

A key component of the City's preservation housing strategy is to provide assistance to multiple dwelling buildings requiring levels of rehabilitation that can be accomplished with tenants in occupancy. These programs help preserve low income housing and do not result in displacement.

The successful renovation of existing occupied buildings may require that rents be restructured for existing tenants. Such restructured rents generally do not exceed the applicable FMR for existing housing and moderate rehabilitation. Low income tenants who are unable to afford restructured rents resulting from this rehabilitation will be assisted by the City in applying for and obtaining Section 8 Existing Housing Certificates and Vouchers, if available.

III. Tenant-Landlord Relations

As an additional anti-displacement incentive, the City established a program to facilitate the resolution of tenant/landlord disputes through the use of trained mediators. This project is jointly operated by HPD and the Unified Court System and is located in the Brooklyn and Manhattan Housing Courts. By helping landlords and tenants settle their differences, the program helps protect tenants from being displaced from their homes. In addition, to supplement the need to assist pro se litigants who are unfamiliar with court procedures, HPD expanded its technical assistance role by providing a community liaison worker in the Bronx Housing Court Resource Center.

The community liaison worker provides the public with information on court procedures and makes referrals to HRA and other appropriate bodies. For example, tenants, who face eviction because of failure to pay rent are referred to the Income Maintenance Housing Unit, which is located on the housing court premises. This unit is staffed by Human Resources Specialists who are available to refer tenants to HRA so that emergency assistance payments can be expeditiously processed.

The City has also undertaken an initiative to ensure that relocation activities are conducted in accordance with local, state and federal fair housing laws. All HPD relocation managers have been trained by HPD's Fair Housing Unit on basic fair housing laws and will be made aware of the City's fair housing program which provides counseling services for tenants who allege discrimination. A tenant who has been displaced by government action will also be informed of his/her Fair Housing rights in the Tenants Assistance Policy

literature that is part of the informational package given to potential relocatees. This policy delineates the basic fair housing laws and the remedies available for any tenant who believes he or she has encountered discrimination.

Replacement of Lower Income Housing

As described in 24 CFR 42 Subpart C, the City will replace occupied and vacant occupiable lower income housing that is converted to a use other than lower income housing or is demolished as a result of activities paid for in whole or in part with funds provided by HUD under the CDBG Entitlement Program or the HOME program.

To the extent that the specific location of the replacement housing and other data required by paragraphs (c)(4) through (c)(7) of 24 CFR Part 42.375, are not known, the City shall identify the general location of the housing on a map and complete disclosure and submission requirements when the specific data are available.

Part 2: Relocation Assistance

In accordance with 24 CFR 42.325(a), the City will continue to take all reasonable steps to minimize the displacement of families and individuals from their homes and neighborhoods as a result of a federally assisted project activity assisted with funds provided under (1) the Community Development Block Grant (CDBG) Entitlement Program (24 CFR 570), or (2) the HOME Investment Partnerships Program (24 CFR 92).

Displacement Activities

The City of New York did not displace individuals or families in any federally-assisted entitlement program in 2013.

D. Assessment of HOME Minority Business Enterprises and Women Business Enterprise Outreach-Related Activities

The New York City Department of Housing Preservation and Development (HPD) is committed to a policy of providing equal access to all economic opportunities generated by our role as the primary catalyst for the construction and rehabilitation of affordable housing throughout this City.

HPD's Division of Regulatory Compliance is responsible for creating, implementing and coordinating procurement, training and employment activities in support of the agency's commitment to business enterprise mandates. The office has implemented a multifaceted Business Opportunity Program in response to public policy mandates that require local participation in agency procurement activities. The initiatives and strategies detailed below are the direct result of a long term and systemic approach to community development.

Our assessment of the affirmative efforts undertaken finds the Agency in compliance with the business development mandates found in HOME funding regulations. The following summarizes the activities undertaken and the results achieved during this last year to promote the participation of local, minority and women owned businesses in contract opportunities generated by the use of HOME funds:

- Conducting weekly Pre-Award Conferences to review equal opportunity, labor standards, business enterprise and fair housing requirements for HPD contract recipients. These conferences also provide information on becoming certified as a MWBE by the NYC Department of Small Business Services (DSBS). Representatives of 585 firms attended 51 sessions in calendar year 2013.
- In late December 2005 Mayor Bloomberg signed Local Law 129 to promote the utilization of Minority and Women owned Business Enterprises certified by the DSBS. In 2013 Local Law 1 was enacted to enhance the City's MWBE Program. HPD internal controls include the work of HPD's MWBE Task Force, headed by the Special Counsel for Regulatory Compliance (who is also the agency's MWBE Officer). The Task Force, which includes the Assistant Commissioner/ACCO and the Deputy General Counsel for Legal Affairs, meets regularly to implement internal initiatives, monitor agency performance and detail procedural compliance. The Task Force has established procedures and duties to implement a uniform subcontractor approval protocol within the agency. Agency Purchasing officers have been trained to use the DSBS directory to obtain vendor lists for outreach and bidding invitations. This work has raised the awareness of the importance of federal MWBE participation guidelines as well. In 2012 DSBS awarded the Agency a citation for having achieved the highest percentage of certified MWBE participation in the category of contracts let with a value of \$100K or less.
- HPD staff represents the Agency at numerous outreach events, including those sponsored by the NYC Department of Small Business Services, and other partners.
- HPD has created and published a webpage: <http://www.nyc.gov/html/hpd/html/vendors/local-business-participation.shtml> that provides information on the agency's business counseling and educational services, the Section 3 program, and links to the NYC Dept. of Small Business Services.
- HPD is in the process of purchasing a web based service for the electronic collection, tracking, review, storage and reporting functions associated with the management of certified payrolls for compliance with Federal, State and City Labor requirements. The service will also will have the capability to collect data and produce reports for MWBE and Section 3 compliance. The service will provide the Agency with more timely and complete data for analysis as projects proceed.
- HPD has compiled and submitted reports on the participation of minority and women owned firms as are required by Federal, State and City agencies.

HPD is engaged in an ongoing effort to ensure that the economic and social benefits of HOME funded contracts are openly and fairly distributed with the maximum participation of locally based, minority and women owned firms.

The following is a snapshot of HOME funded prime (development entities) and subcontracts let in calendar year 2013:

Prime Contracts		#	%	\$	%
		13	87%	\$391,081,737	94%
WHITE	MALE	2	13%	\$25,030,975	6%
WHITE	FEMALE	15		\$416,112,712	
Nonprofit Entities		12		\$199,916,578	
Subcontracts					
WHITE	MALE	55	69.6%	\$ 37,632,069.10	78.9%
WHITE	FEMALE	2	2.5%	\$ 290,550.00	0.6%
BLACK	MALE	6	7.6%	\$ 6,039,445.00	12.7%
HISPANIC	MALE	9	11.4%	\$ 1,903,568.00	4.0%
ASIAN	MALE	7	8.9%	\$ 1,820,015.00	3.8%
TOTALS		79		\$ 47,685,647.10	
MWBE TOTALS		24	30.4%	\$ 10,053,578.00	21.1%

On August 29, 2013, HPD launched *Building Opportunity*, an initiative to promote opportunities for Minority- and Women-Owned Business Enterprises (MWBEs) in the Agency’s development and preservation programs. Through this initiative, HPD hopes to strengthen the affordable housing development industry while furthering the Agency’s mission of providing safe and affordable housing to all New Yorkers.

Building Opportunity pursues four strategies:

- 1) **Increase Access to Capital:** HPD will work with the New York City Acquisition Fund, which offers low interest loans to developers of affordable housing, to extend low-cost financing to eligible M/WBEs for site acquisitions and predevelopment costs;
- 2) **Build MWBE Capacity:** HPD is working with the NYC Department of Small Business Services and the Minority Business Development Institute to develop a training/mentoring program tailored to MWBE development entities. The program will cover effective business planning, financial management, and strategies for winning and managing New York City government contracts. In addition, 10 MWBE developers will be offered individualized business assessments. The program will help these entities to develop strategies to successfully compete for development opportunities;
- 3) **Promote MWBE Contractor Utilization:** HPD will begin requiring all developers to submit utilization plans wherein the developer may voluntarily establish goals for the inclusion of MWBE contractors and professional service providers. To track progress towards the voluntary goals established by developers, HPD will also request reporting of awards made to MWBE firms and payment amounts made under contracts with MWBEs. This strategy extends the Agency’s commitment to the goals of the City’s MWBE program;

- 4) Development Mentorship: HPD will designate a pipeline of development projects to be competitively solicited to a pre-qualified list of MWBE developers (or joint ventures that include M/WBEs). MWBE firms pre-qualified by the Agency will be given the opportunity to respond to a competitive Request for Proposals (RFP) issued by HPD to develop new construction and preservation projects. Each MWBE developer selected will be matched with a mentor who is a member of the New York State Association for Affordable Housing (NYSFAFH), the trade association for New York's affordable housing industry statewide

The Agency endeavors to achieve the maximum participation of locally based, minority and women owned firms as part of an ongoing effort to ensure that the economic benefits of HOME funded contracts are openly and fairly distributed.

E. Section 108 Loan Guarantee-Brownfields/Economic Development Initiative (B/EDI) Programs

Alliance for Neighborhood Commerce, Homeownership & Revitalization (ANCHOR)

Currently, there are no HPD ANCHOR Programs under development that are funded through HUD's Economic Development Initiatives (EDI) Grant Program, HUD's Brownfields Economic Development (BEDI) Program, and HUD's Section 108 Loan Program.

Program Income

As of December 2013, program income to this date totaled \$1,072,374.42. Program income includes the EDI loan repayment of \$811,506 made by 1400 5th LLC in August 2012 and an EDI payment of \$260,868.42 received from the Strivers Gardens LLC. No program income was realized in calendar year 2013.

Rehabilitation of Historic Pier A

Battery Park City Authority (BPCA) completed the core and shell restoration of Pier A in July 2013 and turned possession of the Pier over to the operating tenant, Pier A Battery Park Associates (“Pier A Associates”) (a joint venture of the Poulakakos family and the Dermot Company) on August 1, 2013. Pier A Associates will occupy and operate the space as a restaurant, oyster bar with outdoor seating, event venue and visitor center under the terms of a 25-year sublease with BPCA. The interior fit-out of the building by Pier A Associates is underway, with a public opening targeted for late Spring 2014. BPCA began construction of the adjacent 35,000 square foot upland Pier A Plaza in May of 2013 after receiving approvals from the New York City Public Design Commission and the New York City Department of City Planning. Completion of the Plaza is scheduled to coincide with the completion of the interior fit-out.

F. Monitoring Standards and Procedures

Pursuant to 24 CFR Part 91.230, the City of New York monitors on an ongoing basis its entitlement program subcontractors, subrecipients, and project sponsors to ensure compliance with the statutory provisions of the National Affordable Housing Act. The fiscal and programmatic procedures of federally-funded programs already are audited or monitored by several entities: the City agencies which administer the federally-funded programs; an independent auditor, pursuant to the federally-mandated "Single Audit"; and, the City Comptroller's Office through its Charter mandate to investigate all matters relating to the City's finances. Therefore, it is not the intent of this plan to duplicate but to augment the City's monitoring procedures currently in place for its Consolidated Plan-related programs.

Each of the respective formula entitlement grants have separate and distinct regulations and statutory requirements. Therefore, the monitoring processes used by New York City's respective grant administering departments vary based on the type of entitlement grant. However, in general, the respective departments monitor their subcontractors, subrecipients, and/or project sponsors for timeliness of expenditure; the meeting of predetermined accomplishments/milestones; and, the compliance with the applicable federal requirements.

A brief description of the results of the grant-specific monitoring follows:

COMMUNITY DEVELOPMENT BLOCK GRANT

In 2013, the CD Unit of the Office of Management and Budget monitored the Interim Assistance component of the Land Restoration Program (LRP), which is administered by the New York City Department of Parks and Recreation (DPR). Through this component of the Program, LRP staff clean vacant, City-owned lots that are located in CD-eligible areas throughout the City. The vacant lots are often polluted with drug paraphernalia, domestic litter, and industrial debris and frequently contain hazardous materials, rats, and severe vegetative overgrowth. The CD Unit's monitoring focused on compliance with the Interim Assistance eligibility category. This Program had been monitored by HUD in 1984, during which HUD and the City agreed that the program could treat each lot for a maximum of three years. Following the three-year deadline, any subsequent treatments on the same lot would be considered maintenance and thus ineligible for CD funding. Accordingly, LRP must either stop treating the site or must pay for future treatments with other funding. During 2013, CD Unit staff created a database that would compare LRP-treated sites across several years, and then analyzed the Program's accomplishments over the past six calendar years. CD staff found that a number of sites had been treated after the three-year deadline. As a result of the monitoring, the CD Unit reminded DPR that such work is ineligible and advised the agency that the sites must be dropped from the Program's target site list immediately. DPR agreed with this determination.

Also in 2013, the CD Unit began the process of reviewing the contracts and/or Requests for Proposals (RFP's) for several CD-funded Public Service programs including the Adult Literacy Program and the Beacon School Program (both administered by the Department of Youth and Community Development); Day Care Center Services (administered by the Administration for Children's Services); and Safe Horizon (administered by the Mayor's Office of the Criminal Justice Coordinator). The CD Unit found a small number of omissions and/or incorrect language. The CD Unit contacted the relevant administering agencies, all of which agreed to correct the errors. Please note that this review did not uncover any instances in which an error in a contract or RFP appeared to have caused inappropriate or ineligible charges. In 2014, the CD Unit will continue to review any contracts that were not reviewed in 2013.

In 2012, the CD Unit began a monitoring of the Rehabilitation Services Program. Partially due to the CD Unit's involvement in the creation of the City's Action Plan for Community Development Block Grant-Disaster Recovery funding of Hurricane Sandy in 2013, the Rehabilitation Services monitoring will be finalized in 2014 and reported in the 2014 APR.

The Department of Housing and Urban Development (HUD) conducted a monitoring of the Avenue NYC Program, which is administered by the Department of Small Business Services (SBS). HUD found that the City should classify website development as Capacity Building (24 CFR 570.201(p)) and Façade Design as Special Economic Development Activities (§570.203(b), rather than both as Special Activities by CBDO's (§570.204). The City agreed with HUD's direction.

HUD found that there was insufficient reliable data available at the service area level to determine the degree to which the deliverables of the CDBG-funded Local Development Corporations (LDC's) had an impact on the decline of the targeted commercial corridors. In response to this finding, SBS will mandate that all Avenue NYC grant recipients complete a Pre/Post Assessment for each project category for which they receive funding. These assessments will be completed at the beginning and end of each city fiscal year. When compared against each other, they will measure how well an organization's deliverable addressed commercial revitalization needs in a targeted commercial corridor.

HUD identified a concern that some LDC's had indicated that certain landlords refuse to rent retail stores and/or residential apartments located in their respective commercial corridors. SBS replied that it would organize a Best Practice Workshop in City Fiscal Year 2014 to give grant recipients the opportunity to strategize around working with recalcitrant landlords. Organizations and other external experts successful in engaging landlords would be invited to share their stories and approaches. All Avenue NYC grant recipients would be invited to the workshop. SBS's Neighborhood Development Division (NDD) will develop a short Best Practice Sheet on the topic and share it with LDC's via the NDD's Resource Library on the SBS website. HUD accepted the City's response to the monitoring.

HOME INVESTMENT PARTNERSHIPS

Affirmative Marketing

Periodic inspections and spot-checks:

The NYC Department of Housing Preservation and Development (HPD), in conjunction with their sister agency, the NYC Housing Development Corporation (HDC) conducts periodic inspections and spot-checks of the Developer's tenanting process. Developers receiving HOME funds must establish and maintain satisfactory records in accordance to the agency's Marketing Guidelines. The Marketing Guidelines describe policies, procedures, and certain requirements for the marketing and selection of residents for developments subsidized by the agency. Developers must follow these guidelines in preparing marketing plans for their projects and comply with its specific requirements, including certain forms required during the tenant selection process to ensure eligibility, fairness, consistency and prevent fraud in the agency's programs. The Marketing Guidelines require the developer maintain individual tenant files for all families in HOME assisted units. The tenant files must contain all income certifications and verifications along with leases, lease riders, unit inspections, and all correspondence, which are subject for review by the agency. Developers forward the agency a tenant file which is reviewed by the staff to ensure income eligibility.

Site visits to assure records properly collected and reserved:

The agency conducts site visits to assure records are properly collected and reserved. While no site visits have been conducted yet for projects with HOME funding which were marketed in 2013, the marketing department has recently completed a tax credit certification course in January of 2014. As result, the agency fully anticipates to review and perform more routine site-visits going for projects marketed in 2014 before initial lease up has commenced to ensure better compliance with our marketing guidelines. Further, the agency intends to audit files anytime during the initial lease-up of a project either randomly assigned, or when new information is discovered that demands our investigation. Finally, the agency will continue conducting site visits the year after a projects is Placed-in-Service. The agency will continue to conduct these site visits to assure records are properly collected and reserved by developers.

Suspicion of Fraud:

The agency works closely with New York City Department of Investigation (DOI) to address fraud involving HOME Program funds. If the agency is suspicious of fraud, then a further review is conducted by an agency staff member, and possible referral is made to DOI. The Marketing Guidelines require that the Developers use certain forms during all tenant selection processes. These forms include IRS Form 4506 Request for Copy of Tax Return; IRS Form 4506-T Request for Copy of Tax Return Transcript; NYS DTF-505 Form Request for Copy of State Tax Return; as well as an Authorization to Release Information form. If an applicant file contains inconsistent information, these forms are used by agency staff and DOI in order to clarify the information or to determine if any fraud exists. On occasions, DOI has referred matters to appropriate prosecutors' offices. Furthermore, Developers are made aware that they may forward any suspicious information directly to the agency and/or DOI. Lastly, if any inconsistent or suspicious information is brought to the agency's attention regarding a Developer and or its agent, the matter is referred to DOI for further investigation. During the year 2013, no applicant or developer referrals were made for projects involving HOME funds to DOI.

Monitoring of Affordable Housing Units – HPD

HOME Project Report Summaries - On-site Inspections of Assisted Affordable Rental Housing

During 2013 there were 478 HOME projects under compliance monitoring. The projects included 1,676 buildings containing 13,336 HOME units.

Of the 478 projects, 344 required physical (HQS) inspection in calendar year 2013. A sample of 2,348 apartments was inspected: 2,185 passed or were corrected; 160 failed. Notices of non-compliance have been sent to owners of units that failed, and HPD will continue to seek a satisfactory response.

Section 3 of the Housing and Urban Act of 1968

Please refer to Volume 1, Part IA.2., Assessment of Entitlement Programs, HOME Investment Partnership, page I-35 for the results of HPD's efforts to provide job-training and employment opportunities to low- and very low-income New Yorkers in 2012.

Evaluation of HPD Monitoring of Community Housing Development Organizations (CHDOs)

Through HPD's Intergovernmental Unit, HPD meets the HUD standard of ensuring that organizations continue to meet all of the CHDO requirements. HPD makes initial designations of CHDO applicants. HPD also requalifies a CHDO when HPD awards a CHDO additional set-aside or operating funds in subsequent years.

HPD's Budget Unit assures that the minimum CHDO set-aside of 15% is calculated annually by HPD and awarded to a qualified CHDO and allocated to CHDO-sponsored housing development projects.

HPD's Development Division assures CHDO oversight by HPD, including an evaluation of compliance with the HOME maximum purchase price/after-rehab value limits; and the FHA 203(b) limits for both owner-occupied and homebuyer properties.

EMERGENCY SOLUTIONS GRANT (ESG)

The NYC Department of Homeless Services (DHS) receives Emergency Solutions Grant Program (ESG) grant money to increase the number and quality of emergency shelters and transitional housing facilities for homeless individuals and families, to operate these facilities and provide essential social services, and to help prevent homelessness.

The Budget and Finance Units of DHS is responsible for the fiscal administration of the ESG grant. These units allocate the ESG funding and ensure that payments and claims are made in accordance with the approved uses of the grant for eligible activities, in consultation with DHS Program staff.

As part of ESG monitoring plan, DHS revised its standards according to the requirements set forth in 24 CFR 576.400(e) (1) and (e) (3). The purpose of the ESG monitoring plan is to determine if the ESG-funded programs have administered and implemented ESG-funded activities in accordance with applicable Federal requirements.

Program monitoring activities include review of conformance to grant agreement, record keeping and documentation, periodic progress reports, and monitoring site visits. As the result of monitoring review, DHS may conclude a program is in compliance with applicable regulations or may make a finding or concern. A finding is defined as a program element that does not comply with a Federal statute or regulation, whereas a concern is either a potential finding or a program weakness that should be improved to avoid future problems.

If any findings or concerns are identified after a program monitoring review, DHS works with the program staff in implementing corrective actions and making improvements, and produces a schedule for any needed technical assistance and training.

For the Calendar Year 2013, there are no monitoring findings to report in the 2013 Con Plan APR.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

To ensure compliance with federal, state, and local regulations and guidelines, the New York City Department of Health and Mental Hygiene (DOHMH) conducts routine monitoring activities of its HOPWA-funded sub-grantees and projects sponsors. Monitoring activities are conducted on-site and remotely on an annual basis. Monitoring activities include, but are not limited to, the following areas:

- Eligibility
 - HIV status
 - Income
- Assessments/Reassessments
 - Client and household
- Housing Plans
- Organizational Policies and Procedures
 - Confidentiality
 - Termination of Participant Assistance
 - Conflict of Interest
 - Faith-based Organizations and Religious Activities
 - Fair Housing and Equal Opportunity
 - Documentation/Record Retention
 - Annual Reporting and Measurement of Outcomes
 - Performance and Outcomes
- Eligible Services
 - Tenant-Based Rental Assistance
 - Short-Term Rent, Mortgage, and Utility Assistance
 - Short-Term Housing Assistance
 - Facility/Project-Based Housing
 - Support Services
 - Housing Information
 - Permanent Housing Placement
 - Resource Identification
 - New Construction/Rehabilitation
- Leases/Tenancy Agreements
- Fair Market Rents
- Resident Rent Calculation
- Prohibition Against Fees

- Housing Quality Standards
- Environmental Review
- Audits Management
- Financial Management
 - Internal Controls
 - Financial System and Fund Tracking
 - Salaries and Wages
 - Cost and Allocation Principles
 - Record-keeping and Documentation
- Procurement Management and Methods
- Property/Equipment Management

Based on findings identified during monitoring activities, DOHMH may require sub-grantees and project sponsors to develop corrective action plans that outline activities that will be taken to resolve issue(s) identified and timeline for resolution. DOHMH monitors these plans closely to ensure timely resolution.

In 2013, a total of 59 subgrantees were monitored by DOHMH. There were no material findings resultant from this monitoring. All 59 subgrantees were in compliance both programmatically and fiscally.

PART III -- Evaluation of Annual Performance

This section contains the City's assessment of the effectiveness of its performance in meeting the housing, homeless, supportive housing and community development activities outlined in the 2013 Consolidated Plan.

HUD APR reporting regulations require the Performance Report to include a self-evaluation of a locality's respective formula entitlement grant's activities based on a comparison of its proposed Performance Outcome Measurement System Performance Indicator accomplishments against its actual Performance Indicator accomplishments. The evaluation would be derived from information generated from several IDIS reports updated to include performance measurement data.

As noted in Section IA., HUD completed an upgrade to the IDIS reporting platform at the end of 2009. However, after system modifications, there were certain inconsistencies between the data entered by the formula entitlement grant administering agencies and the data presented on the various reports. Therefore, the City of New York has continued to formulate its self-evaluation of its past year's performance based on the federal reporting guidelines that were in effect prior to the implementation of the Performance Outcome Measurement System.

In addition, the City has already developed and reports Performance Statistics, which are highly similar to HUD's suggested measurements, for both the City's federally-funded and non-federally funded activities within its 2013 City Fiscal Year (CFY) Mayor's Management Report (MMR). Therefore, the reader is requested to please refer to the City's latest Mayor's Management Report.

The latest version of the MMR is available for review on the City's website in Adobe PDF format at: www.nyc.gov/operations.

Office of Management and Budget

For 2013, the Community Development Block Grant Program (CD) had a total of \$221,122,322 available from the FFY '13 Entitlement, program income, and accruals. Total expenditures were \$196,195,360, an 89% expenditure rate. The City believes this is an acceptable expenditure rate for the CD Program.

The high expenditure rate is due to the fact that the CD Program primarily funds ongoing programs. Unlike new programs in which expenditures are delayed because of start-up concerns (staffing, site selection, contract registration, etc.) ongoing programs do not generally experience this lag each year.

Department of Housing Preservation and Development

Since 2003, when the City launched the New Housing Marketplace Plan (NHMP or the Plan), the City has financed nearly 160,000 units of affordable housing throughout the five boroughs and is on track to exceed its ambitious goal of 165,000 units by June 2014. At completion, the NHMP will have provided affordable homes for over half a million New Yorkers, representing the largest municipal housing effort in the nation's history. All together, the NHMP units house a demographically and economically mixed community the size of present-day Atlanta. NHMP starts as of December 31, 2013 were 160,477 dwelling units.

Department of Homeless Services

Throughout 2013, ESG funds continued to be an integral component of the City's continuum of care for the homeless. These funds have enabled DHS to improve its outreach activities to homeless persons living in public spaces by contracting with experienced non-profit organizations. In the fall of 2007, DHS implemented new contracts with outreach and housing placement providers. These contracts are performance-based and include evidence-based practices which focus on placing chronically homeless individuals directly into transitional and permanent housing from the streets. DHS also provided low-threshold housing options that exist outside the shelter system including safe haven (the local model is not to be confused with HUD's CoC-funded Safe Haven model) and stabilization beds. Contracted DHS Safe Havens, three of which were funded by ESG, and

Stabilization Beds are low-demand transitional housing programs that allow clients more flexible access to services.

The City's emergency shelter programs continue to be enhanced by programs funded with ESG money.. They provide the resources to successfully address client's barriers to independent living, which decreases clients' length of stay and increases the rate of successful placements from the shelter system into independent or supportive permanent housing.

Part of DHS' ongoing transformation of the shelter system services includes the development of more specialized programs to address certain specific obstacles to independent living such as substance abuse and mental illness that lead to chronic homelessness. ESG continues to fund substance abuse services such as DHS substance abuse counselors in adult shelters and a substance abuse program for family members living in the Regent Family Center. ESG funds are also used to help provide mental health services at four shelters.

ESG funds support the Office of Client Advocacy (OCA) which provides a voice for clients within DHS by mediating conflicts between shelter staff and clients, assisting clients to overcome barriers to permanent housing, interacting with other agencies and organizations on behalf of clients, and addressing phone and walk-in inquiries. The OCA is responsible for assisting clients in navigating the service system and bringing systemic issues to the attention of DHS and providers. The staff assists clients with a wide array of challenges. The staff encourages clients to first work with caseworkers or shelter staff to resolve individual issues. The OCA also facilitates monthly Client Meetings with both single adults & families. Individuals and families can contact a staff member between the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday, and the OCA has a hotline that records messages 24 hours a day. Messages left after hours are responded to the next business day. The OCA works with clients who come to our office for emergencies Mondays through Thursdays from 9-5. Staff is located at Beaver Street. The OCA travels to meet clients at our intake facilities, shelters, drop-in centers and street locations to work with clients make presentations and participate in case conferences. In 2013, the Office of Client Advocacy served a total of 5,343 constituents.

DHS's housing placement program is a centralized placement program operating within the adult shelter services system. This program has been highly successful in placing shelter residents in a variety of long-term housing and/or supervised program placements, ranging from substance abuse programs to supervised mental health housing to permanent supportive housing, to independent housing. A continuum of assessment and therapeutic programs helps homeless individuals move into and maintain housing, either in an independent living arrangement or a supportive housing environment. In CFY 2013, DHS placed a total of 8,526 single adults into permanent housing.

In 2007, the DHS neighborhood-based homeless prevention initiative, Homebase, expanded into a citywide program, now serving all neighborhoods in New York City. DHS continued to collaborate with qualified community-based organizations charged with assisting those at-risk of homelessness, through targeted services and financial assistance. Through the end of CY 2013, the non-profit providers have made significant improvements in identifying and serving target populations. They are using their community knowledge and resources to meet the needs of these at-risk individuals and families. By 'networking' at local businesses, income support centers, schools, police precincts, and local churches, the providers have served 25,395 families and single adults with services such as family and landlord mediation, entitlements advocacy, employment training, and household budgeting skills. Providers have served a diverse group of clients. Approximately 35% of the client population has had prior shelter histories. Of all the families and single adults served, over 90% had not entered the shelter system. Over 24% of all clients have received financial assistance for payment of rent arrears, deposits and broker fees, furniture and household expenses, rent contributions, and educational and work expenses.

On January 28, 2013, DHS conducted its annual citywide Homeless Outreach Population Estimate (HOPE) which resulted in an estimate of 3,180 individuals residing in the streets and public spaces in the five boroughs;

a 28 percent decrease since the first citywide survey was conducted in 2005. DHS again hosted HOPE on January 27, 2014. The results of HOPE 2014 are expected to be published in late winter 2014.

NYC Department of Health and Mental Hygiene – Bureau of HIV/AIDS Prevention and Control
For the evaluation of New York City’s Housing Opportunities for Persons with AIDS (HOPWA) grant-funded activities and accomplishments in 2013, please refer to Volume 1., Part I.A.4., HOPWA Consolidated Annual Performance and Evaluation Report (CAPER).

IV. Affirmatively Furthering Fair Housing

1. Introduction

The Affirmatively Furthering Fair Housing Statement (AFFH) is the responsibility of a number of City Agencies. The New York City Commission on Human Rights (CHR or the Commission) is the primary agency which promotes fair housing in New York City. The Department of Housing Preservation and Development (HPD), and the New York City Housing Authority (NYCHA) promote fair housing for tenants in properties they administer and eligible applicants who might become tenants. Other agencies, including the Mayor's Office for People with Disabilities (MOPD), the Department for the Aging (DFTA), the Mayor's Office of Immigrant Affairs (MOIA), and the Department of Health and Mental Hygiene (DOHMH), assist special constituencies to obtain equitable housing. The Department of City Planning (DCP) coordinates the City's Consolidated Plan and the City's Affirmatively Furthering Fair Housing Statement.

New York City has long been a leader in promoting principles of fair play and equal opportunity. The City passed, in 1958, the nation's first fair housing legislation that banned discrimination in private housing. It was one of the first cities in the country to provide protection for families with children (1986), and the City's fair housing law for persons with a disability is stronger than federal law.

New York City has one of the most comprehensive local human rights laws in the country, governing housing as well as employment and public accommodations. The City's Human Rights Law, like the Federal Fair Housing Act, prohibits housing discrimination on the basis of a person's race, color, religion, gender (including gender identity and sexual harassment), disability, national origin, and familial status. In addition, the City's Law prohibits housing discrimination on the basis of a person's sexual orientation, age, alienage and citizenship status, marital status, partnership status, and lawful occupation. In 2008 the New York City Human Rights Law was amended to add a protection against discrimination in housing based on lawful source of income, including rental subsidies. The term "lawful source of income" includes income derived from Social Security, or any form of federal, state, or local public assistance or housing assistance, including HUD Section 8 rental vouchers. The City Council amended the law to address the problem that many rental housing providers in New York were refusing to rent to tenants with rental subsidies or with incomes from sources other than employment.

The New York City Human Rights Law deals with the sale, rental or financing of housing, as well as any advertisements or statements with respect to housing. The law applies to private, public housing, property management firms, property owners, realtors, lenders, and insurers of housing. Housing discrimination based on race, color, national origin, disability, marital status, partnership status, familial status, lawful occupation, any lawful source of income, gender (including gender identity and sexual harassment), alienage and citizenship status, age, sexual orientation, and creed is prohibited. Distinct among fair housing laws elsewhere in the country, the New York City law covers owner-occupied, two-family housing when the landlord makes public through advertising, postings, or statements the availability of the rental unit. Another distinctive feature of the Human Rights Law is the requirement that landlords may be required pay for reasonable accommodations involving physical modifications (when such modifications are architecturally feasible and do not create undue financial hardship), as opposed to other laws that require merely the owner's permission to implement physical changes. Discriminatory activities include: refusing to sell or rent dwellings; imposing different terms and conditions of sale or rental; falsely denying the availability of housing for sale or rental; refusing to make mortgage loans; and harassing or intimidating persons exercising fair housing rights.

2. Evaluation of the City's Current Fair Housing Legal Status

All New York City residents in public and private housing may file housing discrimination complaints with either the HUD's Office of Fair Housing and Equal Opportunity (FHEO); or the U.S. Department of Justice (DOJ); or with the City of New York's Commission on Human Rights. Residents of the Department of Housing Preservation and Development, or the Housing Authority may file internal complaints at their agencies. At the

end of this chapter, a Fair Housing Complaint Chart is provided which outlines the complaint process. All of the agencies listed above can and will investigate complaints, or if necessary refer them to the appropriate governmental entities.

Complaints made by NYCHA residents or applicants are investigated internally to determine if the individual's human rights have been violated and to take corrective or conciliatory action, if necessary. Preliminary investigations of complaints filed by residents and applicants with the State Division of Human Rights, the City Commission on Human Rights, and/or HUD are investigated in consultation with the NYC Law Department.

Once a housing discrimination complaint has been filed, an investigation is commenced to ascertain if the complaint has merit. This section describes current status of fair housing discrimination complaints filed between January 1, 2013 to December 31, 2013 where a "probable cause"¹ for the discrimination has been found.

A. Probable Cause Determinations Issued by the Secretary of HUD

In 1999, the New York State Division of Human Rights (NYSDHR) was accepted into the federal Fair Housing Assistance Program (FHAP) because its new fair housing law was deemed to be substantially equivalent to the Federal Fair Housing Act. As a result, all cases received by HUD that are in the State of New York are referred to NYSDHR for investigation.

At the time the Proposed 2013 APR went to publication NYSDHR did not provide information regarding the number of cases referred, if any, in 2013.

B. Fair Housing Discrimination Lawsuits Filed by the U.S. Department of Justice or private plaintiffs

New York City is divided between two federal judicial districts: the Eastern District of New York, which includes Brooklyn, Queens and Staten Island; and the Southern District of New York, which includes the Bronx and Manhattan. In addition, private plaintiffs may file their own housing discrimination lawsuit directly with the Department of Justice's main office in Washington, D.C.

Eastern District

During the time period of January 1, 2013 to December 31, 2013, the U.S. Department of Housing and Urban Development did not refer any cases to the Eastern District Office for prosecution concerning alleged instances of housing discrimination within the City of New York.

Southern District

During the time period of January 1, 2013 to December 31, 2013, the U.S. Department of Housing and Urban Development referred three cases to the Southern District Office for prosecution concerning alleged instances of housing discrimination within the City of New York.

The United States filed two (2) Complaints and entered into two (2) Consent Decrees with the designers and developers of two high-rise Manhattan apartment buildings that were not designed and constructed so to be accessible to people with disabilities. (United States v. John Buck Co. et.al., and United States v. 2 Gold St. et. al., respectively.) The Consent Decree for U.S. v. Buck was entered in June 2013. The Consent Decree for U.S. v. 2 Gold St. was entered in April 2013, with claims against the architect still pending. Under the Consent Decrees, the defendants must make certain retrofits so that the buildings are accessible to people with disabilities. The settlements also provide for a fund for victims, a civil penalty, and a fund for accessibility improvements.

¹ *Probable cause: An apparent state of facts found to exist upon reasonable inquiry (that is, such inquiry as the given case renders convenient and proper) which would induce a reasonably intelligent and prudent person to believe that, in a civil case, a cause of action existed.* Source: Black's Law Dictionary.

The Southern District Office also filed a Fair Housing Act suit in December 2013 against a co-operative for failing to offer reasonable accommodations to tenant shareholders with disabilities who need service animals (United States v. East River Housing Corp.. At the time the Proposed 2013 Consolidated Plan Annual Performance Report was released, the case was still pending.

Washington, D.C. Department of Justice Office

The U.S. Department of Justice, Civil Rights Division's Housing and Civil Enforcement section provided the information described above. The cases were filed in the respective District Courts.

In addition, the Department initiated two investigations based on referrals from HUD, one based on disability discrimination and another based on race discrimination. As of February 2014, the investigations were continuing.

C. Fair Housing Complaints made to Local Agencies

The Human Rights Commission affirmatively furthers fair housing by enforcing the city's Human Rights Law, which prohibits housing discrimination based upon a person's protected class, and by promoting positive intergroup relations through outreach and education to members of protected groups, real estate brokers and landlords, and by community-based activities that bring people together. These complementary approaches discourage housing discrimination and promote equal opportunity.

Prosecution of complaints is a key part of the agency's commitment to affirmatively furthering fair housing. All complaints are investigated pursuant to uniform legal standards for determining probable cause. Notwithstanding the technical legal impact of settlement of complaints, complaints settled before trial and after probable cause are found and complaints settled before an investigation is completed may indicate that discriminatory conduct occurred. All probable cause and no probable cause determinations are eligible for review on appeal to a justice of the Supreme Court of the State of New York providing an additional protection to litigants and reflects the integration of the agency's administrative law process into the higher state court system.

The following data summarizes the agency's docket of verified fair housing complaints filed between January 1, 2013 and December 31, 2013.

Total number of housing discrimination complaints filed: 103

Total number of allegations of prohibited discrimination: 130 *

Disability:	40
Lawful source of income:	18
Race:	13
Presence of Children:	7
National Origin:	6
Creed:	4
Sexual Orientation:	9
Marital Status:	3
Gender:	8
Retaliation:	5
Relationship/association:	7
Alienage/Citizenship Status:	1
Color:	7
Age:	2

(* There are more allegations of prohibited discrimination than there are complaints. This is due to the fact that many complaints contain more than one allegation.)

Total number of allegations of unlawful discriminatory practices contained in housing complaints filed: 109*

Refusal to rent or sublet:	37
Unlawful specification:	2
Unequal terms and conditions:	70
Other unequal terms and conditions:	35
Eviction, threatened eviction, or constructive eviction:	12
Other harassment:	3
Other:	4
Sexual harassment:	2

(*There are more allegations unlawful discriminatory practices than there are complaints. This is due to the fact that many complaints contain more than one allegation.)

Total number of probable cause determinations: 1

Total number of allegations of prohibited discrimination: 1

Presence of Children: 1

Total number of settlements reached: 9

Total number of allegations of prohibited discrimination: 10 *

Disability:	4
Lawful source of income:	5
Relationship:	1

There are more allegations of prohibited discrimination than there are settled complaints. This is due to the fact that many complaints contain more than one allegation.)

Total number of allegations of unlawful discriminatory practices: 8

Refusal to rent or sublet:	2
Unequal terms and conditions:	6
Other unequal terms and conditions:	4
Eviction or threatened eviction or constructive eviction:	1
Sexual Harassment:	1

(*There are more allegations of unlawful discriminatory practices than there are settled complaints. This is due to the fact that many complaints contain more than on allegation.)

Nine of the complaints filed, probable cause determinations, and conciliations, resulted from a Commission-initiated investigation. CCHR staff peruses publications for rental ads containing language that is illegal under the City Human Rights Law and testers contact those potential landlords. In 6 of the above cases lawful source of income was the only basis and in 1 case sexual orientation was the basis. In 1 case both lawful source of income and sexual harassment were bases.

Three Decisions and Orders in housing discrimination cases were issued by the Commission on Human Rights in 2013. In the first case, Commission on Human Rights against Britati Realty, Inc, filed a discrimination claim

saying Britati Realty, Inc violated the New York City Human Rights Law by placing an advertisement for a residential apartment that stated “absolutely no vouchers or government subsidies are accepted.” In doing so expressing limitation or discrimination toward prospective tenants based on their lawful source of income. The Commission agreed with the Administrative Law Judge’s recommendation and ordered Britati Realty, Inc. to pay the city \$7,500 dollar penalty.

In a second case, Commission on Human Rights against Muhammed Abdus Shahid, filed a discrimination claim based on the Respondent placing an ad on craigslist stating “no program”. Further in the investigation, the Respondent refused to lease an apartment to a Section 8 tenant. In doing so expressing limitation or discrimination toward perspective tenants based upon lawful source of income. The Commission agreed with the Administrative Law Judge’s recommendation and ordered Muhammed Abdus Shahid to pay the City \$10,000 dollar penalty.

In the third case, Wilson Vazquez against Gregory Phillips, the petitioner filed a discrimination claim saying the respondent would not rent an apartment to him based on the petitioner having children. The respondent further stated that he would not provide the petitioner with a lease because of the risk posed by children living in the apartment. The Commission agreed with the Administrative Law Judge recommendations that Gregory Phillips acted in a discriminatory manner and order him to pay the complainant \$5,000 dollars in damages for mental anguish; and further order the Respondent to pay the City \$7,500 in fines.

For information on the New York City Housing Authority’s (NYCHA’s) legal actions please refer to Proposed 2013 Consolidated Plan Annual Performance Report, Part II. B. Relevant Public Policies, 1. Barriers to Affordable Housing.

Housing discrimination complaints filed with NYCHA by residents or applicants 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 Department of Equal Opportunity.

Preliminary investigations of complaints filed by residents and applicants with the State Division of Human Rights, the CCHR, and/or HUD are investigated by NYCHA’s Law Department.

The telephone numbers for NYCHA’s internal complaint process is 212-306-4468 or TTY 212-306-4845.

The following data summarizes fair housing complaints filed internally with NYCHA between January 1, 2013 and December 31, 2013.

Total number of housing discrimination complaints filed: 16

Sexual Harassment:	1
Race:	7
Color:	1
Gender:	1
National Origin:	2
Disability:	1
Complaints with Multiple Bases	6
Retaliation	1
Total number of probable cause determinations:	0

Thirteen (13) applications of applicants who were determined ineligible for public housing and who asserted the denial was because of their disability were reviewed by NYCHA between January 1, 2013 and December 31, 2013.

The number of applications where ineligibility determination was revoked: 1.

D. Reasons for any trends or patterns

In 2013 allegations that landlords failed to make reasonable accommodations for people with disabilities were the most common of the complaints filed, and settlements. This large number of disability-related cases results from the Commission's active cooperation with a number of disability advocacy groups on an ongoing basis. It also reflects the reality that these cases don't generally present complicated factual disputes, i.e., it is clear when one cannot enter a building, use a laundry room, or participate in a meeting. Discrimination based on disability lends itself to advocacy because it is usually not rooted in animus, but rather in a lack of awareness of the needs of people with disabilities. A large number of disability-related cases are brought based on the focus disability discrimination receives at the Commission and the large number of cases that are resolved successfully. The Commission prosecutes disability-based discrimination pursuant to its law enforcement authority, and advocates on behalf of people with disabilities through Project Equal Access, a highly visible community relations program.

Complaints of discrimination on the basis of lawful source of income comprised the second largest number of fair housing complaints filed at the Commission on Human Rights in 2013. Since that protected class was added to the Human Rights Law in 2008, there have been a large number complaints filed on that basis. Because the economic recession still lingers in the country and the City, dependence on various income supports continues for a large number of New York Residents. However, as landlords have become more familiar with this aspect of the Human Rights Law through the Commission's education campaign, the proportion of complaints of income-based discrimination has decreased.

E. Discussion of other fair housing concerns or problems

The changing face of the city brought on by record immigration and increasing national unease over immigrants presents a challenge to the Commission and other fair housing entities to protect the newest New Yorkers from unfair housing practices. The problem of potential discrimination against immigrants is exacerbated because latest immigrants are primarily people of color (from such areas such as Mexico, Central America, Bangladesh, West Africa, the Dominican Republic, Jamaica, and China.) The unprecedented range of diversity also challenges the Commission to promote good relations among old and new residents, native-born and immigrant.

During the last year the rate of mortgage foreclosures due to complicated or unscrupulous practices by lenders and the ongoing recession continued to be a local and national crisis. While discrimination in making individual loans may be difficult to prove, lenders for a number of years appeared to have targeted non-white, immigrant and aging populations and pressured them to take subprime and sometimes predatory loans. The Commission on Human Rights continues outreach to these communities emphasizing how to avoid these tactics as well as the tactics of unscrupulous businesses that take their money in the guise of assisting them with foreclosure problems. The Community Service Centers have responded to the current crisis by increasing their efforts to alert people to programs that will provide effective assistance and working with their lenders and carefully monitoring each case.

Discrimination based on race and on national origin continues to be a factor perpetuating segregation in rental housing. With the Department of Housing, Preservation, and Development CCHR is sponsoring a research project on housing discrimination funded by both agencies, and by the Russell Sage Foundation and Columbia University. The Commission is collaborating with a research team from Columbia University's Center for the Study of Development Strategies on a "NYC Housing Discrimination Study."

Through testing, the study investigates the impact of administering different treatment messages targeted at landlords and brokers on levels of net discrimination against black and Hispanic testers who interact with them. Following a pilot testing cohort, the research team is in the final stages of analyzing the experimental treatments and outcome measures of their research.

3. Identification of Impediments to Fair Housing Choice

As with residents of other urban areas, New York City residents face impediments to fair housing shaped by forces of intolerance and exclusion present in areas inhabited by diverse populations. Although fair housing is broader than race discrimination, any analysis of housing needs and impediments to equal housing opportunity must begin by examining residential housing segregation and discrimination in relation to blacks, Hispanics, and other people of color.

Racial segregation and discrimination in housing are persistent and constraining features of housing markets throughout the United States. While no studies examine housing segregation and discrimination in New York City in isolation from the larger metropolitan area, New York City figures prominently in one study of segregation and discrimination in major urban areas. A HUD-sponsored national audit, Housing Discrimination Against Racial and Ethnic Minorities 2012, conducted by the Urban Institute, focused on discrimination in the housing sales and rental markets. The study was based on over 8,000 fair housing audits of housing providers in twenty-eight metropolitan areas, including New York. The study was a follow-up to similar Housing Discrimination Study (HDS) conducted in 2000. The study paints a picture that while overall housing discrimination has declined over the past 20 years, housing options and placement are frequently influenced by race, color, and national origin.

For the New York metropolitan area 2010 study found that white homeseekers were more likely to have been told about more units than their Hispanic homeseeking counterparts, though this did not result whites either being told about a significantly different number of units or inspecting a different number of units, on average (1.89 average units versus 1.81 average units, respectively). Aside from two other indicators there were no other significant differences in variables observed between Hispanic and whites in this study: 1) Agents were more likely to make remarks to Hispanic testers about race/ethnicity than to white testers (8.4 percent versus 2.3 percent, respectively), and 2) less likely to make arrangements for future contact with Hispanics than with whites. Conversely, Hispanic homeseekers were more likely to be offered a lease option than white homeseekers. (Of homeseekers who were offered short term leases Hispanic homeseekers received month-to-month lease offers more often than white homeseekers (4.6 percent versus 1.5 percent, respectively). In addition, of homeseekers who were offered longer term leases, Hispanic testers were offered two-year leases more often than white testers (21.4 percent versus 13.7 percent, respectively)).

When compared to white testers, Black testers encountered minimal variation in their experiences with the New York rental market. There was no significant difference in the number of units blacks and whites either learned about or inspected, nor in the financial variables. However, other indicators did favor blacks or whites, but with no consistent pattern. White homeseekers were more likely than black homeseekers to be told that a background check must be done (11.7 percent versus 4.7 percent, respectively) and heard comments on rent history (15.6 percent versus 4.7 percent, respectively). Whites also received fewer total items from the agents (14.8 percent versus 32.8 percent, respectively). Black testers encountered .1 more problems, on average, than their white counterparts and were less likely than whites to be told that payments required at move-in were negotiable (7.8 percent versus 12.5 percent, respectively). Regarding duration of residency, of homeseekers offered short term leases, black testers were more likely to be offered a month-to-month lease the white testers (9.4 percent versus 2.3 percent, respectively). Of homeseekers who were offered longer term leases, Black homeseekers were less likely to be offered a two-year lease than white homeseekers (16.4 percent versus 19.5 percent, respectively).

The perpetuation of residential racial segregation through discrimination and, in some instances, bias harassment and violence, is an impediment to the goal of fair housing.

Source of income acts as an impediment to housing choice when housing providers refuse to rent to prospective tenants with rental subsidies or income from sources other than employment. In March 2008, the New York City Council amended the Law to address this problem, making it a violation of the City's Human Rights law to refuse to rent to those tenants. The Council based its actions on evidence and testimony that indicated that

prospective renters with sufficient income from these non-conventional sources were unable to obtain affordable rental housing primarily due to their source of income.

In mid-2010 the U.S. Department of Housing and Urban Development issued requirements to applicants seeking grant funding from its federal housing and supportive housing programs to comply with state and local laws that protect individuals from being denied housing based on either their lawful source of income or their sexual orientation or gender identity. The new federal grant funding application requirements reinforce the New York City Human Rights Law's prohibitions against housing discrimination.

According to the report The Changing Racial and Ethnic Makeup of New York City Neighborhoods (New York University Furman Center for Real Estate and Urban Policy, May 2012) 28 percent of the city's census tracts were racially integrated in 2010, up from 22 percent of tracts in 1990. The percentage of neighborhoods that are mixed-minority also rose, from 17 percent of all tracts in 1990 to 24 percent in 2010. Meanwhile, the share of neighborhoods that are majority white declined sharply, from 40 percent of all census tracts in the city to 23 percent. For the analysis the Center categorized the City's census tracts as majority White, majority Black, majority Hispanic, or majority Asian (census tracts where more than half of the residents identify as belonging to the respective category and no other single group makes up more than 20 percent of residents). In addition, the Center categorized census tracts as White-mixed where at least 20 percent of residents are White and at least 20 percent identify as the second respective category (White-black, White-Hispanic, and White-Asian, respectively). Lastly, the category, mixed-minority neighborhoods, where less than 20 percent of the population is White and at least two other groups make up more than 20 percent each of the tract population (or no group constitutes a majority of residents) was also defined.

In addition to the changes for the time period mentioned above, the percentage of White-Hispanic neighborhoods quadrupled from 2.6 percent to 10.5 percent.

The report also examined socio-economic indicators within the respective categories for 2010. Majority White neighborhoods have, on average, the highest average income, share of college educated residents, and homeownership rates. Among the integrated neighborhood types, White-Hispanic and White-Asian neighborhoods average higher household income, ownership and college degree rates, and lower poverty than their majority Hispanic or majority Asian counterparts. The average poverty rate in White-Black neighborhoods is similar to that in majority Black neighborhoods, while college degree rates and household income are higher in White-Black neighborhoods, and homeownership rates are higher in majority black neighborhoods. Mixed-minority neighborhoods have, on average, the highest poverty rates and the lowest incomes, homeownership rates, and shares of college educated residents. Regarding homeownership specifically, White-Asian neighborhoods had the highest average ownership rate (42.2 percent), followed by majority White (38.5 percent), majority Black (33.8 percent), and White-Hispanic (28.9 percent), respectively.

Lastly, the Center analyzed the demographic changes between the 2000 and 2010 censuses. Their analysis indicated that single-race majority neighborhoods became more diverse for majority White and majority Black neighborhoods but not in majority Hispanic or majority Asian neighborhoods. For majority White and majority Black neighborhoods, the share of residents of the majority race declined, on average, by 2.5 and 3.7 percentage points respectively. In majority Asian neighborhoods, opposite occurred as the percentage of Asians increased on average by 13.3 percentage points.

At the conclusion of the report, the Center indicated that while the City's White and Black residents remain concentrated, they are becoming less so over time. The City's Asian population has, however, become more concentrated. The share of neighborhoods classified as majority White declined, showing some progress toward desegregation, and the share of mixed-minority neighborhoods increased, reflecting larger trends.

The City addresses these market and community forces through community relations and law enforcement, and by insuring that the housing stock that it owns or supervises is available without regard to a person's protected class.

New York City's role as a gateway to new immigrant groups challenges it to facilitate their acculturation and insure that their fair housing rights are respected by housing providers and community residents. A strategy to address the fair housing needs of immigrants calls for expanded education of landlords and community groups on the City's Human Rights Law. Immigrant groups may be impeded from realizing freedom of choice in the housing market by discrimination and by their perception that they are unwelcome outside their own "safe" community. In addition, immigrants often do not seek redress for perceived discrimination because they may not trust government. The City's remedy is an aggressive law enforcement program coupled with a highly visible educational campaign appropriately segmented to address the diversity of the various immigrant populations. This outreach may include efforts to encourage new residents to take advantage of City services, and to participate in civic activities, e.g., Community Boards, Police/Community Councils, and block associations that are designed to improve the quality of life and community cohesion.

Immigrant communities disproportionately experience problems accessing fair and affordable housing. Since most immigrants in New York City are people of color, immigrant communities often encounter racial discrimination as an impediment to fair housing choice, similar to the experience of native-born racial minorities. However, immigrants face additional, interrelated impediments that are unique or sometimes heightened as a result of their immigrant background. These impediments to fair housing include national origin discrimination, language barriers, lack of acculturation, exploitation based on immigration status, and limited financial and legal resources.

Immigrants are particularly disadvantaged in combating discrimination in housing. In addition to experiencing racial discrimination, many immigrants face exclusion based on national origin and ethnicity. This discrimination originates from other immigrant groups as well as from native-born persons. Due to lack of acculturation or lack of education, and/or language barriers, many immigrants are unaware of their legal rights and laws regarding fair housing, leaving them especially vulnerable to discrimination and abuse from landlords and others. Important among the protections that they need to know about is the New York City law forbidding discrimination on the bases of national origin and alienage/citizenship status. Lacking knowledge of these protections immigrants, become popular targets of practices like illegal predatory lending resulting in great financial loss to the victims. Immigrants are also frequently reluctant to seek assistance or report violations because of concern about immigration status or distrust of government. The City engages in an aggressive law enforcement program coupled with a highly visible educational campaign to help immigrant populations overcome these impediments to fair housing.

The CCHR Immigrants Rights Project conducts workshops addressing protections for immigrants under federal laws and under New York City's Human Rights Law. CCHR has conducted workshops in English, Spanish, Russian, Haitian Creole French, and Chinese for immigrant audiences and advocates in schools, churches, community centers, colleges and libraries. In addition, CCHR makes formal presentations 4 times weekly at the Naturalization and Citizenship Ceremony where new citizens are sworn in. The workshops cover housing discrimination, bias harassment, and employment discrimination. A newsletter describing the Human Rights Law and Commission services is distributed at these sessions. The Commission has continued its project funded by the U.S. Department of Justice to teach a 6-hour curriculum in ESOL classes covering protections based on national origin and citizenship status. Workshops on using the curriculum are offered to ESOL teachers as well.

The Commission's educational literature is published in Spanish, as well as English, and selected information is published in Creole, Chinese, Korean, Russian, Arabic, Urdu, Polish, Italian, and French. Educational literature includes a number of publications that address housing issues such as "Fair Housing: It's the Law," "Equal Access: It's the Law," a booklet covering all of the services of the Commission on Human Rights, and information cards addressing sexual harassment and discrimination against transgender people, and discrimination based on legal source of income. To reach immigrant communities languages and topics are added to the Commission's educational literature as needed.

The lack of affordable housing combined with discrimination lead many immigrants to live in illegal conditions that further undermine immigrants' fair housing opportunities. Immigrant renters generally experience less access to affordable housing than do non-immigrants. Data from the 2005 Housing and Vacancy Survey indicates that about half of all immigrant renters paid more than 30 percent of their income for housing, compared with 43.8% of native-born renters. A large number of immigrants, often not aware that they are living in illegal conditions, live in illegally converted houses or apartments for lack of other affordable or accessible options. Moreover, many landlords who lease out illegal conversions are themselves immigrants with their own affordable housing concerns. Residents who live in illegal conversions often suffer from numerous housing disadvantages such as a lack of legal rights, unsafe living conditions, and increased risk of abuse by landlords. The City addresses this problem by targeting educational outreach to landlords and immigrant tenants on the laws of illegal conversions, reputable financing programs, and other benefits available to help immigrants obtain affordable housing.

For people with disabilities, fair housing impediments are often physical obstacles that prevent access into a building or limit the use of building services or amenities. The City addresses impediments faced by people with disabilities through advocacy, education and law enforcement, as well as through MOPD's Project Open House barrier-removal program administered in conjunction with HPD. The MOPD and CCHR cooperate, relative to their respective functions, in achieving housing opportunities, equal access, and services for people with disabilities.

The Human Rights Law, enforced by the Human Rights Commission, is unique among civil rights laws because it requires landlords to assume financial responsibility for physical changes in both public and private spaces in buildings to accommodate people with disabilities providing that the accommodation does not cause an undue hardship and is architecturally feasible. This provision of the law enables staff to resolve most complaints through conciliation. The Commission works with many organizations including the Mayor's Office for People with Disabilities, the Borough Presidents' Advisory Committee in all 5 boroughs, Housing Court Answers, the New York City Bar Association's Committee on Disability, Disabled in Action, United Spinal Association, Independent Living Centers, the Alexander Graham Bell Foundation, the NYC Parks Department Disability Committee, Sun-B Senior Coalition, Pratt Institute, the West Side SRO Project, the MS Society, New York Lawyers for the Public Interest, Heights and Hills, the American Institute of Architects, the ALS Society, Visions, the New York City Business Improvement District (BID) Association, Columbus Avenue BID, New York City Small Business Services, New York City Hispanic Coalition Chamber of Commerce, Community Board 12 Housing Committee, Outreach Vocational and Rehabilitation Specialist, and Self Help.

The CCHR cooperates with the Mayor's Office for People with Disabilities to create housing opportunities, equal access, and services for people with disabilities. In addition to its regular work with the Mayor's Office for People with Disabilities, the Commission sponsored a mentee and made a presentation at MOPD's Disability Mentoring Day.

In conjunction with an organization whose production crew includes trainees with disabilities, the Commission is completed a series of 4 captioned 3-4-minute videos for outreach to people with disabilities. Funded by the Christopher and Dana Reeve Foundation, the videos include an introduction, examples of accommodations in housing, employment, and public spaces and interviews with people who have benefited from those accommodations. They highlight what to do if an individual needs an accommodation. The videos will be posted on the Commission's website and other social media sites.

Fair housing also means the right of people to housing opportunity without regard to their gender (including gender identity and sexual harassment,) religion, age, familial status, according to federal law, or to marital status, alienage or citizenship status, sexual orientation, lawful occupation, or any lawful source of income according to the New York City Human Rights Law. Commission staff prosecutes unlawful discrimination, conduct fair housing workshops and advocate on behalf of people who experience housing discrimination. Fair housing presentations are held with landlords and real estate brokers, housing seekers, service providers and protected groups.

The problems of transgender individuals including seeking housing were brought to the attention of the New York City Commission on Human Rights in the early part of the 2000's. The result was that 2002 the New York City Human Rights law was amended to include gender identity as a part of gender and to protect people whose gender identity is or is perceived to be different from the sex assigned to them at birth.

Discrimination on the basis of a person's marital status has been a strong impediment to equal housing opportunity for unmarried couples and gay and lesbian couples. Historic New York State court decisions in the late 1980s expanded the definition of "family" and led to changes in State rent regulations extending the rights of nontraditional families in rentals and coops, including public and non-regulated housing. The changes guaranteed them the same rights to share and inherit an apartment that are granted to married couples. A 2005 amendment to the City Human Rights Law also protects individuals who reside in New York City from housing discrimination based on their partnership status.

Discrimination by rental housing providers may prevent people whose incomes include federal, state, and local subsidies from obtaining decent housing. Housing providers sometimes turn those potential renters away, even though they could afford the rent using their subsidies. In 2008 the City Council sought to address that form of discrimination by amending New York City Human Rights Law to add a protection against discrimination in housing based on lawful source of income, including rental subsidies. The term "lawful source of income" includes income derived from Social Security, or any form of federal, state, or local public assistance or housing assistance, including HUD Section 8 rental vouchers.

A. Public Sector

To the extent that racial and ethnic minorities, single parent families, the elderly, the disabled, and immigrants tend to have lower incomes than average, impediments to affordable housing are also impediments to fair housing choice. The City of New York, however, has for over 60 years not only allowed but also encouraged the provision of low income housing within its borders.

1. Zoning and Site Selection

Zoning regulations can inflate housing costs in a variety of ways. First, they can limit new housing development to detached homes, which are expensive to build, to the exclusion of cheaper housing types. In New York City, however, inexpensive row houses and garden apartments are permitted on the vast majority of the land on which zoning permits residences (excluding industrial areas). As a result, detached single-family homes account for less than 10 percent of the city's housing stock, compared with approximately 37 percent in the rest of the Combined Metropolitan Statistical Area (CMSA). Zoning districts which permit garden apartments and row houses are found in every community planning district in the city.

Second, density regulations can require people to purchase more space than they need, or can afford. The typical suburban zoning resolution requires quarter-acre to one-acre lots: between one and four units per acre. Some communities also have high minimum unit sizes, to limit their housing stock to attract affluent families. In New York City, most city residents live in zoning districts which permit far greater densities. Minimum unit sizes are modest, with studio apartments widely permitted. In addition, housing for the elderly and other special-needs populations are given bulk and density bonuses. Therefore, only 29 percent of the city's housing units have three or more bedrooms, compared with 46 percent in the rest of the region and throughout the country. Approximately eight percent of the city's housing units are studios, compared with five percent in the rest of the region.

Third, zoning rules can prohibit two-family homes and multiple dwellings, and thus prevent older homes from being subdivided into apartments for low and moderate income households. A moderate income family can often afford to buy a house if it can get income from a rental unit, and the rental units themselves provide small housing units affordable to the elderly, the young, and the poor. New housing is expensive to build, and unless it is subsidized by the government, is nearly always built for middle- and upper-income households. Older homes,

however, can be profitably converted into inexpensive apartments by the private sector for relatively little money. In New York City, two-family homes and multiple-dwellings, resulting either from new construction or conversions, are permitted on approximately 90 percent of the land where residences are permitted.

Fourth, jurisdictions can exclude affordable housing by not allowing the construction of publicly subsidized housing within their borders, or by concentrating it in just a few areas. In contrast, New York City accommodates the largest number and proportion of statutory low-income housing of any municipality in the country, and it has used innovative programs like inclusionary housing and the 80/20 tax exempt bond financing program to develop new low-income housing units in the most affluent parts of the city.

Fifth, jurisdictions often prohibit group housing quarters, or limit them to concentrated areas. In New York City, group housing quarters are permitted in all residential areas, and often receive zoning bonuses.

Finally, jurisdictions often require expensive public improvements in exchange for approval of a housing development. Some of these improvements may be only tangentially related to the needs of the new residents, and may instead benefit existing residents. New York City, in contrast, does not generally require any public improvements in exchange for permission to build the housing which the zoning allows. Therefore, New York City has no zoning and site selection barriers to fair housing choice within the city.

Inclusionary Housing Program

The Inclusionary Housing Program provides a floor area zoning bonus for multiple dwelling developments in return for new construction, substantial rehabilitation, or preservation of permanent affordable housing. The Program is designed to preserve and promote a mixture of low-income, moderate-income, middle-income, and market-rate housing, particularly within neighborhoods experiencing increases in market values.

The original Inclusionary Housing Program, part of New York City's zoning since 1987, was confined mainly to Manhattan's highest density districts (R10). In 2005, the expanded Inclusionary Housing Program, which can be applied in areas being rezoned to medium- and high-density residential districts, combines a zoning floor area bonus with a variety of housing subsidy programs to create powerful incentives for the development and preservation of affordable housing. Developments taking advantage of the full bonus in the new program must devote at least 20 percent of their residential floor area to housing that will remain permanently affordable to lower-income households.

Since 2007 the Inclusionary Housing Program has been applied in several rezonings to promote new housing development. By the end of 2013 there were a total of 52 (50+2) Inclusionary Housing Program areas throughout the City. (http://www.nyc.gov/html/dcp/html/zone/zh_inclu_housing.shtml) Developments providing affordable housing are eligible to develop additional floor area through an Inclusionary Housing Bonus (IHB), within height and bulk regulations tailored specifically to each district.

Lower-income housing units used to earn the Inclusionary Housing Bonus may be new units on the same site as the development receiving the bonus, or new or preserved units in a separate building off-site. Off-site affordable units must be located within the same community district, or in an adjacent community district on a site within a half-mile of the site receiving the bonus.

In July 2009, the Inclusionary Housing Program provisions of the Zoning Resolution were further amended to include a permanently affordable homeownership option; increased the number of permanently affordable units that can be created and preserved under the original program, which applies in the highest-density residential districts, by extending provisions of the program expanded in 2005; and, made technical improvements to the program based on the experience of agencies, developers, and affordable housing groups.

Under the recently adopted amendments, affordable units earning a floor area bonus may be either rental units or affordable homeownership units. Homeownership units must be initially affordable to households at or below 80 percent of Area Median Income (AMI), and their sale price may increase only at a set appreciation rate, in order

to allow a modest return on the homeowner's investment while ensuring that these units remain permanently affordable.

Rezoning

The City of New York undertakes a variety of rezoning to its existing land use patterns. During the time period January 1, 2013 to December 31, 2013 there were 5 residential rezonings initiated by the New York City Department of City Planning which were adopted by the City Council. These rezoning either resulted in the change of permitted use (e.g., from manufacturing to residential) or a change in permitted or existing density. It is projected that the rezonings would facilitate the development of 871dwelling units including 147 affordable units (approximately 17% of the projected units).

2. Neighborhood Revitalization

HPD is the nation's largest municipal housing preservation and development agency. Its mission is to promote high quality housing and viable neighborhoods for New Yorkers through education, outreach, development loan programs and enforcement of housing quality standards. The City of New York's New Housing Marketplace Plan (NHMP) promotes the construction of new low-income housing, as well as the preservation of existing housing. It is the largest municipal affordable housing effort in the nation.

The NHMP has promoted new tools and incentives to create affordable housing. The key goals of the Plan are to:

1. Acquire the space to build new units by pursuing innovative strategies and partnerships to redevelop underutilized land throughout the City.
2. Create incentives to develop housing for moderate and low income New Yorkers, including those in need of supportive services on-site;
3. Harnessing the private market to expand the supply of affordable housing by creating new loan programs and expanding inclusionary housing zones under a revamped 421(a) property tax exemption program;
4. Preserving government assisted affordable housing with a special emphasis on preserving unit where subsidies are set to expire;
5. Stabilizing families and strengthening neighborhoods by undertaking new foreclosure intervention strategies; refining targeted, proactive code enforcement strategies; and rehabilitation/resale of foreclosed homes that would otherwise blight our communities.

The Plan has financed the creation or preservation of over 160,000 units of affordable housing across the five boroughs. The NHMP is now 97 percent complete and is on pace to meet the goal of 165,000 units by June of 2014.

Approximately 80 percent of those units serve low-income households that earn between 40 percent and 80 percent of area median income. This is a group that has, by far, the highest proportion of rent-burdened households. These families earn slightly too much to qualify for other government subsidies and benefits, and earn far too little to pay market rents.

For every dollar invested by the City, the NHMP has leveraged an additional \$3.43 in other private and government funding for a total investment of \$23.6 billion across the five boroughs, and will have created approximately 150,000 construction related jobs. This unprecedented investment has helped to spur economic growth, stabilize entire neighborhoods, and expand and preserve the city's affordable housing stock.

Through the NHMP the City has financed more than 50,111 newly constructed affordable units to date. The NHMP has transformed blighting influences like vacant buildings, rubble strewn lots, and long underutilized land which had scarred communities for decades, into new affordable housing that has brought stability and renewed opportunity to countless New Yorkers.

The Plan encourages the development and preservation of housing through various means, including the real property tax system. As described above, the City sponsors tax incentive programs (421(a), and J-51(that are described in the 2013 Consolidated Plan, Volume 2, Part II., Section B., Relevant Public Policies and Barriers to Affordable Housing and assist in the production of thousands of units. In addition, the federal government provides a Federal Low Income Housing Tax Credit Program, which is used to compliment many of the city's housing programs.

Affirmative Marketing

Periodic inspections and spot-checks:

The NYC Department of Housing Preservation and Development (HPD), in conjunction with their sister agency, the NYC Housing Development Corporation (HDC) conducts periodic inspections and spot-checks of the Developer's tenanting process. Developers receiving HOME funds must establish and maintain satisfactory records in accordance to the agency's Marketing Guidelines. The Marketing Guidelines describe policies, procedures, and certain requirements for the marketing and selection of residents for developments subsidized by the agency. Developers must follow these guidelines in preparing marketing plans for their projects and comply with its specific requirements, including certain forms required during the tenant selection process to ensure eligibility, fairness, consistency and prevent fraud in the agency's programs. The Marketing Guidelines require the developer maintain individual tenant files for all families in HOME assisted units. The tenant files must contain all income certifications and verifications along with leases, lease riders, unit inspections, and all correspondence, which are subject for review by the agency. Developers forward the agency a tenant file which is reviewed by the staff to ensure income eligibility.

Site visits to assure records properly collected and reserved:

The agency conducts site visits to assure records are properly collected and reserved. While no site visits have been conducted yet for projects which were marketed in 2013, the agency did review projects that were marketed in previous years. The agency begins conducting site visits the year after a projects is Placed-in-Service. The agency will continue to conduct site visits to assure records are properly collected and reserved by developers. Further, the agency reserves the right to conduct site visits during anytime during the initial lease-up of a project.

Suspicion of Fraud:

The agency works closely with New York City Department of Investigation (DOI) to address fraud involving HOME Program funds. If the agency is suspicious of fraud, then a further review is conducted by an agency staff member, and possible referral is made to DOI. The Marketing Guidelines require that the Developers use certain forms during all tenant selection processes. These forms include IRS Form 4506 Request for Copy of Tax Return; IRS Form 4506-T Request for Copy of Tax Return Transcript; NYS DTF-505 Form Request for Copy of State Tax Return; as well as an Authorization to Release Information form. If an applicant file contains inconsistent information, these forms are used by agency staff and DOI in order to clarify the information or to determine if any fraud exists. On occasions, DOI has referred matters to appropriate prosecutors' offices. Furthermore, Developers are made aware that they may forward any suspicious information directly to the agency and/or DOI. Lastly, if any inconsistent or suspicious information is brought to the agency's attention regarding a Developer and or its agent, the matter is referred to DOI for further investigation. During the year 2012, no applicant or developer referrals were made for projects involving HOME funds to DOI.

3. PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures: Housing Choices for Certificate and Voucher Holders

New York City Housing Authority

The New York City Housing Authority (NYCHA) is the largest public housing authority in North America. NYCHA's conventional Public Housing Program has 178,928 (as of January 1, 2014) apartments in 334 developments throughout the City in 2,563 residential buildings containing 3,330 elevators. To ensure nondiscrimination in the selection of families NYCHA has implemented a Tenant Selection and Assignment Plan (TSAP) to prevent unlawful discrimination on the basis of race, color, or national origin, in compliance

with its obligation under Title VI of the Civil Rights Act of 1964 (Title VI), the Fair Housing Act, and the implementing regulations and requirements of HUD. This Tenant Plan has been approved as nondiscriminatory by HUD, the U.S. Department of Justice, and a Federal Court. NYCHA's Tenant Plan is also intended to prevent any unlawful discrimination on the basis of race, color, religion, national origin sex, sexual orientation, age, marital status, partnership status, military status, disability, lawful occupation, lawful source of income, alienage or citizenship status, or on the grounds that a person is a victim of domestic violence, dating violence, or stalking, or because children may be, are, or will be residing with the individual, and to resolve any disputes with respect to its compliance with these obligations.

Department of Housing Preservation and Development

HPD has been designated as a local public housing authority (PHA). The agency administers a large Section 8 rental assistance program. In addition, 20 percent of apartments developed with the assistance of HPD are adaptable for people with disabilities in accessible buildings. A concerted effort is made to attract tenants for these apartments through marketing efforts in newspapers, local fair housing offices and notification of the Mayor's Office for People with Disabilities.

Specifically, HPD reviews and monitors housing projects with federal funding for compliance with the federal Fair Housing Act of 1988, Section 504 of the federal Rehabilitation Act and the ADA. Each developer in receipt of agency funding must make affirmative efforts to attract prospective buyers or tenants of all minority and non-minority groups in the locality regardless of race, color, religion, sex, national origin, disability or family status. HPD monitors developers for compliance with the Affirmative Fair Housing Marketing Requirements. Compliance includes the review of fair housing marketing plans, fair housing training of developer staff prior to rent-up, distribution of fair housing logos and slogan size requirements.

4. Sale of Subsidized Housing and Possible Displacement

For all demolition/disposition activities affecting NYCHA Public Housing property, NYCHA submits an application seeking HUD approval in accordance with Section 18 of the U.S. Housing Act of 1937, as amended (42 USC 1437p or "Section 18"), and the applicable Federal Regulations (24 CFR 970), including a certification that: all planned demolition or disposition is described in the agency's Annual Plan; a description of the property (i.e., dwelling units or land) and action proposed (demolition or disposition); timetable for action; justification for proposed action; and if applicable, a plan for the relocation of tenants who would be displaced by the action, including descriptions of reasonable accommodations and timetable for relocation; a description of resident consultation with supporting documentation (e.g., meeting minutes, letters from the resident association and elected officials and a resolution of the NYCHA Board). In the case of disposition, an estimate of fair market value based on an independent appraisal (unless otherwise determined by HUD) is also required. In addition an HUD approved environmental review (conforming to the National Environmental Protection Act) of the proposed action, and certification the proposed action does not violate any remedial civil rights order or agreement, voluntary compliance agreement or other court order or agreement are also required for review by HUD.

Anti-Displacement Plan

A copy of the City's Anti-Displacement Plan can be found in the 2013 Consolidated Plan Annual Performance Report, Part II., Section C.

5. Property Tax Policies

The following discussion describes the ways the City of New York's strategy promotes the construction of new low income housing as well as the preservation of existing low income resources which would remove or ameliorate negative effects that serve as barriers to affordable housing. In addition to providing direct funding for the construction and rehabilitation of low income housing, the City has also encouraged the development of these resources through various means, including the real property tax system.

Tax incentive programs are integral part of the City's effort to produce affordable housing. The incentives provide a method of inducing developers to either construct new housing or rehabilitate existing housing for

low- and moderate-income households without the increased costs associated with increased property assessments. By limiting the tax assessment, developers are able to maintain a margin of profit without the need to increase existing rents to cover the costs associated with the increased assessment. The City sponsors two tax incentive programs; 421(a), and J-51 which are described in the 2013 Consolidated Plan, Volume 2, Part II., Other Actions, Section B., Relevant Public Policies, and assist in the production of thousands of units.

In addition, the federal government provides a Federal Low Income Housing Tax Credit program, which the City, through HPD, provides tax credits to programs such as: Participation Loan Program, Supportive Housing Loan Program and the Neighborhood Redevelopment Program (NRP) (See the 2013 Consolidated Plan, Volume 1, Part I., Action Plan, Section C., Program Descriptions).

6. Building Codes (and Code Enforcement)

The Department of Buildings ensures the safe and lawful use of more than 975,000 buildings and properties by enforcing the City's Building Code, the City's Zoning Resolution, New York State Labor Law and New York State Multiple Dwelling Law. In FY2013, the Department reviewed more than 63,000 construction plans, issued more than 150,200 new and renewed permits, performed more than 292,000 inspections, and issued 29 types of licenses and registrations. The Department facilitates compliant construction by continually streamlining the permit application process, and delivers services with integrity and professionalism.

Codes

All construction projects in New York City must comply with the NYC Construction Codes and the City's Zoning Resolution. In an effort to improve New York City's construction codes governing building standards and address current practices, the Buildings Department recently amended the Electrical and Plumbing Codes.

Electrical Code

In June 2011 the Electrical Code was updated with several technical and administrative amendments. The code is designed to keep the Electrical Code current. The amended law adopts the 2008 version of the National Electrical Code and tailors national standards to the specific needs of New York City's high density urban environment. There are new provisions reflecting the latest industry standards for transmission of electricity for light, heat, power, signaling, communication, alarm and data transmission. Under the new NYC2011 Electrical Code, beginning July 1, 2012, the Department may issue Environmental Control Board (ECB) violations for Electrical Code violations. These code improvements will impact construction standards for the next few years.

NYC Energy Conservation Code

The Greener, Greater Buildings Plan helps New York City building owners embrace green retrofits and dramatically reduce energy use. As of 2013, owners of large buildings must conduct an energy audit once every ten years to identify potential energy upgrades to base building systems and establish energy-efficient maintenance practices. Additionally, new buildings and all alterations must comply with the NYC Energy Conservation Code, which regulates the energy efficiency standards of buildings.

Plumbing Code

Since July 2012, the maximum flow rates and water consumption of bathroom fixtures was reduced. Showerheads, private lavatory faucets and toilets are required to meet the lower specifications required by the federal WaterSense program, a program of the U.S. Environmental Protection Agency. New federal standards require a third-party certification by an independent laboratory of the performance and efficiency level of installed plumbing fixtures.

NYC Development Hub

At the Development Hub in Lower Manhattan, licensed professionals can electronically submit digital plans for review in a virtual environment. Licensed professionals can electronically submit digital plans for new buildings and major construction projects and resolve any issues with City officials in a virtual environment.

The plan review center is made up of the Department's senior plan examiners, who collaborate with representatives from six other City agencies involved in the construction project approval process.

Through the Department's website, applicants can create online accounts complete the necessary electronic forms and upload the proper documents in order to receive approvals and obtain construction permits. Other electronic filings at the Department (formerly known as eFiling) also are being coordinated through the Development Hub, including Electrical Applications and Limited Alteration Applications.

These enhancements result in shorter lines and fewer appointments; making the approval process easier for most construction projects in New York City.

Fees

Application filing fees for construction jobs are normally included in construction project budget. The scope and payment of fees must be factored into a project's total cost of construction and can impact a project's availability of funds.

Fee Deferral

The Buildings Department may defer filing fees for residential, multiple dwelling and commercial construction until the issuance of a certificate of occupancy at a project's completion. Fee deferrals may be applied to housing owned or managed by NYC Department of Housing Preservation and Development and designated to be transferred to private ownership once the property receives the final certificate of occupancy. The deferral of fees until a project's completion helps to lighten fiscal constraints until the project can become financially self-supporting.

Fee Exemption

The Buildings Department exempts not for profit owned properties, government-owned properties and certain government-supported construction projects from standard agency fees assessed for filings, permits and inspections. The properties must be used exclusively for government, religious, charitable or educational purposes. The fee exemption applied to NYC owned buildings and other government construction projects, which helps to facilitate construction by reducing financial encumbrances resulting from agency fees.

Enforcement

Licensing and Permits

To raise our safety standards, we've begun to administer licensing exams for all construction trades after we strengthened licensing and testing requirements.

Licensee Certification

The Department grants the privilege to holders of certain licenses issued by the Department to certify that the completed work meets all applicable laws, rules and regulations. Beginning December 17, 2012, the Department of Buildings will administer all construction trade licensing exams. In addition, updated fees will be in effect for written and practical licensing examinations and background investigations. Failure to comply will result in disciplinary actions against licensee; thus, strengthen the Department's emphasis on safer construction projects.

Illegally Converted Apartments

The Buildings Department has distributed more than 160,000 flyers in multiple languages to warn New Yorkers about the dangers of illegally converted apartments. The Department has also issued a guide for New Yorkers, available at www.nyc.gov, with tips on how to recognize an illegally converted apartment and avoid renting one.

The Buildings Department continues to improve its enforcement efforts through educating the public about conditions that are hazardous and can result in violations.

Community Partnerships

Affordable Housing Collaboration

The Department has participated in building affordable homes by volunteering a day to assist in the constructing of affordable homes alongside Habitat-NYC. Habitat-NYC is the local branch of the nationally renowned non-profit organization that builds affordable housing program for individuals and families in need. These efforts are crucial to our City's housing plans.

Homeowners' Night

The Department hosts weekly informational sessions for residents to meet with Department representatives.

Homeowners' Night is every Tuesday night from 4:00pm to 5:30pm at each borough office.

Increasing Information on Construction Site Signs

In 2011, the department launched the Construction Information Panel Pilot Program to encourage contractors and building owners to consolidate required construction signage and permits into a single new standard. On July 1, 2013 the Department continues this effort by further regulating signage at construction sites to provide more useful information to the public and minimize the visual clutter of signage at construction sites throughout the City. The current sign must include a rendering of the building, a description of the intended use and the anticipated completion date of the project. This will provide knowledge to New Yorkers on what is being built in their neighborhoods.

Construction in your Community

The Buildings Department has several resources that allow you to track construction in your neighborhood in order to build a safer New York. Through the Buildings Information System (BIS) all Department records are available online, where you can find a variety of information on any property within New York City.

Building on My Block

Building on My Block is an extension of the Department's Building Information System (BISWeb). It allows members of the public to access online list of construction activities specific to their neighborhood. Search can be performed for new building permits, major alterations, and demolitions. You can view construction activity in your neighborhood through the Department's [Building on My Block](#) web search. Search by property address or community board to find major projects near you. Architects and Engineers are required to submit simple, 3-D representations of new buildings and enlargements. These diagrams are available through [Building on My Block](#) and allow you to view visual depictions of major construction projects in your neighborhood.

3D Site Safety Plan

The Department's new 3D Site Safety Plans program uses Building Information Modeling (BIM) software to allow the construction industry to create and electronically file site safety plans. The program enables the Department to virtually tour sites and see step-by-step how a building will be built and visualize its complexities and challenges. Under the program, site safety plans are digitally submitted, amended and reviewed, improving the compliance review process and accelerating the approval process. This ground-breaking and highly innovative program will be a substantial improvement in areas of site safety as risks can be identified early in the process before issues arise in the field. Also, site safety plans submitted through this program will be reviewed, modified and approved – all through the online document management website. This initiative will increase safety as well as rapidly increase the time from filing to reviewing like never before.

NYC Cool Roofs

NYC Cool Roofs is an initiative to mobilize volunteers to coat the rooftops of buildings with reflective, white coating. Coating all eligible dark rooftops in New York City could result in up to a one degree reduction of New York City's ambient air temperature. This is a step in the right direction in ensuring New Yorkers have safe and affordable housing as well as conserving needed resources.

Rebuilding After Hurricane Sandy

The Department's work, knowledge, and experience have never been more valuable than during Hurricane Sandy. With an all-hands response in the days after the storm, the Department performed more than 80,000 rapid assessments of homes and buildings.

Many buildings that were damaged after Hurricane Sandy were constructed prior to today's zoning regulations and were deemed "lawfully noncomplying." Post Hurricane Sandy, for reconstruction, these buildings must receive a permit from the Department of Buildings prior to work being done.

For all new building applications where the existing structure is to be demolished, a Demolition Application shall be required for a permit as per Article 14 of Subchapter 1 of the Building Code.

Prior to the issuance of a permit for any Alteration Application where more than 50% of the area of exterior walls is being removed, or where, as determined by the applicant, the stability of the adjoining building may be affected by the proposed demolition or removal work, only a pre-demolition inspection by the Department shall be required, along with compliance with §27-169, notice to adjoining owners and §27-171. These efforts will promote safer building and raise our safety standards which are crucial to our City's safety and success.

Customer Service

The agency offers support services for construction projects designated as affordable housing by the New York City Department of Housing Preservation and Development or a New York State agency. Support services may include project advocacy, and expedited plan examination and inspection, and/or fee exemptions and deferrals.

Project Advocacy

When requested by a supporting governmental agency, the Department assigns a project advocate within the agency to monitor a City or State supported job from its inception to completion. A project advocate interfaces with various units of the Buildings Department and other agencies as required to facilitate the review and approval process.

Hurricane Sandy Consultation

In February 2013, the Department kicked off a new program offering free design consultations to property owners and design professionals who are planning to reconstruct buildings damaged by Hurricane Sandy. During these consultations, the Department's senior officials, technical experts and plan examiners work closely with homeowners on submitting applications and construction plans for properties in special flood hazard area. The program is designed to accelerate the approval process, assist homeowners with their decisions on reconstruction, and better ensure that new flood recommendations and standards are incorporated into the design and construction of these affected buildings.

Expedited Plan Examination and Inspection

On a case-by-case basis, the Department will expedite the plan review and inspection of an affordable housing project if the need is substantiated by a supporting City or State agency. The expedited process is designed to shorten the start of construction and thus the construction job. Similarly, the Department may expedite the application process, plan review and inspection of inclusionary housing when a percentage of a project's market-rate dwelling units are designated as affordable dwelling units.

7. Transportation

As stated in the *2012 Affirmatively Further Fair Housing Statement's* community profile a majority of New York City residents that work within the City use public transportation for their commute. According to data from the American Community Survey (ACS) 2007-2011 Five-year Estimate, more than 55% of the City's commuters used public transportation, a majority of which is either public subway, bus, or train (36%, 12.8% and 7.2%, respectively). This is in contrast to the region and the rest of the nation, where public transportation comprised approximately 31% and 5% of the mode of transportation to work, respectively. Of these New York City commuters who use public transportation approximately 77% are low- and moderate-income persons

(based on the City's FFY2011 HUD Section 8 Median Family Income (MFI) of \$64,200). Data from the ACS 2007-2011 Five-year Estimate indicates approximately 10% of New York City workers responded walking was their primary means of commuting to work. When examined by travel time, approximately 85% of those who walked lived within a twenty minute commute from their work site—indicating a strong linkage between New York City employment and housing.

Housing within communities with transportation access to commercial and employment centers have traditionally been in greater demand, therefore commanding higher prices than housing in areas either underserved by transportation or where transportation costs (time, expense) are greater. These market pressures create the potential for many HUD-assisted units covered by rental contracts expiring in the near future to be lost if owners choose to opt out of the program in order to capitalize on higher market rate rents.

In recent years it has been the City's policy when rezoning areas to increase housing density along major transportation corridors, including incentive to provide affordable housing development.

The rezoning of Bedford-Stuyvesant North in Brooklyn and West Harlem in the Bronx has included provisions to promote the development of affordable housing near mass transit options.

In terms of the overall housing affordability of a metropolitan area, transportation costs should also be taken into consideration. According to the report by the Center for Housing Policy, an affiliate of the National Housing Conference² the New York Region has one of the highest housing costs as a percentage of its monthly average area income when compared to 24 other major metropolitan regions' housing cost as a percentage of their respective area's monthly average income. (Approximately 34% of the New York region's income goes for housing costs, or a ranking of 21 out of 25 in terms of housing affordability.) However, when transportation costs are factored in, the New York metropolitan region's overall affordability ranking increases to 10th place due its relative affordable transporting costs in comparison to other region's transportation costs.

In 2007, the City began construction to extend the #7 subway line, which serves a large immigrant and minority population in Queens, from its present Manhattan terminus at Times Square to the Far West Side. The extension would strengthen the linkage between those communities and proposed development planned along the Hudson River.

According to the MTA, passenger train service is expected to begin in early fall 2014. It is estimated that the extended subway line will serve 35,000 passengers daily by 2030. Further, it is projected that up to 2,800 units of affordable housing will be developed in the Far West Side-Hudson Yards area through the City's Inclusionary Housing Program.

The investment of time and capital necessary to either extend existing subway routes or create new ones between job/employment centers and underserved residential areas beyond what has already been planned may be prohibitively expensive. Therefore, the City's Department of Transportation and MTA New York City Transit began to study and implement Bus Rapid Transit (BRT or) as a cost effective approach to increasing both service and ridership.

The City identified four types of unmet transit needs that may present opportunities for BRT: (1) high-density neighborhoods that are beyond easy walking distance of the subway; (2) common transit trips that take more than 30 minutes at speeds of less than 8 miles per hour; (3) subway lines that experience severe crowding during rush hour; and (4) neighborhoods experiencing growth that currently have limited rail access. Using these criteria, 31 areas with unmet transit needs were identified.

² *Losing Ground: The Struggling of Moderate-Income Households to Afford the Rising Costs of Housing and Transportation*, October 2012

The City's BRT service, called Select Bus Service (SBS), is designed to be a frequent service, limited stop route along a dedicated bus lane. In addition, the SBS uses an off-board fare payment system where riders pay their fares at stations before boarding thereby reducing stop time.

In 2013, the City launched two additional SBS routes the Webster Avenue SBS and the Nostrand Avenue SBS in the Bronx and Brooklyn, respectively. The Webster Avenue route will provide better service on the Webster Avenue corridor between Melrose and Williamsbridge. The Nostrand Avenue-Rodgers Avenue SBS route will provide better service to the underserved area extending from East Flatbush to Sheepshead Bay. This north-south route connects densely-populated residential areas with multiple subway lines, local bus routes, shopping areas, two colleges, and two major hospitals.

The creation of these two SBS routes brought the total of SBS routes to six with at least one route within each of the five respective boroughs with additional routes currently under study.

B. Private Sector

Lending Policies and Practices and Access to Capital

Lending Policies and Practices

The recent economic recession has its origins in the collapse of the housing market. The rise and collapse of the housing market may be attributed to four factors: the loss of value in the stock market several years ago made real estate an appealing investment alternative; the development by private sector and commercial and investment banks of asset-backed securities, Collateralized Debt Obligations (CDOs) for subprime mortgages; the creation new products and marketing strategies by lenders directed toward the subprime sector which were designed to generate a higher rate of return for buyers of the asset-backed securities; and, the relaxation of due diligence oversight and the increased reliance on automated underwriting by loan originators which did not properly assess the risk of the loans they originated and the risk of the subsequent risk of the mortgage-backed securities they sold³.

In communities with high percentages of default or foreclosure, homeowners became susceptible to another type of predatory lending in the form of home equity theft or fraudulent "foreclosure rescue" scams. Unscrupulous lenders would attempt to contact homeowners currently in default of their mortgage with offers to either provide services to negotiate on their behalf with their lenders for reduced interest rates and debt forgiveness; purchase or transfer the title of the house to another person while providing the homeowner the opportunity to remain in the house as a tenant until they can repurchase their home back from the title-holder; or, provide a loan (backed by the title to the house as collateral) for use by the homeowner to bring the mortgage payments up to date. However, in each scenario the homeowner is defrauded of either what little equity or cash they have left, or of their home entirely as the lender either charged excessive fees for non-existent services or had taken possession of the home without paying a fair and reasonable price (for the house) while leaving the homeowner still responsible for their original outstanding mortgage.

The Center for New York City Neighborhoods, Inc. (CNYCN) was created in 2008 to address the local repercussions of the national foreclosure crisis. Through comprehensive citywide programming that includes legal services, housing counseling, and consumer education, CNYCN pursues multiple strategies to assist those at risk of losing their homes to foreclosure - both homeowners and renters alike. CNYCN seeks to support distressed homeowners retain their equity, and preserve New York City neighborhoods by limiting the negative impacts of foreclosure, property flipping, and abandonment. CNYCN is funded through grants from government agencies, foundations, and financial institutions (for more information about CNYCN supporters, go to: http://www.cnycn.org/index.php?option=com_content&task=view&id=36&Itemid=73), and was incorporated in 2007 as a not-for-profit corporation under the laws of New York State. CNYCN is a [501\(c\)3](#) charitable organization.

³ *Acting Superintendent Neiman Keynote Address at New York State Banking Department's Inaugural Summit to Halt Abusive Lending Transactions and Mortgage Fraud (HALT). April 11, 2007.*

CNYCN grew out of efforts by local leaders to create a systemic response to rapidly rising mortgage defaults and foreclosure filings, particularly in communities hardest hit by subprime and other unconventional loan products. The City of New York has a strong track record of successful government and nonprofit interventions to address pressing community needs, and worked in partnership with non-profit organizations, financial institutions, and private foundations to create a vision for what CNYCN could be. The CNYCN has created a citywide network of 38 partners to provide legal assistance, mortgage counseling and education services for the residents of New York City. This structure has created one of the strongest nonprofit networks in the country, gathering and coordinating free, accessible support to homeowners at risk of foreclosure.

CNYCN's activities include:

- Raising over \$7 million to support housing counseling, legal service and consumer education nonprofit throughout New York City to expand and enhance their programs.
- Providing foreclosure prevention services to over 18,000 homeowners since 2008;
- Creating a process to award, support, train, and coordinate many nonprofit partners to act as a single system in responding to this crisis;
- Coordinating with [311](#) to create a streamlined process for those seeking support to find free, local foreclosure prevention advice and counsel. For more information on finding support, click [here](#).
- Developing strategies to acquire foreclosed properties from lenders and servicers, rehabilitate them, and sell them again as affordable homeownership opportunities for qualified owner occupants;
- 5,500 housing units have been stabilized through loan modifications and other workouts;
- Over \$1.3 billion worth of assets have been restructured through loan modifications;
- The typical client (median household income of \$50,595) has seen their average monthly mortgage payment reduced from \$2,728 to \$1,878.

Over 100 loans have been provided to New York City homeowners in mortgage distress through the City's Mortgage Assistance Program (MAP). MAP provides loans of up to \$25,000 to homeowners at risk of foreclosure to help them keep their homes by achieving sustainable, affordable mortgage payments. The program is funded by HPD as well as through private donations, including a grant from the Ford Foundation. To date, MAP has spent over \$2 million to create and sustain affordable home ownership in New York City. On average, MAP loans have helped to reduce homeowners' monthly mortgage payments from 42% of their monthly gross income to 31%. MAP provides a valuable tool for housing counselors and legal services providers to resolve their clients' mortgage-related issues and prevent their homes from going into foreclosure. With scarce resources available to homeowners whose mortgages have become unaffordable, MAP has served as a lifeline to manageable mortgage payments and long-term housing affordability when no other options were available.

Common uses for MAP funding include reinstating an affordable mortgage, bringing homeowners association or condominium association fees current, providing a down payment on a modification that does not qualify for the *Making Home Affordable* program, and paying off a an unaffordable loan. MAP loans do not accrue interest and there are no monthly payments or fees. To apply for MAP, homeowners must work with a non-profit housing counselor or legal services provider in the CNYCN network who will conduct an assessment of the borrower's financial circumstances to determine eligibility and apply on the homeowner's behalf at no cost to the homeowner. More information on CNYCN activities can be found here: www.cnycn.org/map.

Between 2008 and 2012 the State of New York passed a series of banking laws that protected homeowners at risk of losing their homes from predatory lending practices; and provided further assistance/recourse to homeowners at risk of losing their homes and assisting tenants in foreclosed properties. These legal protections have enabled homeowners in default or at risk of default to stay in their homes longer. In other cities in states that do not have comparable protections homeowners have lost their homes through eviction.

While the protections have enabled homeowners (and renters) to remain in their homes, these protections have also kept the local housing market depressed as homeowners who were unable bring their mortgage up to date must now face foreclosure proceedings. According to New York University Furman Center for Real Estate and Urban Policy's Quarterly Housing Update for 2nd Quarter 2013, foreclosure filings in New York City increased 34 percent in the second quarter of 2013 compared to the second quarter of 2012 (2,206 homes). However, this increase in the total number of filings was substantially less than the number of foreclosures that peaked in the third quarter 2009. By geography, the Update indicated that the Bronx, Queens and Staten Island each saw foreclosures increase by approximately 40 percent over the second quarter of 2012. Similarly, the numerical increases for the respective boroughs were well below the peak number of foreclosures that occurred during the height of the housing recession.

Access to Capital

The economic recovery has not resulted in a total housing recovery. Home prices within the New York region have experienced gains in recent years as a result of the economic recovery. However, home prices have only recovered to their July 2010 price levels and are significantly lower than their June 2006 peak (approximately 20% lower)⁴. These depressed prices under normal circumstances would be considered a positive for prospective low- and moderate-income homebuyers since it increases the number of potential homes affordable within their price range. However, credit markets have retrenched. This retrenchment has led to tighter underwriting/risk assessment standards (elimination of low-documentation ("low-doc") loans and the need for higher FICO scores) for home mortgages and limited access to capital necessary to purchase a home.

While the tightening of underwriting standards will assist in reducing the number of potential homebuyers who under conventional standards, could further contribute to the current high level of foreclosures in the City (homebuyers who due to inadequate financial resources could potentially be unable to carry a mortgage and therefore have the potential for default, and ultimately foreclose) it increases the level of difficulty for minority homebuyers who meet the standards necessary to secure financing. This increased level of difficulty may negatively impact the progress made in increasing the percentage/number of minority homeowners over the last several years.

According to the report *The State of Mortgage Lending in New York City* (New York University Furman Center for Real Estate and Urban Policy, May 2012), which examined 2010 Home Mortgage Disclosure Act (HMDA) data, mortgage lending in 2010 had increased 11 percent over 2009, thereby interrupting the five year decline in the number of first-lien home purchase mortgages. The number of loans issued to white, black, and Hispanic borrowers all increased in 2010. Lending to Asian homebuyers, in contrast, decreased slightly. However, the number of home purchase loans issued to black and Hispanic New Yorkers in 2010 was still only one-third the number issued in 2004. Lending to Asian homebuyers was also down substantially compared to 2004, but to a lesser extent than for blacks and Hispanics.

The report also examined home purchase lending by income. The report examined home purchase lending by low- and moderate-income (LMI) households, and by homebuyers taking out mortgages in LMI neighborhoods. In both cases home purchase lending had increased from 2009. However, LMI mortgage origination was still well below the mid-2000s peaks.

The number of refinance mortgages issued to New York City homeowners declined by about 21 percent between 2009 and 2010, from about 33,500 to 26,500. Refinancing activity also declined nationally, as well as in all five boroughs of New York City. The Furman Center indicated that the reasons for the declines are not clear. Although mortgage interest rates were very low in 2010, they were not much lower than in 2009, when refinancing activity had increased significantly compared to the prior year. The report suggested that further price declines in many markets in 2010 may have reduced the number of homeowners with sufficient home equity to qualify for a new loan.

⁴ Standard and Poors/Case-Shiller *Home Price Index Levels by Metropolitan Area seasonally adjusted data as of November 2013.*

In closing, the Furman Center indicated it was unsure if the increase in home mortgage origination would continue upwards in 2011, or if the increases in 2010 were a brief interruption in a continued decline.

In November 2003, the City of New York, in conjunction with the New York State Department of Financial Services (formerly the New York State Banking Department) created six State Banking Development Districts (BDDs) within New York City. The BDDs are for communities that are underserved by banks and other financial institutions, and are meant to help promote economic activity in developing communities by providing loans (both business and personal) and other essential banking and investment services.

Under the program, the City will deposit up to \$10 million in current and future bank branches located in the BDDs. The City will receive below-market rates from the banks. In return, these branches will provide reduced rate loans and offer financial literacy classes for residents, describing ways to take advantage of banking services to improve their lives. The New York State Banking Commissioner designates the Districts and solicits applications for bank branches in BDDs to apply. The Banking Commission is evaluates each bank to determine how much below-market money will be deposited with each BDD branch when the evaluation is completed.

The Banking Department continued its expansion of the program through 2008 with the establishment of additional BDD branches. By the end of 2011 New York City had two-thirds of all the BDD branches within New York State (26 of the 39 BDD branches). Each borough has at least two BDD branches. Brooklyn has the highest number of branches both city- and state-wide (8), followed by Manhattan (7,) Bronx (6), Queens (3), then Staten Island (2). There were no new Banking Development Districts created in New York City in 2013.

In addition to access to capital, one of the chief instruments used to curb abusive and deceptive predatory lending practices is the provision of information and education to the prospective borrower. New York City has several fair housing programs which provide information and counseling to current and prospective homeowners. These programs are described in section 4 of this statement.

To assist localities promote fair housing through information and education, the 2013 HUD NOFA competitive grant process included several competitive grants which municipalities and not-for-profit fair housing organizations were eligible to apply for. In mid-2013, HUD awarded approximately \$47,900 in Housing Counseling Assistance Grants to local organizations, several of which have programs which counsel homeowners on such items as pre-purchase, rehabilitation lending and home repair, mortgage delinquency and default resolution, or foreclosure prevention. In addition, two New York City-based national/regional organizations received approximately \$1.266 million in Housing Counseling Assistance Grant funds, a portion of which is expected to be expended on homebuyer education and pre-purchasing counseling in the New York City Area. Under the HUD Fair Housing Initiative Program (FHIP) competitive grant local organizations receive funds to provide legal and other assistance to help targeted homeowners avoid foreclosure due to alleged illegal or discriminatory lending practices by screening, investigation and analyzing all complaints received for appropriate referrals as part of a private enforcement initiative. In late 2013, HUD announced the grant awards for the 2013 FHIP NOFA. In total, even New York City not-for-profit organizations received approximately \$2,259,700 for fair housing-related activities. These programs, along with New York City's own outreach and education programs attempt to ensure affordable homeownership opportunities for the City's low- and moderate-income households.

The City's Human Rights Commission staff stay abreast of patterns of discrimination in lending practices through attendance at city- and borough-wide task forces on housing court and conferences on the changing foreclosure crisis and its causes. The Commission's Mortgage Foreclosure Counseling Project has responded to the national and local increase in foreclosures by keeping abreast of the plethora of new programs to assist homeowners. It has added information about potential problems with mortgage lending to all of its educational workshops and it has created new procedures and resource materials to assist with counseling. Because the number of potential foreclosures has created long delays, counselors have redoubled efforts to get lenders to work quickly and efficiently with their clients. There were 670 counseling sessions held in 2013.

C. Public and Private Sector

1. Fair Housing Enforcement

The City Commission on Human Rights (CCHR) is the agency that enforces the New York City Human Rights Law. Its investigative process affirmatively furthers fair housing by providing an impartial investigation consistent with due process requirements and seeking remedies to prevent future discrimination, e.g., the use of civil penalties as a deterrent to punish illegal discrimination. Victims are awarded compensatory damages and injunctive relief. In addition, affirmative relief may be imposed. The Commission is also authorized to conduct systemic investigations of housing practices. Where the facts support an allegation of discriminatory practices, it initiates complaints to address systemic violations.

Prosecution of complaints to conclusion is a key part of the agency's mandate to affirmatively further fair housing. All complaints are investigated according to uniform legal standards for determining probable cause. In many cases remedies for the aggrieved are provided through settlements reached before trial and after probable cause is found or before an investigation is completed. If cases are not settled, they proceed to trial by the Law Enforcement Bureau before an administrative law judge at the City's Office of Administrative Trials and Hearings (OATH). A panel of CCHR lay Commissioners issues a final Decision and Order after studying the Recommended Decision and Order of the OATH judge. Final Decisions and Orders can be appealed to the New York State Supreme Court.

An important feature of the Commission's efforts to further fair housing is the community-focused activities that promote equal housing opportunity. These activities include fair housing training for providers and protected groups, resolution of informal housing complaints, particularly those that are disability-related, investigation of unlawful real estate practices, providing technical assistance to tenants as part of the Housing Court Answers (formerly Citywide Task Force on Housing Court), and active participation in community activities that encourage harmonious intergroup relations and neighborhood stability in areas undergoing demographic change.

The Department of Housing Preservation and Development (HPD) promotes housing choice by implementing internal initiatives and external programs. As the City's principle producer of low and moderate income housing, HPD has several strategies to ensure that its programs are in compliance with federal fair housing laws (including the Americans with Disabilities Act) as well as the requirements of HOME, HOPWA and Title I of the Community Development Block Grant Act. HPD works with each agency development entity to create and implement Affirmative Fair Housing Plans. HPD fulfills its federal reporting responsibilities to HUD by collecting and analyzing occupancy data.

HPD's Fair Housing Services Program is the result of an intergovernmental Memorandum of Understanding (MOU) between the New York City Department of Housing Preservation & Development (HPD) and the New York City Commission on Human Rights (CCHR). This initiative replaced HPD's former reliance on community-based organizations and enables HPD to utilize CCHR's dedicated and knowledgeable staff. This initiative focuses on providing fair housing assistance to building owners and project sponsors receiving financial assistance from the Agency as well as the broader public.

CCHR is mandated to enforce the most comprehensive local human rights law in the country. The City's Human Rights Law, like the Federal Fair Housing Act, prohibits housing discrimination based on a person's race, color, religion, sex, disability, national origin, and familial status. It also prohibits housing discrimination on the basis of a person's sexual orientation, age, alienage and citizenship status, marital status, partnership status, lawful occupation, gender (including gender identity and sexual harassment,) and lawful source of income. In addition, the City's law prohibits bias-related harassment. Because the City's Human Rights Law is inclusive of the federal Fair Housing Act, the MOU is compliant with the Agency's federally mandated obligation to promote fair housing. . The initiative continues HPD's historical objective to prevent the

unwarranted displacement of individuals and families by raising public awareness of the educational, counseling and enforcement services offered by the CCHR.

HPD conducts a weekly Pre-Award Conference for those entities entering into agreements with the Agency and their subcontractors. The Conference includes a presentation by a representative of the City Commission on Human Rights that provides an overview of the fair housing obligations embedded in Agency contracts, including fair housing anti-discrimination laws, fair housing marketing requirements, and the use of the Fair Housing logo and slogan in all advertisements. The Conference helps to ensure that recipients of HPD assistance are knowledgeable in the fair housing laws, compliant with fair housing marketing guidelines and aware of fair housing resources. In calendar year 2013 HPD conducted 54 conferences for representatives of 781 business entities.

HPD continues to assist persons with disabilities to provide reasonable accommodation where needed and access to agency services. Training is available to agency staff members who interact with tenants to ensure familiarity with ADA and Section 504 requirements. Finally, HPD has an informal complaint resolution process to assist in resolving fair housing and ADA complaints against the agency.

HPD and CCHR so-sponsored a Fair Housing Symposium at New York University's Lipton Hall on June 13th, 2013. The Symposium empowered 105 representatives of social service organizations to make sound and prompt referrals of instances involving possible discrimination while also expanding their awareness of housing trends, rights and opportunities. The Symposium featured representatives Participants included representatives from Columbia University, NYU's Furman Center, NYC Planning Commission, HUD Office of Fair Housing and Equal Opportunity, the Anti-Discrimination Center, Brooklyn College and The Civil Rights Unit at the US Attorney General's Office.

CCHR staff participated in community forums, sponsored by the HPD, to inform residential property owners and the public of housing opportunities, foreclosure prevention, building permit process, low interest rehabilitation loans and other topics. "Owners Night" and Tenant Night" presentations are hosted by HPD in partnership with local political and community leaders. In CY 2013 CCHR staff participated in 6 Tenant Night forums attended by 454 persons and 10 Owner forums attended by 1,007 persons.

HPD participated in the launching of the NYC Immigrant Services Event held on October 24, 2013. The Agency participated in a break-out session that included representatives from six City agencies that advised immigrants and representatives of immigrant-based organizations on issues relating to fair housing and tenant rights.

HPD and CCHR co-hosted a "Fair Housing in Practice" workshop for 48 representatives of building ownership and development entities. The workshop promoted understanding of how to avoid discriminatory practices and policies; provided an overview of tenant/buyer rights; and included a presentations several topics, including: HPD affirmative marketing guidelines; criteria for establishing a consistent and legal approach to conducting tenant/buyer interviews; housing code standards and the violations process; and reasonable accommodation guidelines.

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Under the MOU, HPD and CCHR are also sponsoring a research project on housing discrimination. The CCHR is collaborating with a research team from Columbia University's Center for the Study of Development Strategies and the Russell Sage Foundation on a "NYC Housing Discrimination Study". Through testing the study seeks to answer the following question: What is the impact of administering different treatment messages targeted at landlords and brokers on levels of net discrimination against black and Hispanic testers who interact with these landlords and brokers? A preliminary report issued in May 2013 reviewed 446 cases and found that evidence of discrimination against Black and Hispanic testers. A final report is due this year.

The Fair Housing Service Program reaffirms HPD's and CCHR's commitment to implement the goals and objectives of Federal and City mandates to promote housing choice free of discriminatory barriers.

To ensure that NYCHA's applicants and residents are aware of NYCHA's commitment to Fair Housing, NYCHA's Fair Housing Non-Discrimination Policy, posted in English with the appropriate translation available in Spanish, Chinese, Russian, French, Korean, and Haitian Creole, is permanently displayed at all locations where residents and applicants are provided service. The Policy is included in briefing packets for Section 8 Housing Assistance applicants. In addition to its Fair Housing Non-Discrimination Policy, NYCHA also provides notice of its Non-Discrimination Policy to applicants in its Public Housing Application, Application for Section 8 Assistance, Guide to Applying for Public Housing, and Guide to Section 8 Housing Assistance.

In celebration of National Fair Housing Month, NYCHA's Fair Housing Policy was published in the April 2013 edition of the Journal, informing residents of the Department of Equal Opportunity's (DEO) role in furthering Fair Housing, and ensuring access to the Authority services, activities and programs. NYCHA employees will also be reminded of NYCHA's commitment to fair housing through a memo from the Chairman encouraging staff to work to ensure fair housing and to refer any resident or applicant who may feel they have been subjected to unlawful discrimination to DEO.

The New York City Housing Authority (NYCHA) communicates information about its variety of services and programs to residents and applicants who have Limited English Proficiency (LEP). NYCHA's Language Services Unit (LSU) translates official documents, notices, and flyers into the most frequently encountered languages at NYCHA, Spanish, Chinese and Russian. NYCHA provides interpreter services through staff interpreters and a volunteer Language Bank for interviews, rentals, hearings, and public agency meetings. The Language Bank consists of over 200 employee-volunteers who speak 39 languages and dialects. NYCHA offers documents translated into Spanish, Chinese, Russian, and vital and important information is available on NYCHA's website www.nycha.nyc.gov in these languages. On May 13, 2009 NYCHA adopted a Language Assistance Policy which was being administered by the Department of Equal Opportunity which previously supervised the Language Services Unit. In our efforts to continue to communicate with our residents effectively, on February 2010, the Language Services Unit started reporting to the Department of Communications. The Senior Manager for Resident Communications and Language Services who reports directly to the Chief Communications Office has been designated as the Language Access Coordinator, to annually assess the language assistance needs of NYCHA and monitor NYCHA's delivery of language assistance services in conjunction with NYCHA departments that provide programs or services to residents, applicants and Section 8 voucher holders; and to recommend modifications to the Executive Department, as required, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency. During 2013, NYCHA's Language Services Unit completed and handled 8,285 interpretation requests and 1,421 translations requests containing over 4,320 pages.

NYCHA's Services for People with Disabilities, a component of its Department of Equal Opportunity (DEO), assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The Unit serves as a liaison between the disabled community and NYCHA. In 2013, the Unit responded to 2,098 calls, correspondences and visits from applicants, residents, voucher holders, and advocates on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. There were 533 in-person visits to the Unit and information was provided to a variety of organizations including: United Cerebral, Institute for Community Living, Jewish Guild for the Blind, New

Alternatives for Children, Adult Protective Services, Brooklyn Center for Independence of the Disabled, United Bronx Parents, St. Nick's Alliance, Quality Services for the Autism Community, 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. The Services for People with Disabilities also conducts workshops for organizations that assist people with disabilities. The workshops cover the application process, policies and procedures and how to obtain an accessible apartment as well as reasonable accommodations.

2. Visitability in Housing

Visitability, a voluntary standard, allows mobility impaired persons to visit families and friends where this would not otherwise be possible. Visitability means that: 1) at least one entrance is a grade (no step), approached by an accessible route, such as a sidewalk; and (2) the entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space. A visitable home also serves persons without disabilities (for example, a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.). One difference between "visitability" and "accessibility" is that accessibility requires that all features of a dwelling unit be made accessible for mobility impaired persons. A visitable home provides less accessibility than an accessible home, and is meant to be those units not required to be accessible.

The New York City Housing Authority (NYCHA) is the largest public housing authority in North America. NYCHA has 334 developments throughout the City in 2,563 residential buildings, containing 3,330 elevators. Ninety-eight percent of NYCHA's developments meet visitability standards serving 175,587 families and 403,120 authorized residents (as of January 1, 2014) and their visitors. As of January 2014, NYCHA has a total of 7,648 fully converted accessible apartments for people with mobility impairments of which 7,382 are occupied (as of January 1, 2014).

Barriers to Accessibility for Persons with a Physical Disability

Historically, land in New York City was subdivided into tax lots typically 20-25 feet wide by 100 feet deep. The main entrances of most multiple dwellings were raised above the level of the adjacent public sidewalks to increase privacy for the first floor residents. The buildings, accessed by steps, created barriers to housing for people with mobility impairments. This was also typical of older structures covering larger lots. No laws required them to be accessible to people with disabilities and generally no thought was given to this concept. Many of these buildings are still occupied today, some never renovated. Often it is impossible to make entrances to these buildings accessible because there is not enough property on which to construct a usable ramp.

It was not until 1968 that New York City's Building Code was amended to include provisions for accessibility in housing and other structures. When the code was amended, provisions covering accessible entrances and an accessible route to elevators were added. No provisions covering the design of the dwelling units were included.

An August 1987 Building Code amendment introduced significant features so that buildings, including housing, when newly constructed or renovated, included access features for people with disabilities. These provisions, known as Local Law 58 of 1987, cover areas such as the interiors of the dwelling units and common spaces. The interiors of existing buildings, when renovated, must include accessible features even when it is impossible to make the building entrance accessible.

The Department of Housing and Urban Development reviewed Local Law 58 of 1987 when it sought to draft the Federal Fair Housing Amendments Act of 1988. Unlike previous Federal laws covering access for people with disabilities in housing, the City's law requires that all units in multiple dwellings with elevators and ground floor units in buildings without elevators be accessible to people with disabilities, a strategy meant to increase housing options for people with disabilities at all income levels, since it covers both public and private housing.

The majority of construction in the City involves renovation since much of the land already contains structures. Over time, new housing, and renovated housing to the extent possible, will be accessible. To enhance the possibility of making housing built before 1968 accessible, the 1987 amendments to the Building Code included

a provision permitting building owners to build ramps on a portion of the public right-of-way. Further enhancement efforts by the City's Department of Transportation (DOT) allow, with special permission, even greater encroachment into the sidewalk. DOT is also making all curb cuts accessible.

Beginning in July 2008, a new building code for the City of New York was put into effect that contains many of the provisions laid out in Local Law 58 of 1987. The new building code is largely based on the national International Building Code, which meets federal standards for accessibility.

For the first time, in 1996, the New York Housing and Vacancy Survey (HVS) included a number of questions meant to produce information regarding housing accessibility. The raw survey data indicates that approximately 62% of all housing units surveyed are in buildings with inaccessible entrances⁵. However, this same raw data for rental units where rents are below market rate (public housing, Mitchell-Lama, and rent stabilized, built 1947 or later) consistently show that the number of units in buildings with accessible entrances outweighs the number of units in buildings without them. To advance policy decisions, the City retained these questions in subsequent Surveys to track the expected increases in access.

After previous surveys in 1999, 2002 and 2005, the HVS collected accessibility data in 2008. The survey asked a number of questions regarding accessibility of the building entrance, dwelling unit door, and elevator cab sizes. According to the 2008 HVS, in all renter-occupied housing units with elevators in the City, 685,115 (an increase of almost 52,000 from 2005) out of a total of 1,122,599 elevators (61%, representing a 0.2% increase from 2005) have been determined to be accessible to people with disabilities. Further, out of 958,294 renter-occupied housing units that have an elevator, 532,206 (55.5%) are accessible to people with disabilities requiring the use of a wheelchair from the outside sidewalk to the elevator without using stairs (representing an increase of more than 40,000 of the total number of these units from 2005). Out of 2,081,953 renter-occupied units providing direct access from the sidewalk to the unit itself without using stairs (or an elevator), 543,064 of the units (26.1%) are accessible to people with disabilities requiring the use of a wheelchair (representing an increase of almost 55,000 of the total number of units available in 2005). Finally, out of 2,081,953 renter-occupied housing units, 878,200 (representing an increase of 103,013 more than the total number of units available in 2005) of the units' building entrances (42.2%, a 3.5% increase from 2005) and 1,087,807 (representing an increase of more than 23,000 units more than 2005) residential unit entrances (52.2%) have been determined to be accessible for people with disabilities requiring use of a wheelchair.

The 2008 HVS Survey also provided information regarding vacant units. Accessible, vacant rental units represent a potential pool of accessible, affordable housing for persons with limited mobility or disabilities. Out of 62,499 vacant-for-rent units, 24,277 (representing an increase of 1,160 more units than 2005) of the units' building entrances (38.9%, a 2.7% increase over 2005) and 28,653 residential unit entrances (45.9%) have been determined to be accessible for people with disabilities requiring use of a wheelchair.

In the same units, 17,824 out of a total of 29,473 elevators (60.5%, a 3.9% increase over 2005) have been determined to be accessible. Further, out of 23,874 of these units that have an elevator, 13,531 (56.7%) are accessible to people with disabilities requiring the use of a wheelchair from the outside sidewalk to the elevator without using stairs. Out of the 62,499 of these units providing direct access from the sidewalk to the unit itself without using stairs (or an elevator), 14,696 of the units (23.5%) are accessible to people with disabilities requiring the use of a wheelchair from the sidewalk.

As for all other vacant units not considered "vacant-for-rent" units, out of 164,598 of these units, 63,842 (representing an increase of more than 5,000 over 2005) of the units' building entrances (38.8%, a 0.4% increase over 2005) and 65,160 residential unit entrances (39.6%) have been determined to be accessible for people with disabilities requiring use of a wheelchair.

⁵ For the Survey's purpose, the following items were considered: the presence of steps only, at the building entrance and vestibule (if provided); door widths at same locations.

In the same units, 47,317 (an increase of almost 800 over 2005) out of a total of 84,354 elevators (56.1%) have been determined to be accessible. Further, out of 65,751 of these units that have an elevator, 43,877 (66.7%) are accessible to people with disabilities requiring the use of a wheelchair from the outside sidewalk to the elevator without using stairs (representing an increase of 1,867 over 2005). Out of the 164,598 of these units providing direct access from the sidewalk to the unit itself without using stairs (or an elevator), 46,268 of the units (28.1%) are accessible to people with disabilities requiring the use of a wheelchair from the sidewalk (representing an increase of over 1,000 from 2005).

Again in 2011, the HVS collected accessibility data. The survey again asked a number of questions regarding accessibility of the building entrance, dwelling unit door, and elevator cab sizes. According to the 2011 HVS, in all renter-occupied housing units with elevators in the City, 666,561 out of a total of 1,074,483 elevators (62%, representing a 1% increase from 2008) have been determined to be accessible to people with disabilities. Further, out of 991,039 renter-occupied housing units that have an elevator, 620,848 (representing an increase of 88,642 from 2008) are accessible to people with disabilities requiring the use of a wheelchair from the outside sidewalk to the elevator without using stairs (62.6%, representing an increase of 9.1% from 2008). Out of 2,104,816 renter-occupied units providing direct access from the sidewalk to the unit itself without using stairs (or an elevator), 618,604 of the units (29.4%, representing an increase of 3.3% from 2008) are accessible to people with disabilities requiring the use of a wheelchair (representing an increase of almost 75,540 of the total number of units available in 2008). Finally, out of 2,104,816 renter-occupied housing units, 866,260 (41.15%) of the units' building entrances and 1,083,401 residential unit entrances (51.47%) have been determined to be accessible for people with disabilities requiring use of a wheelchair.

The 2011 HVS Survey also provided information regarding vacant units. Accessible, vacant rental units represent a potential pool of accessible, affordable housing for persons with limited mobility or disabilities. Out of 67,818 vacant-for-rent units, 29,091 (representing an increase of 4,814 more units than 2008) of the units' building entrances (42.9%, representing a 4% increase over 2008) and 31,663 (representing an increase of 3,010 more units than 2008) residential unit entrances (46.7%, representing an increase of 0.8% over 2008) have been determined to be accessible for people with disabilities requiring use of a wheelchair.

In the same units, 18,783 (representing an increase of 959 more than 2008) out of a total of 31,421 elevators (59.8%) have been determined to be accessible. Further, out of 27,182 23,874 of these units that have an elevator, 16,968 (representing an increase of 3,437 more than 2008) are accessible to people with disabilities requiring the use of a wheelchair from the outside sidewalk to the elevator without using stairs (62.4%, representing an increase of 7.7% over 2008). Out of the 67,818 of these units providing direct access from the sidewalk to the unit itself without using stairs (or an elevator), 18,838 (representing an increase of 4,142 more than 2008) of the units (27.8%, representing an increase of 4.3% over 2008) are accessible to people with disabilities requiring the use of a wheelchair from the sidewalk.

As for all other vacant units not considered "vacant-for-rent" units, out of 195,342 of these units, 91,478 (representing an increase of 27,636 more than 2008) 63,842 of the units' building entrances (32.7%) and 86,683 (representing an increase of 21,523 more than 2008) residential unit entrances (44.4%, an increase of 4.8% over 2008) have been determined to be accessible for people with disabilities requiring use of a wheelchair.

In the same units, 71,321 (an increase of 24,004 more than 2008) out of a total of 101,070 elevators (70.6%, an increase of 14.5% over 2008) have been determined to be accessible. Further, out of 91,377 of these units that have an elevator, 67,250 (representing an increase of 23,373 more than 2008) are accessible to people with disabilities requiring the use of a wheelchair from the outside sidewalk to the elevator without using stairs (73.6%, representing an increase of 6.9% more than 2008). Out of the 195,342 of these units providing direct access from the sidewalk to the unit itself without using stairs (or an elevator), 67,965 (representing an increase of 21,697 more than 2008) of the units (34.8%, representing an increase of 6.7% over 2008) are accessible to people with disabilities requiring the use of a wheelchair from the sidewalk.

As stated previously, the year in which a building was constructed is generally a strong predictor of its degree of accessibility. It is expected that future Housing and Vacancy Surveys will disclose increases in the number of accessible public housing units. This expectation arises from a growing public-sector response to the needs of tenants with disabilities, and compliance with Section 504 of the Rehabilitation Act. Similarly, it is expected that increasing residential construction and renovation, an expanding market for New York City rental units, and growing private-sector awareness of accessibility requirements, has and will continue to contribute to increases in the number of accessible private-sector units.

4. Assessment of Current Public and Private Fair Housing Programs and Activities in the Jurisdiction

New York City has long been a leader in promoting principles of fairness and equal opportunity. In 1958 the City passed the nation's first housing legislation banning discrimination in private housing. It was one of the first cities in the country to provide protection for families with children (1986). Also, the City's fair housing law for persons with disabilities is broader than federal Fair Housing Act, encompassing a wider range of physical or mental impairments and placing the financial burden for reasonable accommodation on the housing provider when it is architecturally feasible and does not impose an undue financial hardship.

New York City has one of the most comprehensive local human rights laws in the country, governing housing as well as employment and public accommodations. The City's Human Rights Law, like the Federal Fair Housing Act, prohibits housing discrimination on the basis of a person's race, color, religion, sex, disability, national origin, and familial status. It also prohibits housing discrimination on the basis of a person's sexual orientation, age, alienage and citizenship status, marital status, partnership status, lawful occupation, gender (including gender identity and sexual harassment,) and lawful source of income. In addition, the City's law prohibits bias-related harassment. The law applies to private and public housing. Distinct among fair housing laws elsewhere in the country, the New York City law covers owner-occupied, two-family housing when the landlord makes public through advertising, postings, or statements the availability of the rental unit.

New York's fair housing strategy depends not only on strict enforcement of the local laws, but also on coordination of efforts among a number of government and community agencies to insure that education and advocacy reach those most likely to experience discrimination, and that housing opportunities, locational choices, and housing services are made available to all persons on a non-discriminatory basis.

The City Commission on Human Rights (CCHR) is the agency that enforces the New York City Human Rights Law. The Commission is mandated to "foster mutual understanding and respect among all racial, religious and ethnic groups" and to "encourage equality of treatment for, and prevent discrimination against any group or its members." To fulfill these mandates the Commission administers programs that seek to bridge differences between people of diverse backgrounds.

The agency offers fair housing counseling to individuals and community groups with a view to promoting stable neighborhoods. Opposing prejudice, and identifying and acting on the commonality and shared concerns of diverse groups, are the complementary functions that form the basis of the Commission's work.

In addition to investigating complaints alleging housing discrimination and prosecuting unlawful practices, the Commission is authorized to conduct systemic investigations of housing practices. Where the facts support an allegation of discriminatory practices, it initiates complaints to address systemic violations. Through education about human rights protections, the Commission promotes housing choice for all New Yorkers. The agency also fosters cooperation among diverse groups through workshops and community projects. It advances mediation of community disputes as another way of fostering cooperation among diverse groups. Because the categories covered by the federal fair housing law, --i.e. race, color, religion, sex, disability, national origin, and familial status-- are also categories covered by the City's Human Rights Law, the emphasis on education and enforcement actually furthers fair housing as defined by federal law.

The Commission on Human Rights is structured around two programmatic Bureaus.

Law Enforcement: This bureau investigates complaints from the public to determine whether probable cause exists to believe discrimination took place. The Bureau advances prosecution of cases when probable cause is found. If cases are not settled after the probable cause determination, they proceed to trial by the Law Enforcement Bureau. If cases are not settled during trial preparation or by conference judges at the Office of Administrative Trials and Hearings (OATH), they are heard by administrative law judges from OATH.

After trial, the administrative law judge issues a Report and Recommendation and then a panel of three Commissioners reviews the report and recommendation and issues the Commission's Final Decision and Order. The Final Decision and Order either affirms, rejects, or modifies the recommendation from OATH. The Final Decision and Order is appealable to the New York State Supreme Court. The Law Enforcement Bureau also initiates complaints on its own and engages in testing to detect systemic discrimination. The Law Enforcement Bureau offers mediation in certain cases. If mediation is unsuccessful, the cases where probable cause has been found proceed to trial.

Community Relations: This bureau consists of the Neighborhood Human Rights Program (NHRP). Located in all five boroughs, the NHRP's Community Service Centers conduct community and school-based education on conflict resolution, sexual harassment, cultural diversity, the Human Rights Law, peer mediation, cyberbullying and intergroup relations. In addition, the Centers address situations of community unrest by assisting groups with leadership development, mediation, and conflict resolution. Working with immigration advocacy groups, the Neighborhood Human Rights Program alerts immigrants to the protections provided them under the Human Rights Law and relevant federal laws. The Commission has also developed a curriculum for English-for-Speakers-of-Other-Languages, at beginning, intermediate, and advanced levels, explaining immigrants' employment rights. Another program, Project Equal Access, educates senior citizens, health professionals, and people with disabilities, and others about city, state, and federal laws regarding accessibility in housing, employment and public accommodations. The program staff also offers advocacy, investigation and resolution of cases where individuals request assistance in getting an owner to make a housing or public accommodation facility accessible. Community Service Centers offer education on fair housing laws and prevention of discriminatory and predatory lending practices. A HUD-Certified Housing Counseling Agency, the Commission provides mortgage counseling for individuals facing foreclosure to help deter discrimination in lending and to detect predatory lending practices.

In 2012 the Commission launched a Fair Business Practice project consisting of workshops and other outreach explaining to business improvement districts (BIDs), chambers of commerce, member businesses, and other local merchants their responsibility to provide discrimination-free services to their customers, including access to customers with disabilities and their responsibilities as employers. In recent years the NHRP has also provided employment discrimination workshops at workforce development agencies for people looking for employment and at reentry programs serving people who were formerly incarcerated. With the Law Enforcement Bureau, the Community Service Centers conduct systemic investigations of discrimination in housing and public accommodations. The Research Division provides information to direct and inform these program activities.

Fair housing is a community issue. It affects school choice, housing and community conditions, and intergroup relations. The fair housing activities undertaken by the agency's field office personnel accomplish several ends: to inform protected groups of their rights and recourse as provided by the statute; to inform housing providers of their responsibilities and what is permissible, i.e., "non-discriminatory inquiries" to ask of prospective applicants; to resolve individual housing complaints before referral to the Law Enforcement Bureau; to investigate, through research and surveys, allegations of community-based housing discrimination, i.e. blockbusting and harassment; to counsel homeowners at risk of foreclosure; and to aid local efforts to stabilize and invigorate communities undergoing racial and ethnic population changes.

The Commission also undertakes periodic assessments of its fair housing enforcement efforts, taking into account market conditions, population shifts and demographics, and allegation themes as reflected in caseload. For example, the volume of disability-related complaints and inquiries led to the expansion and formalization of advocacy on behalf of people with disabilities. These efforts are coordinated with law enforcement where voluntary compliance fails. Similarly, the Commission expanded its activities to prevent predatory lending and counsel homeowners steered to the sub-prime market because of their race, age or immigration status. Each of these programs is conducted out of the borough Community Service Centers.

The Department of Housing Preservation and Development (HPD) promotes housing choice by implementing internal initiatives and external programs. As the City's principle producer of low and moderate income housing, HPD has several strategies to ensure that its programs are in compliance with federal fair housing laws (including the Americans with Disabilities Act) as well as the requirements of HOME, HOPWA and Title I of the Community Development Block Grant Act. HPD works with each agency development entity to create and implement Affirmative Fair Housing Plans. HPD fulfills its federal reporting responsibilities to HUD by collecting and analyzing occupancy data.

HPD's Fair Housing Services Program is the result of an intergovernmental Memorandum of Understanding (MOU) between the New York City Department of Housing Preservation & Development (HPD) and the New York City Commission on Human Rights (CCHR). This initiative replaced HPD's former reliance on community-based organizations and enables HPD to utilize CCHR's dedicated and knowledgeable staff. This initiative focuses on providing fair housing assistance to building owners and project sponsors receiving financial assistance from the Agency as well as the broader public.

CCHR is mandated to enforce the most comprehensive local human rights law in the country. The City's Human Rights Law, like the Federal Fair Housing Act, prohibits housing discrimination based on a person's race, color, religion, sex, disability, national origin, and familial status. It also prohibits housing discrimination on the basis of a person's sexual orientation, age, alienage and citizenship status, marital status, partnership status, lawful occupation, gender (including gender identity and sexual harassment,) and lawful source of income. In addition, the City's law prohibits bias-related harassment. Because the City's Human Rights Law is inclusive of the federal Fair Housing Act, the MOU is compliant with the Agency's federally mandated obligation to promote fair housing. . The initiative continues HPD's historical objective to prevent the unwarranted displacement of individuals and families by raising public awareness of the educational, counseling and enforcement services offered by the CCHR.

HPD conducts a weekly Pre-Award Conference for those entities entering into agreements with the Agency and their subcontractors. The Conference includes a presentation by a representative of the City Commission on Human Rights that provides an overview of the fair housing obligations embedded in Agency contracts, including fair housing anti-discrimination laws, fair housing marketing requirements, and the use of the Fair Housing logo and slogan in all advertisements. The Conference helps to ensure that recipients of HPD assistance are knowledgeable in the fair housing laws, compliant with fair housing marketing guidelines and aware of fair housing resources. In calendar year 2013 HPD conducted 54 conferences for representatives of 781 business entities.

HPD continues to assist persons with disabilities to provide reasonable accommodation where needed and access to agency services. Training is available to agency staff members who interact with tenants to ensure familiarity with ADA and Section 504 requirements. Finally, HPD has an informal complaint resolution process to assist in resolving fair housing and ADA complaints against the agency.

HPD and CCHR so-sponsored a Fair Housing Symposium at New York University's Lipton Hall on June 13th, 2013. The Symposium empowered 105 representatives of social service organizations to make sound and prompt referrals of instances involving possible discrimination while also expanding their awareness of housing trends, rights and opportunities. The Symposium featured representatives Participants included representatives from Columbia University, NYU's Furman Center, the Anti-Discrimination Center, Brooklyn College, NYC

Planning Commission, HUD Office of Fair Housing and Equal Opportunity and The Civil Rights Unit at the US Attorney General's Office.

CCHR staff participated in community forums, sponsored by the HPD, to inform residential property owners and the public of housing opportunities, foreclosure prevention, building permit process, low interest rehabilitation loans and other topics. "Owners Night" and Tenant Night" presentations are hosted by HPD in partnership with local political and community leaders. In CY 2013 CCHR staff participated in 6 Tenant Night forums attended by 454 persons and 10 Owner forums attended by 1,007 persons.

HPD participated in the launching of the NYC Immigrant Services Event held on October 24, 2013. The Agency participated in a break-out session that included representatives from six City agencies that advised immigrants and representatives of immigrant-based organizations on issues relating to fair housing and tenant rights.

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The Fair Housing Service Program reaffirms HPD's and CCHR's commitment to implement the goals and objectives of Federal and City mandates to promote housing choice free of discriminatory barriers.

In August 2013 HPD launched NYC Housing Connect, a website that simplifies and eases the housing lottery process by allowing New Yorkers to fill out a single online application that can be saved, edited and used to apply for multiple new housing lotteries. . It also gives applicants information on what steps they need to take to apply for affordable housing and what they can expect once they have submitted their application. On the site, applicants will be able to learn how to apply for affordable housing in New York City; view current and upcoming housing opportunities from HPD and HDC; start, save, and complete an application for the household; and apply to any current open lottery for which a household may qualify.

The City requires that subsidized apartments be rented through an open lottery system to ensure fair and equitable distribution of housing to eligible applicants. Since the 1980s, the City has relied on a manual, paper-based process for randomly selecting eligible tenants and homeowners for affordable units. Although the process includes strict controls to ensure the housing lottery process is fair and equitable, it can be time-

consuming for the applicant. A person had to contact the respective property managers, community sponsors and/or real estate professionals directly to request an application, fill out those separate applications, and return them via mail for each affordable housing lottery to which they were interested in applying. NYC Housing Connect provides a centralized, user-friendly online portal where applicants can apply to multiple projects with a single application and track the status of lotteries offered.

Applicants to any particular housing lottery are not guaranteed to receive housing. The household must be selected at random, and must be income-qualified based on a host of detailed criteria. Whether via paper application (which will still be available), or through NYC Housing Connect, the City's lottery process ensures that all applicant households are carefully screened for eligibility and that housing is allocated based on criteria contractually defined prior to the start of the lottery. Paper applications submitted via mail will be entered into the NYC Housing Connect system with the applications submitted online. All drawings are done at random. At least 60 days prior to the lottery, a public solicitation for applications is made by placing advertisements in local newspapers, posting information about the opportunity on citywide websites, and listing information as part of an automated toll-free affordable housing hotline. All registrants to NYC Housing Connect receive an email to notify them of new affordable rental projects. Interested households complete a standardized application on NYC Housing Connect or via paper application, with deadlines set approximately one week prior to the lottery. NYC Housing Connect is built to combine fair housing marketing guidelines with modern technology.

NYCHA promotes fair housing through its Tenant Selection and Assignment Plan (TSAP), designed to prevent unlawful discrimination on the basis of race, color, or national origin, in compliance with its obligation under Title VI of the Civil Rights Act of 1964 (Title VI), the Fair Housing Act, and the implementing regulations and requirements of HUD. This TSAP has been approved as nondiscriminatory by HUD, the U.S. Department of Justice, and a Federal Court. NYCHA has further undertaken to implement the TSAP to prevent any unlawful discrimination on the basis of religion, sex, sexual orientation, age, marital status, disability, lawful occupation, lawful source of income, alienage or citizenship status, or on the grounds that a person is a victim of domestic violence, dating violence, sexual assault or stalking or because children may be, are, or will be residing with the individual, and to resolve any disputes with respect to its compliance with these obligations.

NYCHA's Services for People with Disabilities, a component of its Department of Equal Opportunity (DEO), assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The Unit serves as a liaison between the disabled community and NYCHA. In 2012, the Unit responded to 2,337 calls from applicants, residents, voucher holders, and advocates on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. There were 431 visits to the Unit and information was provided to a variety of organizations including: Harlem Independent Living Center, Community Resources and Services for Children, United Cerebral Palsy, University Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children's Evaluation Rehabilitation Center, Puerto Rican Family Institute, and many, 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.

To ensure that NYCHA can effectively communicate information about its services, activities and programs to residents and applicants who are limited English proficient (LEP), the New York City Housing Authority's Language Services Unit (LSU) translates official Authority documents and provides interpretation services through bilingual employees, staff interpreters, and NYCHA's staff Language Bank volunteers for interviews, rentals, hearings and agency meetings etc. NYCHA's Language Bank consists of over 200 employee-volunteers who collectively speak 39 languages. Vital and important information is available on NYCHA's website www.nycha.nyc/gov in Spanish, Russian, and Chinese. On May 13, 2009 NYCHA adopted a Language Assistance Policy which was being administered by the Department of Equal Opportunity which previously supervised the Language Services Unit. In our efforts to continue to communicate with our residents effectively, on February 2010, the Language Services Unit started reporting to the Department of Communications, and in January 2011 the Language Assistance Policy was updated to indicate the change in the reporting structure of LSU. The Senior Manager for Resident Communications and Language Services who reports directly to the

Chief Communications Office has been designated as the Language Access Coordinator, to annually assess the language assistance needs of NYCHA and monitor NYCHA's delivery of language assistance services in conjunction with NYCHA departments that provide programs or services to residents, applicants and Section 8 voucher holders; and to recommend modifications to the Executive Department, as required, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency. During 2013, NYCHA's Language Services Unit completed and handled 8,285 interpretation requests and 1,421 translations requests containing over 4,320 pages.

Please refer to the *2013 Consolidated Plan Annual Performance Report (APR)* Part II., Section A., Continuum of Care for activities undertaken and respective accomplishments by the Department for the Aging which analyzed and addressed the housing needs of the elderly, promoted housing choice, and promoted living environments that are accessible and usable to all persons.

Outreach and Education

The chief components of the Commission on Human Rights fair housing activities are Project Equal Access (PEA), the Mortgage Counseling and Predatory Lending Prevention Project, and fair housing workshops for consumers and housing providers and counseling tenants and owners in Housing Court. In 2013 staff assisted 5,592 individuals and conducted a total of 178 fair housing presentations.

Project Equal Access (PEA) advocates on behalf of people with disabilities to increase residential and community access by negotiating reasonable accommodations, such as ramps and support animals, with landlords and co-op/condo boards. Staff give presentations and conducts workshops on reasonable accommodation at disability organizations, senior citizen centers, independent living centers, real estate groups and landlords, hospitals, rehabilitation centers and social service organizations. During 2013, PEA organized 48 workshops of this type for such groups as New York City Housing Authority Family Services Department in Manhattan, Housing Conservation Coordinators, Disabled in Action, New York Restaurant Association, the Multiple Sclerosis Society (citywide conference), the Herkimer Gardens Tenant Association in Brooklyn, and the Weill Cornell Medical Center (serving the entire City.)

Project Equal Access actively advocates for individuals in need of accommodations. These efforts are further described below in the Advocacy and Counseling section.

Through community education CCHR staff address other types of housing discrimination, including the destabilizing and possibly discriminatory lending practices of predatory loans. The Commission is a HUD-certified Housing Counseling Agency that counsels individuals in danger of foreclosure on their mortgages. In all of their fair housing workshops Commission staff includes a section on predatory lending and other suspect practices aimed at vulnerable populations. In 2013, 4 workshops were devoted exclusively to predatory lending.

Staff conducted 127 fair housing workshops (on issues other than disability rights or predatory lending) in 2013. Many of those presentations took place in regular venues such as Community Board meetings. But others included venues such as Goodwill Industries in Queens, Neighborhood Housing Services in Manhattan and Queens, Lincoln Hospital in the Bronx an. at pre-award training for new HPD contractor and panels at regular HPD tenant and homeowner forums throughout the City.

For Fair Housing Month in April 2012 the Commission and HPD went online with a website the two agencies developed together. Serving as a central location of information about fair housing for tenants, homeowners, landlords, and building owners, it gives an overview of the services provided by each agency, describes affordable housing opportunities available through HPD, defines the difference between fair housing and tenants rights, and explains how New York City residents can get assistance when their rights are abridged. It can be accessed at www.nyc.gov/fairhousingnyc. Palm cards that announce the existence of the website are distributed at Commission events.

The Commission's fair housing outreach projects are allied with non-profit community-based organizations such as the Citywide Taskforce on Housing Court to accomplish their goals.

The Commission includes information about fair housing in its other major education/outreach activities: the Immigration Rights Project and its School Program. In 2013, staff conducted 68 workshops for immigrant groups. Included in the workshops are information sessions swearing-in ceremonies for naturalized citizens 4 times each week. At those workshops the Commission distributes a newsletter summarizing the protections provided by the City's Human Rights Law and describing Commission services. Other workshops reach organizations throughout the city that serve immigrant communities such as the Immigration Employment Rights in 2013 were the Mayor's office of Immigrant Affairs' sponsored series "Know Your Rights", The Salvadorian Consulate, The Turkish Cultural Center, The Yetu Center for African Women, and Commission staff participated in the Staten Island Cultural Celebration disseminating information and literature. Additionally, the Commission partnered with the Mexican Consulate to conduct a three day session on Immigration Employment Rights; and continues to table information at four swearing-in ceremonies for naturalized citizens on a weekly basis. When necessary, these workshops are conducted in Spanish, Russian, or Haitian Creole. The Commission teaches a Human Rights curriculum it developed for ESOL classes at adult literacy centers in area libraries and on many of the 14 campuses of the City University.

In the School Program 323 seminars were conducted in 54 schools and youth-based organizations covering the Human Rights Law, conflict resolution and sexual harassment. In addition, the Peer Mediation Program expands the Commission's school involvement by training interested students to be peer mediators. In 2012, trainers conducted 72 sessions in 15 schools representing 824 units of service.

The Commission's educational workshops covering all aspects of the Human Rights Law including housing are also aimed at a diverse adult population. Field offices began weekly workshops aimed at people with arrest records who are presently in jail at the 17 facilities on Rikers Island and elsewhere in the City. In addition, workshops were also conducted at re-entry service organizations such as the Women's Prison Association in Brooklyn and the Fortune Society in Queens.

Workforce development workshops for general populations were also held at organizations such as Federation Employment and Guidance Services in the Bronx, Goodwill Industries in Brooklyn and Queens, New York City Department of Administration's FedCap We Care employment program, Maximus Back to Work Program in Manhattan, Federation Employment and Guidance Services (FECS) in the Bronx and Brooklyn, and Rescare Job Plus in Staten Island.

Workshops on the Human Rights Law and on Intergroup Relations were conducted for general audiences as well, including the Women and Work Program at Queens College, the Rainbow Heights Club in Brooklyn, the West Brighton Senior Center in Staten Island, and parents of students in many schools and youth in many organizations throughout the city including MASA/MexEd, Inc. in the Bronx. Many of the workshops for parents addressed cyberbullying as one of the main topics.

Aware that small businesses can contribute community cohesiveness or add to community tension, the Commission initiated a Fair Business Practice project to educate small businesses. This project took on greater focus in 2013 with Commission staff efforts to connect with 60 representatives of different organizations to promote the Commission's Fair Business Practice Initiative. Staff conducted presentations for New York City's Business Improvement Districts (BIDs), the Chamber of Commerce, and Business Solution Centers, along with providing 400 units of technical assistance to small business owners. Organizations that have participated in workshops include NYC Business Solutions Brooklyn and Manhattan Centers, Queens Chamber of Commerce, and Sovereign Bank.

In 2013 the Commission produced new outreach materials and updated others. Recognizing the growing influence of the internet and digital media education, the Commission created two new sites to reach out to the public. A Commission Facebook page updates the public on weekly activities with text and photos. The

Commission completed production on four educational videos for individuals seeking accessibility solutions, and three Public Announcements (PSAs) that bring awareness to discrimination based upon gender identity and sexual orientation. The videos and PSAs are posted on the Commission's website.

The Commission produced new outreach materials to address Unemployment Status (in English, Spanish, Russian, Korean, Chinese, Creole, and Italian) as a protected class and updated others. Several major Commission publications were updated. They include its workbook for the ESOL program as mentioned in the Community Education section, *The Right to Work: Understanding Immigrant Employment Rights* workbook for beginning/intermediate students published in 2011. It includes workbooks for both students and teachers and a companion DVD. The Commission also updated their resource book for persons who have been incarcerated titled *Turning the Game Around: NYC Can Help*.

Multilingual 11x17 posters were created for both Fair Housing and Pregnancy & Employment Rights (in English, Chinese, Spanish, and Russian). Both continue to be distributed to libraries, health centers, and other community venues within the five boroughs over the summer and fall. In addition, an information post card summarizing fair housing protections in English and either Spanish, French, Haitian Creole, Korean, Chinese, or Russian was published and distributed. New Equal Access palm cards with information about discrimination against individuals with disabilities were produced in English, Spanish, Korean, Chinese, Haitian Creole, and Russian.

Fair Business Practice flyers were created (in English, Haitian Creole, Korean, Chinese, Russian, and Spanish). In 2013, 10,000 flyers were distributed in Staten Island's monthly publication *The Business Trend*. The flyers inform businesses of their rights and responsibilities under the Human Rights Law.

The commission enriched its public education materials by completing production on four short educational videos for individuals seeking accessibility solutions. In addition to these, the CCHR produced three Public Service Announcements based on gender identity and sexual orientation. The videos and PSAs are used in Commission presentations, and shown at schools and community workshops.

All Commission publications are available on the Commission website.

Pieces on the Commission appeared 576 times on television, radio, and in the print media. Many of those appearances were repeated in multiple online vehicles of various media outlets. Staff distributed 133,760 pieces of educational literature by the Commission field offices. The Commission has links to 11 other local fair housing organization websites on its own website. Approximately 80-100,000 people visited the Commission's website last year.

The Mayor's Office of Immigrant Affairs' (MOIA's) website has a link to the New York City Affordable Housing Resource Center, where users can find information on all aspects of City housing, including renting an apartment, buying a home, and apartment maintenance issues. Through this site persons will also find the City's affordable housing lottery listings.

MOIA has advanced policies that strengthen access to services for all New Yorkers, including immigrant communities and individuals who are limited English proficient (LEP).

In 2008, Executive Order 120 was issued requiring every City agency that offers direct service to take reasonable measures to provide language assistance services in at least the top six (6) foreign languages spoken by limited English proficient (LEP) New Yorkers. To ensure that LEP residents have meaningful access to City programs, services and activities, the Customer Service Group at the Mayor's Office of Operations, has worked closely with MOIA to facilitate the implementation and oversee compliance of the Executive Order. Information about the citywide language access policy can be found on MOIA's website at: <http://www.nyc.gov/html/imm/html/eoll/eo120.shtml>

Moreover, the Mayor's Office developed "NYCertified," a comprehensive citywide volunteer program for the certification, management, and recruitment of multilingual employees who wish to serve the needs of fellow New Yorkers who are not proficient in English. Additionally, the administration created a web portal called the "Language Gateway" that includes the most frequently requested documents, applications, forms and notices of various City agencies and services that include housing forms and information. The link to the Language Gateway is <http://www.nyc.gov/html/lg/html/home/home.shtml>

MOIA in partnership with the Mayor's Office of Operations meet with agencies regularly to direct and coordinate efforts to enhance language access and cultural competency through the exchange of information and ideas regarding best practices among New York City agencies. The meetings are held quarterly where ideas, best practices and information related to the provision of language assistance services are exchanged.

Lastly, Executive Orders 34 and 41, issued in 2003, is a citywide confidentiality policy to promote access to city services for all residents. The Orders protect as confidential a range of information, including immigration status and applies to all City workers, including those employees at housing agencies. This policy helps address immigrants' fear of being asked about his/her immigration status when accessing government services. MOIA disseminates information about the City's Confidentiality Policy around the City in an effort to promote confidence and trust among immigrant communities in seeking information or access to City benefits and services.

The Mayor's Office for People with Disabilities (MOPD) regularly conducts outreach and education for people with disabilities, advocates, service providers, landlords, business owners, and other government agencies in regards to fair housing. In 2012, MOPD took part in a number of housing initiatives, including offering to the public its Community Resource Directory, which includes a chapter on Housing and Housing Rights that provides information regarding housing locator resources and non-profit organizations that provide housing services. The directory also provides information on law, benefits, education, employment, and transportation, services for the deaf, blind, mentally retarded and developmentally disabled. MOPD is also a partner in the NYC Affordable Housing Resource Center, located at <http://www.nyc.gov/html/housinginfo/html/home/home.shtml>, which provides information on all aspects of City housing, including renting an apartment, buying a home, and apartment maintenance issues, as well as a specific section dedicated to housing for people with disabilities. In addition, MOPD continues to operate Project Open House, a program that provides barrier removal and the creation of access for disabled residents of the city, and provides assistance and information regarding the Disability Rent Increase Exemption (DRIE), which provides a rent freeze to qualified disabled tenants. In 2012, MOPD served and addressed the complaints of approximately 2,735 people who called the office for help in the area of housing and housing discrimination and had 220,722 hits to its website.

MOPD continues to compile a database of accessible, affordable housing. When such housing comes up for rent or sale, MOPD forwards the information to a number of non-profit organizations with housing locator components. MOPD also provides this information to individuals who contact the office.

NYCHA's Services for People with Disabilities (SPD) staff responds to inquiries from residents, applicants, voucher holders and advocates on the status of housing applications, transfers or reasonable accommodation requests. SPD conducts technical assistance workshops for advocates and organizations that provide services for people with disabilities. The workshops review NYCHA's Fair Housing Non Discrimination Policy, application policy, obtaining accessible apartments, grievance procedures and how to request reasonable accommodations.

Fair Housing Non Discrimination Policy is conspicuously and permanently displayed at all NYCHA departments, developments and offices where residents and applicants are provided service. The poster is available in Spanish, Chinese, Russian, French, Korean and Haitian Creole, and the relevant translation is posted alongside the English version, as needed. In addition, the Department of Equal Opportunity conducts biannual mandatory training for all NYCHA employees on its non-discrimination policy statements: the NYCHA Equal

Employment Opportunity Policy Statement, the NYCHA Sexual Harassment Policy Statement and the NYCHA Fair Housing Non-Discrimination Policy Statement.

Furthermore NYCHA provides training to newly hired employees in 19 titles who interact with residents and applicants on NYCHA's duties and responsibilities under, Section 504 of the Rehabilitation Act of 1973, The Americans with Disabilities Act, the Fair Housing Act and the Architectural Barriers Act.

In addition, in recognition of National Fair Housing Month, in April 2014, the policy will be printed in NYCHA's Journal, a monthly publication for residents that is distributed to 178,879 households. The Fair Housing Non Discrimination Policy is also included in the rental-briefing package provided to NYCHA's Section 8 tenants.

Advocacy and Counseling

The CCHR's fair housing activities include enforcement of the Human Rights Law's prohibitions against housing discrimination, community outreach and public education to residents, home seekers and housing providers, advocacy on behalf of people with disabilities, and foreclosure prevention counseling for people victimized by predatory lenders. Advocacy and counseling are conducted by NHRP staff operating out of borough Community Service Centers and enforcement is carried out by legal staff.

Field personnel routinely staff Housing Court information tables in Manhattan, Brooklyn, Bronx, Queens, and Staten Island courts to counsel people about fair housing, distinguish purely landlord/tenant matters from discrimination and to distribute Commission fair housing literature. Similarly, staff works in partnership with service and advocacy groups to inform the public about rights and remedies under the NYC Human Rights Law. Mortgage foreclosure counseling activities are conducted in the Bronx, Brooklyn, Queens, and Staten Island.

Counseling people with disabilities is an integral service provided by the Commission. Its Project Equal Access (PEA) advocates on behalf of the disabled in housing and public accommodations. Its approach is based on voluntary compliance before a formal complaint is filed. Typically, staff negotiates a physical or policy modification by educating landlords about their responsibility to provide reasonable accommodations.

(Staff works in partnership with several private and public entities, including the Mayor's Office for People with Disabilities, the Borough Presidents' Advisory Committee in all 5 boroughs, Housing Court Answers (formerly Citywide Task Force on Housing Court), the New York City Bar Association's Committee on Disability, Disabled in Action, United Spinal Association, Independent Living Centers, the Alexander Graham Bell Foundation, the NYC Parks Department Disability Committee, Sun-B Senior Coalition, Pratt Institute, the West Side SRO Project, the MS Society, New York Lawyers for the Public Interest, Heights and Hills, the American Institute of Architects, the ALS Society, Visions, the New York City Business Improvement District (BID) Association, Columbus Avenue BID, New York City Small Business Services, New York City Hispanic Coalition Chamber of Commerce, Community Board 12 Housing Committee, and Self Help.

In 2013, 170 modifications were made for people with disabilities as a result of staff advocacy. Where efforts at negotiating a voluntary accommodation fail, the Commission's Law Enforcement staff pursues compliance through litigation. Residences throughout the five boroughs were made accessible through changes like a building in Brooklyn that built two long ramps, making both entrances accessible. In Manhattan, an Upper West Side building not only built a ramp but also supplied electronic doors and provided storage for a wheelchair lift in the lobby. In Queens a lift was installed to get a severely disabled 8-year-old up the steps to his apartment.

The City was made more livable through improvements in services widely used by the public. The Commission's work with staff at the New York Botanical Garden resulted in independent access to elevators so that they can be used by people with disabilities, some of the gardens being made accessible, and cut outs for wheelchairs next to many benches. Penn Station made two of its ticket windows accessible to people with auditory disabilities by installing a looping system.

In conjunction with an organization whose production crew includes trainees with disabilities, the Commission completed a series of 4 captioned 3-4-minute videos for outreach to people with disabilities. Funded by the Christopher and Dana Reeve Foundation, the videos include an introduction, examples of accommodations in housing, employment, and public spaces and interviews with people who have benefited from those accommodations. They highlight what to do if an individual needs an accommodation. The videos are posted on the Commission’s website.

The Mortgage Counseling and Predatory Lending Prevention Project reaches out to people in danger of foreclosure, particularly as a result of suspected predatory lending practices. In 2013, 672 counseling sessions were held with homeowners facing foreclosure.

Individuals and groups seeking information on Fair Housing issues may call or visit of the Commission’s five Community Service Centers listed below. They can also reach the Commission by dialing 311. The Commission’s website at www.nyc.gov/cchr, its has extensive information on the Human Rights Law and Commission services and publications and its Facebook page provides information on Commission activities. Finally, the Commission’s joint website with HPD www.nyc.gov/fairhousingnyc serves as a central location of information about fair housing for tenants, homeowners, landlords, and building owners, it gives an overview of the services provided by each agency.

<u>Office</u>	<u>Location</u>	<u>Telephone</u>
Bronx	1932 Arthur Ave. 10457	(718) 579-6900
Brooklyn	275 Livingston St. 11217	(718) 722-3130
Queens	153-01 Jamaica Avenue	(718) 657-2465
Manhattan	40 Rector St. 10006	(212) 306-5072
Staten Island	60 Bay Street	(718) 390-8506

In 2013, MOPD continued to assist people with disabilities exercise their rights to fair and accessible affordable housing. MOPD continues to work with NYCHA, HPD, CCHR and several private non-profit organizations to develop new programs to increase construction of new or significantly renovated accessible, affordable housing.

MOPD continues to advocate in the area of housing and housing rights for the majority of its constituents. Advocating preventing discrimination is the Office’s mission. MOPD’s efforts have resulted in countless architectural changes and reasonable accommodations for people with disabilities.

Investigation and Bias Reduction

Reducing the incidence of and ameliorating the consequences of bias harassment is a major goal of the Commission on Human Rights Community Service Centers. This is accomplished by addressing the underlying tensions that give rise to intergroup friction.

Central to bias reduction is the identification of shared interests among people from various cultures and backgrounds; staff encourages intergroup participation in community-based activities that improve the quality of life for all residents and merchants. Much of the NHRP activity is devoted to identifying the potential for intergroup antagonism and addressing underlying tensions. Community Service Centers keep track of all complaints classified as hate crimes by the NYPD as well as complaints of bias reported directly to them by people in their local communities. In 2013 there were 229 reports of Hate Crime from the NYPD. Community Service Centers shared information about those crimes with Community Boards and other relevant

organizations. Where appropriate, they find ways to mitigate the tensions illustrated by these complaints through mediation, education and community projects.

Educational programs aimed at preventing bias and bullying behavior continue to be the Commission's focus in 2013. Commission staff collaborated with LAMP, a media literacy education group, on 3 new public service announcements (PSAs) produced as a view from and experienced by youth. They are intended to educate and raise awareness among peers and adults about discrimination based upon gender identity and sexual orientation. All three "Our Voices", "Love is Love", and "Thanks, Man" can be found on the Commission's website. One of the PSAs continues to air daily on a city-owned cable channel.

Promoting Stability and Intergroup Relations

In communities undergoing demographic change, Commission on Human Rights staff assist residents to stabilize their communities and prevent tensions related to those changes. They regularly attend borough presidents committees and community board meetings to keep abreast of intergroup issues and offer assistance.

Community Service Center staff has been trained as mediators and use these skills to build bridges between groups and facilitate the resolution of group and individual controversies fueled by ethnic, religious and racial differences. Typical vehicles for cooperation include community events that celebrate differences, block associations, fair housing committees, block parties, informational workshops and other activities that promote unity. Throughout 2013, the Community Service Center staff attended community information fairs in all five boroughs. In August Community Service Center staff participated in National Night Out Against Crime events to help reduce crime and promote neighborhood harmony. Staff also participated in Immigrants Connect, a statewide effort in September to reach out to immigrant communities to provide them with information about services available to them.

The Peer Mediation Program trains young people in the principles of conflict resolution and assists schools in setting up peer mediation programs to address non-criminal disputes among students. Students participate in a curriculum that lasts for 8-10 sessions. It introduces them to essential mediation concepts such as active listening and recognizing common ground, and teaches them, through role plays and discussion, the elements of successful mediation. In 2012 staff conducted 72 Peer Mediation sessions in schools. In addition 65 sessions of the regular school curriculum were devoted to Conflict Resolution. The common theme in this and all of the Commission's community-based programs is respecting difference, groups working together, and opposing bias and discrimination in housing, employment, public places, the school and in the community.

Based on public concern about cyberbullying, the school and youth sessions include discussions and video illustrations how it may include racial, ethnic, and gender bias forbidden under the Human Rights Law. Commission staff participates in the Department of Education's "Respect for All" campaign that includes outreach and a yearly series of workshops educating students about their need to avoid discriminatory and harassing behaviors and alerting them to avenues of recourse should they become targets of such behaviors.

5. Summation

New York City is the largest city in the country with over 8 million people, equaling approximately 3 million households, with the most diverse populations containing approximately 200 ethnicities of all races. In order to maintain harmony in the city, several city agencies enforce laws and regulations which promote equal treatment of all individuals. In addition, the city works with community-based organizations in its efforts to promote positive intergroup and community relations.

As can be seen in this AFFH, the City of New York sponsors many activities which help to prevent violations to the fair housing laws, and to encourage integration and harmony throughout the city's neighborhoods.

Foremost, the City assists applicants pursuing complaints, and, if necessary, issues probable cause determinations, as has been described in several cases cited above.

In addition, the City of New York's strategy promotes the construction of new low income housing, as well as, the preservation of existing low income resources and encourages the development of these resources through various means, including the real property tax system. As described above, the City sponsors two tax incentive programs; 421(a), and J-51 which are described in the 2013/14 Consolidated Plan, Volume 2, Part II. Other Actions, Section B., Relevant Public Policies and Barriers to Affordable Housing, and assist in the production of thousands of units. In addition, the federal government provides Federal Low Income Housing Tax Credit program, which is used to compliment many of the City's housing programs.

The NYC Human Rights Commission (CCHR) affirmatively furthers fair housing by prosecuting unlawful discrimination, advocating on behalf of people with disabilities, providing information and support for immigrant communities, counseling homeowners who face foreclosure because of subprime and predatory loans, and conducting extensive outreach and education to other groups and individuals that may experience discrimination. The Commission's working relationships with a wide range of organizations that serve immigrants, people with disabilities, communities of color, gays and lesbians, and others enables staff to collaborate on efforts to achieve fair housing and prevent discrimination. In addition, the CCHR works with community organizations to reduce and mediate community tensions. The CCHR is active in schools, offering a curriculum covering the Human Rights Law, Sexual Harassment, Conflict Resolution, Cyberbullying and Peer Mediation Training. During 2013, staff conducted 323 workshops in the schools and other organizations serving youth. It also gave workshops on immigration, the Human Rights Law and diversity issues to 895 audiences in community and other organizations. Field staff addressed fair housing issues such as general discrimination, predatory lending, and equal access in 177 workshops given in 2013.

The Commission on Human Rights stays abreast of possible impediments to fair housing and assures that its activities and programs address these specific impediments. Because of the Commission's ongoing activities in conjunction with organizations advocating for people with disabilities, complaints on the basis of disability were the ones most frequently filed in 2013. Cases based on lawful source of income were the second most frequent and two of Commission Decisions and Orders on housing were cases involving lawful source of income discriminating against tenants with Section 8 vouchers and government subsidies. However, they have decreased as landlords have been educated to the law, passed in 2008, that forbids them to refuse to rent based on the renters' lawful source of income, which Section 8 voucher holders.

The Commission distributes its literature widely and provides it in many languages. In 2013, 133,760 pieces of literature, including booklets on fair housing and equal access and a 90-page booklet explaining the housing and employment rights of people who were formerly incarcerated were distributed by Commission field offices. These publications are also available on the agency's website at www.nyc.gov/cchr which was viewed by 80-100,000 people in 2013. The website also features the Commission's online Civil Rights Museum with videos, photos, biographical information, a series of 4 captioned videos for outreach to people with disabilities, and research resources on individuals from New York who contributed to the early Civil Rights movement. Distribution of information about housing rights has been increased by the addition of a website in coordination with the Department of Housing Preservation and Development <http://www.nyc.gov/html/fhny/html/opportunities/opportunities.shtml>. The Commission also has a Facebook page providing news of its ongoing activities.

The Commission on Human Rights will continue the types of programs described in detail in earlier sections of this document. First, CCHR is committed to maintaining the quality of its intake and investigation procedures, and its prosecutorial authority. Second, it will continue to provide assistance for individuals and groups with housing concerns. Finally, it will continue its vigorous education campaign on fair housing rights and responsibilities and intergroup cooperation.

The Mayor's Office of Immigrant Affairs actively identifies and addresses new and ongoing barriers to accessing City services experienced by immigrant communities. MOIA supports other City agencies on linguistically and culturally appropriate community outreach and education on housing programs, services, and benefits available to immigrants. MOIA also offers technical assistance to City agencies on policy and programmatic strategies affecting immigrants. In addition, MOIA serves as a resource to City agencies in efforts to inform immigrants about relevant information and assistance needed by renters and homeowners, housing rights, and housing complaint processes with government agencies.

Recognizing that language barriers are one of the greatest impediments for immigrants in obtaining fair housing, Executive Order 120 was issued in July 2008, the City's first Language Access citywide policy, establishing a uniform policy and standards for language assistance services for City agencies that have direct interaction with limited English proficient New Yorkers. The Executive Order requires City agencies, which include agencies that promote equitable housing in New York City, to take reasonable measures to provide language assistance in at least the top six (6) languages spoken by limited English proficient (LEP) New Yorkers. The Mayor's Office has worked to ensure the successful implementation of Executive Order 120, and continues to provide technical assistance and support to agencies when appropriate. Furthermore, MOIA works with agencies to develop suitable public awareness strategies that inform and educate LEP individuals of City services, and the availability of free language assistance services. Some of the successful strategies adopted by agencies include working with ethnic media, reaching out to immigrant communities, and building effective partnerships with community-based organizations. These efforts help facilitate the successful integration of immigrant New Yorkers into the civic, economic and cultural life of the City.

Moreover, to help mitigate the fear and distrust immigrants may have of government, which may pose a barrier to accessing housing programs, the City has issued a citywide confidentiality policy that builds the confidence and trust of immigrant communities by protecting certain categories of information as confidential. Such information includes a person's immigration status, which is considered private, to the extent permitted by law. This policy provides certain assurances to anyone seeking City services. Implementing the City's confidentiality policy and ensuring language access helps prevent pervasive and fundamental barriers to equal housing opportunity for immigrants. MOIA's ongoing work reinforces the City's commitment and ability to provide assistance and information about housing opportunities and benefits to all of its residents.

The City of New York's New Housing Marketplace Plan (NHMP) promotes the construction of new low-income housing, as well as the preservation of existing housing. The New Housing Marketplace Plan is the largest municipal affordable housing effort in the nation. The Plan has financed the creation or preservation of over 160,000 units of affordable housing across the five boroughs. The NHMP is now 97 percent complete and is on pace to meet the goal of 165,000 units by June of 2014.

HPD Approximately 80 percent of those units will serve low-income households that earn between 40 percent and 80 percent of area median income. This is a group that has by far, the highest proportion of rent-burdened households. These families earn slightly too much to qualify for other government subsidies and benefits, and earn far too little to pay market rents.

For every dollar invested by the City, the NHMP has leveraged an additional \$3.43 in other private and government funding for a total investment of \$23.6 billion across the five boroughs, and will have created approximately 150,000 construction related jobs. This unprecedented investment has helped to spur economic growth, stabilize entire neighborhoods, and expand and preserve the city's affordable housing stock.

Through the NHMP the City has financed more than 50,111 newly constructed affordable units to date. The NHMP has transformed blighting influences like vacant buildings, rubble strewn lots, and long underutilized land which had scarred communities for decades, into new affordable housing that has brought stability and renewed opportunity to countless New Yorkers.

The Plan encourages the development and preservation of housing through various means, including the real property tax system. As described above, the City sponsors tax incentive programs (421(a), and J-51(that are described in the 2013 Consolidated Plan, Volume 2, Part II., Section B., Relevant Public Policies and Barriers to Affordable Housing and assist in the production of thousands of units. In addition, the federal government provides a Federal Low Income Housing Tax Credit Program, which is used to compliment many of the city's housing programs.

HPD contributes to the enforcement of fair housing throughout the City. HPD's internal monitoring and training strategies reinforce fair housing practices for developers/owners who receive federal funding assistance through HUD Programs: HOME, Housing Opportunities for People with Aids (HOPWA), Title I of the Community Development Block Grant Act and HOPE. HPD's external fair housing strategy utilizes federal funds to contract with locally based organizations that provide fair housing counseling services in all five boroughs of the City.

A critical ingredient of HPD's contribution to the City's fair housing efforts has been its partnership with City Commission on Human Rights for the provision of fair housing services. This partnership enhances HPD's fair housing outreach capabilities, providing fair housing information and resources to residential property owners, management and development entities. The partnership avails HPD of CCHR's dedicated and knowledgeable staff and their relationships to community groups across the City. The partnership between HPD and CCHR ensures that fair housing rights and responsibilities are known and accessible of all participants in the housing market.

The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low and moderate income residents throughout the five boroughs. NYCHA's commitment to fair housing ensures that qualified residents and applicants have access to services, activities and programs provided by the Authority in compliance with applicable laws. To ensure NYCHA's employees understand and play a role in furthering fair housing, NYCHA will continue to train newly hired employees in 19 titles who interact with residents and applicants of NYCHA's duties and responsibilities under, Section 504 of the Rehabilitation Act of 1973, The Americans with Disabilities Act, the Fair Housing Act and the Architectural Barriers Act. In addition, the Department of Equal Opportunity conducts biannual mandatory training for all NYCHA employees on its non-discrimination policy statements: the NYCHA Equal Employment Opportunity Policy Statement, the NYCHA Sexual Harassment Policy Statement and the NYCHA Fair Housing Non-Discrimination Policy Statement. NYCHA's Fair Housing Non- Discrimination Policy is conspicuously posted at each of NYCHA's management offices, community centers, hearing room and every public place where residents and applicants are provided service. In addition, in celebration of National Fair Housing Month the policy will be printed in the April 2014 edition of the Journal, a monthly publication for residents delivered to approximately 178,000 families.

Through the Services for People with Disabilities (SPD) NYCHA will continue to affirmatively further fair housing through the strengthening of its relationships with advocates and organizations that assist people with disabilities, by providing information on its policies, practices and procedures and how to obtain accessible housing and through ongoing workshops. SPD provides assistance and information to applicants and residents with disabilities in obtaining decent, affordable and accessible housing, as well as assisting with the processing of reasonable accommodations for residents with disabilities in NYCHA developments.

To ensure that NYCHA's limited English proficient residents and applicants have access to NYCHA programs and services the Language Services Unit (LSU) will continue to provide translation and interpretation services to enable NYCHA staff to communicate effectively with residents and applicants who are limited English proficient. NYCHA will work to enhance its language assistance program and train staff interacting with residents and applicants by providing language assistance training as part of its staff development program courses. LSU will conduct regular workshops for Language Bank volunteers to ensure their competency, familiarity to specialized terms and their full understanding of their role as an interpreter. On May 13, 2009 NYCHA adopted a Language Assistance Policy which was being administered by the Department of Equal

Opportunity which previously supervised the Language Services Unit. In our efforts to continue to communicate with our residents effectively, on February 2010, the Language Services Unit started reporting to the Department of Communications and in January 2011 the Language Assistance Policy was updated to indicate the change in the reporting structure of LSU. The Senior Manager for Resident Communications and Language Services who reports directly to the Chief Communications Office has been designated as the Language Access Coordinator, to annually assess the language assistance needs of NYCHA and monitor NYCHA's delivery of language assistance services in conjunction with NYCHA departments that provide programs or services to residents, applicants and Section 8 voucher holders; and to recommend modifications to the Executive Department, as required, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency.

NYCHA is committed to providing equal housing opportunities for all qualified residents and applicants and prohibit unlawful discrimination. Housing discrimination complaints filed with NYCHA by residents or applicants are investigated internally to determine if the individual has been discriminated against and determine if corrective or conciliatory action is necessary. In addition, the applications of applicants who have been found ineligible for public housing and claim the denial was based on their disability are reviewed. Preliminary investigations of complaints filed by residents and applicants with the State Division of Human Rights, the City Commissioner of Human Rights, and/or HUD are investigated by NYCHA's Law Department.

Summary Table of HUD Fair Housing, Outreach, Enforcement and Housing Counseling
Competitive Grants

FY: 2013

Affirmatively Furthering Fair Housing

Name of Jurisdiction: New York, New York

	Number of Organizations	Amount City Received in 2013 (A)	Amount City Received by Other Entities in 2013 (B)
i. Fair Housing Initiatives Program			
Private Enforcement Initiative (PEI)	3	\$0	\$1,622,078
Education and Outreach Initiative (EOI)	0	\$0	\$0
Fair Housing Organizations Initiative (FHOI)	4	0	\$974,999
<i>i. Subtotal Fair Housing Initiatives Program</i>	<i>0</i>	<i>\$0</i>	<i>\$2,597,077</i>
ii. Housing Counseling			
National/Regional	2	\$0	\$1,266,349
State	1	\$0	\$522,448
Local	3	\$0	\$0
<i>ii. Subtotal Housing Counseling</i>	<i>6</i>	<i>\$0</i>	<i>\$1,836,654</i>
TOTAL HUD FAIR HOUSING AND HOUSING COUNSELING	6	\$0	\$ 4,433,731

As part of HUD's efforts to promote fair housing and increase fair housing choice, it designates funds through the annual NOFA to Fair Housing Initiatives Program (FHIP) and Housing Counseling Program competitive grants. The following grants awarded to public and private fair housing programs in New York City will assist community leaders and residents, particularly low- and moderate-income residents, in using federal funds to develop viable communities and provide decent housing for all citizens, without discrimination.

i. Fair Housing Initiatives Program

Fair Housing Initiatives Program grants go to public and private housing groups and state and local agencies to investigate allegations of housing discrimination, educate the housing industry and public about housing discrimination laws, and promote fair housing. Three types of awards exist within the FHIP: 1) Private Enforcement Initiative, 2) Education and Outreach Initiative, and Fair Housing Organizations Initiative.

Private Enforcement Initiative (PEI) are grants not less than one year in duration to assist private, tax exempt fair housing enforcement organizations in the investigation and enforcement of alleged violations of the Fair Housing Act and substantially equivalent State and local fair housing laws. For the 2013 NOFA PEI grant applications were to be submitted under the Multi-Year Funding Component.

In September 2013, HUD announced the grant awards under the 2013 Fair Housing Initiative Programs NOFA. Three (3) New York not-for-profit organizations received approximately 975,000 in PEI awards.

Education and Outreach Initiative (EOI) are grants approximately one year in duration to assist projects that inform the public about their rights and obligations under the Fair Housing Act and substantially equivalent State and Local fair housing laws. The EOI grants are divided into three components: 1) General Component; 2) Higher Education Component; and Affirmatively Furthering Fair Housing Training Component.

In September 2013, HUD announced the grant awards under the 2013 Fair Housing Initiative Programs NOFA. No New York City not-for-profit organization received an EOI award (\$0).

Fair Housing Organization Initiative (FHOI) assist non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively. FHOI also strengthens the fair housing movement nationally by encouraging the creation and growth of organizations that focus on the rights and needs of underserved groups. The FHOI grants are divided into three components: 1) Continued Development General Component; 2) Lending Discrimination; and 3) Establishing New Organizations Component.

Four (4) New York not-for-profit organizations received a total of approximately \$1,622,078 in 2013 FHIP SuperNOFA funds for Lending Discrimination.

i. Subtotal Fair Housing Initiatives Program

New York City non-profits received approximately **\$2,597,100** in 2013 FHIP competitive grant funds in 2013.

ii. Housing Counseling

HUD Housing Counseling Grants fund national and regional intermediary, state and local housing counseling organizations. National and regional intermediary housing counseling organizations provide a conduit for HUD funding to local affiliates and branches that provide information and education to low- and moderate-income households and enhance coordination among and improve the services of housing counseling providers. State and local housing counseling agencies offer consumers (current homeowners, prospective buyers or renters) information and education on a variety of housing topics, including information regarding the homebuying process, recognizing and avoiding predatory lending practices (through activities such as loan documentation review), personal budgeting and credit repair, default assistance and foreclosure avoidance, homeownership and tenancy responsibilities, and fair housing rights.

Grant recipients help program participants realistically evaluate their readiness for a home purchase, understand their financing and down-payment options, and navigate what can be an extremely confusing and risky process.

In June 2013, HUD announced the FFY2013 Housing Counseling NOFA competitive grant awardees.

In 2013, two (2) New York City-based organizations received \$1,266,349 in HUD National and Regional Intermediary Housing Counseling component for Comprehensive Counseling activities (column B). The New York State Housing Finance Agency received \$522,448 for housing counseling within the state and New York City.

In addition, three housing counseling agencies received a total of \$47,857 under the local component (column B) for Comprehensive Counseling activities.

ii. Subtotal Housing Counseling

New York City nonprofits received approximately **\$1,836,654** in Housing Counseling competitive grant funds in 2013 (column B).

Total Fair Housing Initiatives Program and Housing Counseling grants. In 2013, New York City did not receive any FHIP or Housing Counseling Grant Awards. Therefore, **zero** has been entered in Column A. In column B, New York City not-for-profits received a total of approximately **\$4,433,731**.

FAIR HOUSING COMPLAINT PROCESS FOR NEW YORK CITY RESIDENTS

All New York City residents in public and private housing may file jurisdictional housing discrimination complaints directly with the **New York City Commission on Human Rights**, the **New York State Division of Human Rights** or **U.S. Department of Housing and Urban Development**. These agencies will attempt conciliation between the two parties throughout the investigative process. Or if New York City residents choose, they may file directly with State or Federal court. For a list of addresses, please refer to next page.

NYC COMMISSION ON HUMAN RIGHTS

40 Rector Street
New York, NY 10006
(212) 306-7450

or call 311 and ask for the Commission on Human Rights

INTERNAL COMPLAINT PROCESS

Residents of government-owned or subsidized housing have the option of resolving the complaint internally with the fair housing office of the agency which subsidizes the housing where they reside.

New York City Housing Authority:

(212) 306-4468

TTY (212) 306-4845

Department of Housing Preservation & Development:

(212) 863-8033

TTY (212) 863-7934

Department of Homeless Services:

Voice and

TTY (212) 788-9941

If residents are dissatisfied with the resolution, they may file a complaint as described above.*

ASSISTANCE WITH DISCRIMINATION COMPLAINTS

Residents of public or private housing may receive assistance with discrimination complaints from:

1. CITY AGENCIES WITH SPECIAL CONSTITUENCIES:

Mayor's Office for People with Disabilities

(212) 788-2830 (Information and Referrals ONLY)

TTY (212) 788-2838

Department for the Aging

Call 311 and ask for the Department for the Aging

2. NOT-FOR-PROFIT ORGANIZATIONS AND CLINICS

Anti-discrimination Center of Metro New York

(212) 346-7600

New York Law School Clinic (212) 431-2176

Columbia Law School Clinic (212) 854-4291

The above agencies and organizations assist by advocating and mediating with public or private landlords or by helping residents to file a jurisdictional complaint as described above.*

* As a matter of policy and practice these agencies tend to refer people who want to file a formal complaint to the New York City Commission on Human Rights where possible.

LOCATIONS FOR FILING FAIR HOUSING COMPLAINTS

NYC COMMISSION ON HUMAN RIGHTS

40 Rector Street, NY, NY 10006

(212) 306-7450

or call 311 and ask for the Commission on Human Rights

NYS DIVISION OF HUMAN RIGHTS

TTY (718) 741-8304

Bronx and Manhattan

above West 42nd Street

163 West 125th Street, 4th Floor

New York, NY 10007

(212) 961-8650

Manhattan

below West 42nd Street

20 Exchange Place, 2nd Floor

New York, NY 10007

(212) 480-2522

TTY (212) 961-8999

Brooklyn, Queens and Staten Island

55 Hanson Place, 3rd Floor

Brooklyn, NY 11217

(718) 722-2856

STATE COURT

Bronx County

851 Grand Concourse,

Room 217

Bronx, NY 10451

(718) 590-3722

Kings County (Brooklyn)

Supreme Court Building

360 Adams Street

Brooklyn, NY 11201

(718) 643-8076

New York County

(Manhattan)

60 Centre Street

New York, NY 10007

(212) 374-4585

Queens County

88-11 Sutphin Blvd.

Jamaica, NY 11435

(718) 520-3713

Richmond County (Staten Island)

County Courthouse

Staten Island, NY 10301

(718) 390-5352

U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT

Office of Fair Housing and Equal Opportunity

26 Federal Plaza, Room 3532, New York, NY 10278-0068

(212) 264-1290, then press option 2

TTY (212) 264-0927

1 (800) 496-4244

FEDERAL COURT

Eastern District

(Brooklyn, Queens, and Staten Island)

U.S. Court House

225 Cadman Plaza East

Brooklyn, NY 11201

(718) 260-2600

Southern District

(Bronx, Manhattan)

U.S. Court House

500 Pearl Street

New York, NY 10007

(212) 805-0136

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SUPPLEMENT:

Affirmatively Furthering Fair Housing Statement

Super Storm Sandy Community Development Block Grant – Disaster Recovery (CDBG-DR) Program

On January 29, 2013 Congress passed the *Disaster Relief Appropriations Act, 2013* which provided the States of New York, New Jersey, Connecticut, and the City of New York an initial allocation of approximately \$5,400,000,000 in U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) funds to assist in the recovery in the most impacted and distressed areas declared a major disaster due to Hurricane Sandy.

The Act's regulations require the grant recipients to certify that they will each respectively affirmatively further fair housing including conducting of an analysis of impediments to fair housing choice and take actions to overcome the identified impediments.

The following is the City of New York's Affirmatively Furthering Fair Housing Statement for CDBG-DR funded activities. The CDBG-DR AFFH Statement follows the outline in the HUD Office of Fair Housing and Equal Opportunity's, Fair Housing Planning Guide, Volume 1.

1. Community and Housing Profile

Demographic Profile of Inundated Areas¹

Hurricane Sandy impacted a broad cross-section of New Yorkers. According to 2010 Census data, approximately 10.3% of New York City's population (846,056 persons) resided in the Inundation Area. The impact varied across geography. In terms of absolute population, Brooklyn had the highest number of persons impacted (310,227), followed by Manhattan (230,742), Queens (188,444), Staten Island (75,651), and the Bronx (40,992). In terms of percentage within a specific borough, Staten Island, which has the smallest portion of the City's overall population, had the highest percentage of its residents impacted (approximately 16.0%). Manhattan had 14.5% of its residents impacted, Brooklyn 12.4%, Queens 8.4%, and the Bronx 3.0%, respectively.

In New York City, no one racial group comprises more than half the total population. New York City's population is 33.3% White non-Hispanic, 22.8% Black non-Hispanic, 28.6% Hispanic origin, and 12.6% Asian non-Hispanic. In addition, approximately 2% of New York City's population is multi-racial non-Hispanic. Within the Inundation Area, approximately 45.5% are White non-Hispanic, 22.3% Black non-Hispanic, 20.6% Hispanic, and 9.4% Asian non-Hispanic, respectively. Slightly more than 1.5% are multiracial non-Hispanic.

The mean household size in the Inundation Area is 2.41, slightly less than the mean household size citywide (2.57).

With respect to age, 25.9% of the persons within the Inundation Area are young adults (ages 18-34), the highest percentage of all age intervals. The elderly (age 65 and over) comprised 14.5% of the

¹ Excerpt: The City of New York, Community Development Block Grant - Disaster Recovery Partial Action Plan A., Section III., Overall Storm Impact Storm Impact and Response, Citywide Inundation Area.

population within the Inundation Area, 2.4 percentage points higher than the City's elderly population overall.

Hurricane Sandy also impacted people with disabilities. The U.S. Census Bureau's 2009-2011 American Community Survey (ACS) data indicates that 11.4% of the population within the Inundation Area is comprised of persons with a disability living in a non-institutional setting. This is nearly 1.0 percentage point higher than the City's total population of people with disabilities living in non-institutional settings.

In terms of poverty, 2006-2010 ACS data indicate that 19.1% of New Yorkers are below the poverty line, and 5.1% are considered near poor. Within the Inundation Area, poverty is slightly less pronounced than New York City as a whole, but nonetheless significant: 17.3% of persons within the areas are below the poverty line, and 4.7% are considered near poor.

According to 2006-2010 ACS data, the total number of housing units (vacant and occupied) in New York City is 3,371,062. The total number of occupied units is 3,109,784. Approximately 335,300 (10.7%) of these occupied units are within the Inundation Area.

In terms of tenure, owner-occupied units constitute 34.4% of all occupied units within the Inundation Area (115,195 units). This is 3.4 percentage points higher than the percentage of owner-occupied units within New York City overall.

Of the 3,371,062 housing units in the City, the majority of units are within multi-family buildings (three or more units within the structure)². Approximately 1,080,400 units are in multi-family elevator buildings, and approximately 828,700 units are located in multi-family walk-up buildings, respectively. These two types of structures contain 32.0% and 24.6% of the housing units within the City, respectively. One- and two-family buildings, which constitute the majority of owner-occupied housing, contain 24.4% of the housing units citywide (822,717). Mixed-use residential/commercial buildings accounted for 18.0% of the housing units (606,838 units).

Within the Inundation Area, 36.4% of the housing units are in multi-family elevator buildings, which is 4.4 percentage points higher than for the City overall. One- and two-family buildings contain a higher percentage of housing units impacted than their percentage of the City's total housing stock (29.0% versus 24.4%, respectively).

The vast majority of the City's stock (87.2%) was built prior to the 1980 census, which was the last decennial census before the Building Code was amended in 1983 to include flood-resistant construction. Of the housing stock within the Inundation Area, 80.1% was constructed prior to 1980.

Among renter-occupied units within the Inundation Area, 10.2% of renters have a cost burden between 30.0 and 34.9% of their household income. Another 37.4% of renters have a cost burden greater than 35.0% of their household income.

² Please note that this definition of a multi-unit building differs from the Federal definition of a multi-unit building, which is five or more units.

Demographic Profile of Persons and Households Seeking Assistance within Inundated Areas

New York City Build it Back Program

In June 2013 the City of New York launched NYC Build it Back, a new City program to assist homeowners, landlords and tenants in the five boroughs whose homes were impacted by Hurricane Sandy. The Program provides several pathways to help affected residents return to permanent, sustainable housing by addressing unmet housing recovery needs in several categories. The level of assistance that will be provided is based on the level of damage and financial need, using national objectives set by the Department of Housing and Urban Development.

The following profile is based on the Build It Back Program's application for assistance head of household data.

According the Build It Back Program's application for assistance data for heads of households, approximately two-thirds of all applicants were self-identified as White, approximately 24% self-identified themselves as Black, and 4% as Asian. In terms of ethnicity 12% identified themselves as Hispanic, and 27% as Non-Hispanic/Non-White.

With respect to age of the householder, approximately 22% of the head of households were between the ages of 45 to 54, the highest percentage of all age intervals. Elderly headed households (+65 years) comprised approximately 26% of all households applying for assistance. Approximately 14% were below the age of 35.

More than half (59%) of the head of households reported their annual household income as less than \$75,000 (approximately, 43% with incomes less than \$50,000, and 16% had incomes between \$50,000 and \$74,999, respectively).

2. Identification of Impediments to Fair Housing Choice

A. Public Sector

Removal of Regulatory Barriers

1. Zoning and Site Selection

As stated in the City of New York's Affirmative Further Fair Housing (AFFH) Statement for its conventional federal formula entitlement grant programs, the City's zoning regulations overall do not represent a regulatory barrier to fair housing choice. However, each of the City's residential zoning districts have their own respective bulk, density, height and setback, or open space requirements which in certain instances may limit or entirely prohibit the reconstruction or new construction of affordable housing when applied to areas within FEMA's new Base Flood Elevation (BFEs) zones due to the fact the BFEs would require the buildings to be elevated to heights above their current zoning limits.

In order to overcome this regulatory impediment, the City has undertaken the several actions.

On January 31, 2013 Mayor Bloomberg issued Executive Order No. 230 (E.O. #230), which temporarily suspended height and other restrictions so that buildings can meet new flood elevation standards without violating current zoning codes. The City also adopted a new rule to increase the

required minimum flood proofing elevation so that substantially damaged buildings and other new construction are built to withstand greater flood risk. The Executive Order also allowed the reconstruction of many destroyed or severely damaged buildings that could not otherwise be rebuilt as they existed before the storm because of inconsistencies with current zoning requirements, provided that these buildings are flood proofed to the new FEMA base flood elevations.

The emergency suspension was necessary for property owners who need to make immediate rebuilding decisions, because the process of changing zoning limits takes several months. However, the Executive Order was only a short-term emergency measure which had to be renewed every five (5) days.

In 2013 the Department of City Planning proposed the Flood Resilience Zoning Text Amendment to encourage flood-resilient building construction throughout designated flood zones. The proposed zoning text amendment was subsequently adopted by the City Council on October 9, 2013.

Like the Executive Order, the Flood Resilience Text Amendment modifies zoning to enable flood-resistant construction. It also introduces regulations to mitigate potential negative effects of flood-resistant construction on the streetscape and public realm, items which are regulated by the City's Zoning Resolution. Issues addressed by the text amendment include:

- Measuring building height with respect to the latest FEMA flood elevations
- Accommodating building access from grade
- Locating mechanical systems above flood levels
- Accommodating off-street parking above grade
- Accommodating flood zone restrictions on ground floor use
- Improving streetscape

The text amendment applies in the 100-year (1% annual chance) flood zone identified on the most recent FEMA flood maps, to all buildings that meet flood-resistant construction standards using the most recent FEMA flood elevations. In addition, all new or elevated buildings in the 100-year flood zone would be subject to rules to mitigate the potential negative effect of higher first floors on the public experience of the street.

These changes to the zoning will help the City's Build it Back program build and preserve affordable housing stock in Sandy affected neighborhoods.

This amendment addressed urgent issues for which solutions can be applied throughout the flood zone. Additional local planning will be necessary to address other complex and neighborhood-specific issues in areas severely affected by Hurricane Sandy.

Expected Future Flood Resilience Zoning Text Changes

FEMA is in the process of updating its Flood Insurance Rate Maps (FIRMs) for New York City, and the City expects to adopt new FIRMs in 2015. These maps will become the basis for building code requirements for flood-resistant construction. The adopted text amendment will enable buildings to be designed and constructed today based on the best current understanding of future flood standards.

Within a year after the adoption of new FIRMs, the New York City Department of City Planning would advance a second zoning text amendment to address any further flood zone issues resulting from the new maps and further refine the regulations as warranted.

2. Building Codes (and Code Enforcement)

The Department of Buildings ensures the safe and lawful use of more than 975,000 buildings and properties by enforcing the City's Building Code, the City's Zoning Resolution, New York State Labor Law and New York State Multiple Dwelling Law. In FY2013, the Department reviewed more than 63,000 construction plans, issued more than 150,200 new and renewed permits, performed more than 292,000 inspections, and issued 29 types of licenses and registrations. The Department facilitates compliant construction by continually streamlining the permit application process, and delivers services with integrity and professionalism.

Codes

All construction projects in New York City must comply with the NYC Construction Codes and the City's Zoning Resolution. In an effort to improve New York City's construction codes governing building standards and address current practices, the Buildings Department recently amended the Electrical and Plumbing Codes.

Electrical Code

In June 2011 the Electrical Code was updated with several technical and administrative amendments. The code is designed to keep the Electrical Code current. The amended law adopts the 2008 version of the National Electrical Code and tailors national standards to the specific needs of New York City's high density urban environment. There are new provisions reflecting the latest industry standards for transmission of electricity for light, heat, power, signaling, communication, alarm and data transmission. Under the new NYC2011 Electrical Code, beginning July 1, 2012, the Department may issue Environmental Control Board (ECB) violations for Electrical Code violations. These code improvements will impact construction standards for the next few years.

NYC Energy Conservation Code

The Greener, Greater Buildings Plan helps New York City building owners embrace green retrofits and dramatically reduce energy use. As of 2013, owners of large buildings must conduct an energy audit once every ten years to identify potential energy upgrades to base building systems and establish energy-efficient maintenance practices. Additionally, new buildings and all alterations must comply with the NYC Energy Conservation Code, which regulates the energy efficiency standards of buildings.

Plumbing Code

Since July 2012, the maximum flow rates and water consumption of bathroom fixtures was reduced. Showerheads, private lavatory faucets and toilets are required to meet the lower specifications required by the federal WaterSense program, a program of the U.S. Environmental Protection Agency. New federal standards require a third-party certification by an independent laboratory of the performance and efficiency level of installed plumbing fixtures.

According to EPA, the average family of four uses about 400 gallons of water each day, and bathrooms represent over 50 percent of all home indoor water use. By choosing plumbing products that carry the WaterSense label, homeowners can save a substantial amount of water, which in turn means lower water bills. The EPA states that "if one in every 10 American homes upgrades a full bathroom with WaterSense labeled products, the United States could save about 74 billion gallons of water and about \$1.5 billion on utility bills nationwide per year." The amount of potential water

savings in this scenario is enough to provide an additional 500,000 families with potable water each year.³

Build It Back, in conjunction with the Department of Environmental Protection is replacing non-compliant toilets with WaterSense labeled fixtures whenever feasible in all homes being rehabilitated or rebuilt under the Build It Back program.

NYC Development Hub

At the Development Hub in Lower Manhattan, licensed professionals can electronically submit digital plans for review in a virtual environment. Licensed professionals can electronically submit digital plans for new buildings and major construction projects and resolve any issues with City officials in a virtual environment.

The plan review center is made up of the Department's senior plan examiners, who collaborate with representatives from six other City agencies involved in the construction project approval process. Through the Department's website, applicants can create online accounts complete the necessary electronic forms and upload the proper documents in order to receive approvals and obtain construction permits. Other electronic filings at the Department (formerly known as eFiling) also are being coordinated through the Development Hub, including Electrical Applications and Limited Alteration Applications.

These enhancements result in shorter lines and fewer appointments; making the approval process easier for most construction projects in New York City.

Fees

Application filing fees for construction jobs are normally included in construction project budget. The scope and payment of fees must be factored into a project's total cost of construction and can impact a project's availability of funds.

Fee Deferral

The Buildings Department may defer filing fees for residential, multiple dwelling and commercial construction until the issuance of a certificate of occupancy at a project's completion. Fee deferrals may be applied to housing owned or managed by NYC Department of Housing Preservation and Development and designated to be transferred to private ownership once the property receives the final certificate of occupancy. The deferral of fees until a project's completion helps to lighten fiscal constraints until the project can become financially self-supporting.

Fee Exemption

The Buildings Department exempts not for profit owned properties, government-owned properties and certain government-supported construction projects from standard agency fees assessed for filings, permits and inspections. The properties must be used exclusively for government, religious, charitable or educational purposes. The fee exemption applied to NYC owned buildings and other government construction projects, which helps to facilitate construction by reducing financial encumbrances resulting from agency fees.

³ <http://www.us.kohler.com/us/Kohler-Co.-Offers-Widest-Selection-of-WaterSense-Labeled-Plumbing-Products/content/CNT3000038.htm>

Enforcement

Licensing and Permits

To raise our safety standards, we've begun to administer licensing exams for all construction trades after we strengthened licensing and testing requirements.

Licensee Certification

The Department grants the privilege to holders of certain licenses issued by the Department to certify that the completed work meets all applicable laws, rules and regulations. Beginning December 17, 2012, the Department of Buildings will administer all construction trade licensing exams. In addition, updated fees will be in effect for written and practical licensing examinations and background investigations. Failure to comply will result in disciplinary actions against licensee; thus, strengthen the Department's emphasis on safer construction projects.

Illegally Converted Apartments

The Buildings Department has distributed more than 160,000 flyers in multiple languages to warn New Yorkers about the dangers of illegally converted apartments. The Department has also issued a guide for New Yorkers, available at www.nyc.gov, with tips on how to recognize an illegally converted apartment and avoid renting one.

The Buildings Department continues to improve its enforcement efforts through educating the public about conditions that are hazardous and can result in violations.

Knowing how crucial every dwelling unit is, the Build It Back program has a goal not to lose any legal housing units in the repair and rehabilitation program. Existing units will be rebuilt as part of the elevation or reconstruction process.

Community Partnerships

Affordable Housing Collaboration

The Department has participated in building affordable homes by volunteering a day to assist in the constructing of affordable homes alongside Habitat-NYC. Habitat-NYC is the local branch of the nationally renowned non-profit organization that builds affordable housing program for individuals and families in need. These efforts are crucial to our City's housing plans.

Homeowners' Night

The Department hosts weekly informational sessions for residents to meet with Department representatives.

Homeowners' Night is every Tuesday night from 4:00pm to 5:30pm at each borough office.

Increasing Information on Construction Site Signs

In 2011, the department launched the Construction Information Panel Pilot Program to encourage contractors and building owners to consolidate required construction signage and permits into a single new standard. On July 1, 2013 the Department continues this effort by further regulating signage at construction sites to provide more useful information to the public and minimize the visual clutter of signage at construction sites throughout the City. The current sign must include a rendering of the building, a description of the intended use and the anticipated completion date of the project. This will provide knowledge to New Yorkers on what is being built in their neighborhoods.

Construction in your Community

The Buildings Department has several resources that allow you to track construction in your neighborhood in order to build a safer New York. Through the Buildings Information System (BIS) all Department records are available online, where you can find a variety of information on any property within New York City.

Building on My Block

Building on My Block is an extension of the Department's Building Information System (BISWeb). It allows members of the public to access online list of construction activities specific to their neighborhood. Search can be performed for new building permits, major alterations, and demolitions. You can view construction activity in your neighborhood through the Department's [Building on My Block](#) web search. Search by property address or community board to find major projects near you. Architects and Engineers are required to submit simple, 3-D representations of new buildings and enlargements. These diagrams are available through [Building on My Block](#) and allow you to view visual depictions of major construction projects in your neighborhood.

3D Site Safety Plan

The Department's new 3D Site Safety Plans program uses Building Information Modeling (BIM) software to allow the construction industry to create and electronically file site safety plans. The program enables the Department to virtually tour sites and see step-by-step how a building will be built and visualize its complexities and challenges. Under the program, site safety plans are digitally submitted, amended and reviewed, improving the compliance review process and accelerating the approval process. This ground-breaking and highly innovative program will be a substantial improvement in areas of site safety as risks can be identified early in the process before issues arise in the field. Also, site safety plans submitted through this program will be reviewed, modified and approved – all through the online document management website. This initiative will increase safety as well as rapidly increase the time from filing to reviewing like never before.

NYC Cool Roofs

NYC Cool Roofs is an initiative to mobilize volunteers to coat the rooftops of buildings with reflective, white coating. Coating all eligible dark rooftops in New York City could result in up to a one degree reduction of New York City's ambient air temperature. This is a step in the right direction in ensuring New Yorkers have safe and affordable housing as well as conserving needed resources.

Rebuilding After Hurricane Sandy

The Department's work, knowledge, and experience have never been more valuable than during Hurricane Sandy. With an all-hands response in the days after the storm, the Department performed more than 80,000 rapid assessments of homes and buildings.

Many buildings that were damaged after Hurricane Sandy were constructed prior to today's zoning regulations and were deemed "lawfully noncomplying." Post Hurricane Sandy, for reconstruction, these buildings must receive a permit from the Department of Buildings prior to work being done.

For all new building applications where the existing structure is to be demolished, a Demolition Application shall be required for a permit as per Article 14 of Subchapter 1 of the Building Code.

Prior to the issuance of a permit for any Alteration Application where more than 50% of the area of exterior walls is being removed, or where, as determined by the applicant, the stability of the adjoining

building may be affected by the proposed demolition or removal work, only a pre-demolition inspection by the Department shall be required, along with compliance with §27-169, notice to adjoining owners and §27-171. These efforts will promote safer building and raise our safety standards which are crucial to our City's safety and success.

The Department of Buildings has instituted a series of ongoing inspections, certifications and notifications to insure that all work being done to homes being elevated or reconstructed to comply with Appendix G of the New York City Building Code is being done safely and in compliance with all NYC and FEMA regulations. The Build It Back program is working with consultants experienced in post-storm reconstruction to be sure that all work meets the requirements for resiliency and life safety.

Customer Service

The agency offers support services for construction projects designated as affordable housing by the New York City Department of Housing Preservation and Development or a New York State agency. Support services may include project advocacy, and expedited plan examination and inspection, and/or fee exemptions and deferrals.

Project Advocacy

When requested by a supporting governmental agency, the Department assigns a project advocate within the agency to monitor a City or State supported job from its inception to completion. A project advocate interfaces with various units of the Buildings Department and other agencies as required to facilitate the review and approval process.

Hurricane Sandy Consultation

In February 2013, the Department kicked off a new program offering free design consultations to property owners and design professionals who are planning to reconstruct buildings damaged by Hurricane Sandy. During these consultations, the Department's senior officials, technical experts and plan examiners work closely with homeowners on submitting applications and construction plans for properties in special flood hazard area. The program is designed to accelerate the approval process, assist homeowners with their decisions on reconstruction, and better ensure that new flood recommendations and standards are incorporated into the design and construction of these affected buildings.

Expedited Plan Examination and Inspection

On a case-by-case basis, the Department will expedite the plan review and inspection of an affordable housing project if the need is substantiated by a supporting City or State agency. The expedited process is designed to shorten the start of construction and thus the construction job. Similarly, the Department may expedite the application process, plan review and inspection of inclusionary housing when a percentage of a project's market-rate dwelling units are designated as affordable dwelling units.

B. Private Sector

Summary of challenge and potential impacts from increase flood insurance premiums in New York City

In July 2012, Congress passed the Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12). BW-12 required changes to the National Flood Insurance Program that were intended to strengthen the financial solvency of the program by eliminating subsidies for certain classes of structures. Shortly

thereafter, Hurricane Sandy struck New York City. In addition to causing damage and loss of life, Hurricane Sandy revealed New York City's vulnerability to flooding and exposed the low-penetration rate of flood insurance throughout the city.

New York City is deeply concerned about the increase in flood insurance premiums and the resulting implications for home ownership affordability and neighborhood stability. Premiums are increasing due to two factors: The first is rate changes that result from the implementation of Biggert-Waters and the second is the expansion of the floodplain, as seen in the Federal Emergency Management Agency's (FEMA's) updated Preliminary Flood Insurance Rate Maps (FIRMs) released in December 2013. The new maps do not have an immediate impact on flood insurance requirements. However, the final FIRMs, likely to go into effect in 2015, are expected to be consistent with the Preliminary FIRMs and will expand the floodplain to nearly double the number of structures, triggering insurance purchase requirements for many New Yorkers.

In February 2013, New York City launched a study to determine flood insurance coverage, take-up rates, and average premiums in New York City prior to Sandy and to understand how rate increases due to BW-12 and the floodplain expansion will impact homeowners. The study, "Flood Insurance in New York City Following Hurricane Sandy," was completed by the RAND Corporation.

Findings from the analysis indicate that the NFIP is the primary source of flood insurance for one- to four- family homes in New York City, many of which were built prior to the adoption of flood protection standards in the City's Building Code (*i.e.*, "pre-FIRM" structures). Specifically, 55 percent of one- to four-family structures in the high-risk zone of the 2007 FIRM had flood insurance. Among those homes with a federally-backed mortgage, and therefore subject to the mandatory purchase requirement, the take-up rate was 65 percent. According to RAND, the rising costs of premiums are likely to be unaffordable for many homeowners and small businesses in coastal neighborhoods (annual premium increases are expected to be as high as \$10,000). Further, increased premiums may lead to a decline in the value of homes, potentially resulting in foreclosures and relocation.

Potential Relief from Flood Insurance Premium Increases

In October 2013, Representative Grimm (NY-11) introduced the Homeowner Flood Insurance Affordability Act of 2013 (H.R. 3370) which proposes a delayed implementation of the National Flood Insurance Program (NFIP) flood insurance rate increases; and, the reduction of such subsidies for any property not insured by the Program as of July 6, 2012, or any policy that has lapsed in coverage as a result of the policyholder's deliberate choice. The delayed implementation of the flood insurance rate increases would remain in effect until FEMA drafted an affordability framework which addresses the issues of affordability of flood insurance sold under the NFIP, including issues identified in the affordability study required under section 100236 of BW-12.

The proposed legislation also makes any community which has made adequate progress in constructing or reconstructing a flood protection system which will afford flood protection for the one-hundred year frequency flood eligible for flood insurance at premium rates not exceeding those which would apply if the re/construction of such a flood protection system flood had been completed.

A similar bill was introduced in the Senate by Senators Schumer and Gillibrand in December 2013.

On March 4, 2014 the House of Representatives passed H.R. 3370. The Act was forwarded to the Senate for their review and approval. On March 13, 2014 the Senate passed the measure without amendment. The Act was subsequently signed into law on March 21, 2014.

3. Activities within the Jurisdiction

A. Outreach

On Wednesday, October 31, 2012 the City's Department of Buildings (DOB) began conducting damage assessments of residential and commercial buildings in inundated areas. The first set of assessments called windshield assessments provided a rough overview of flooding damage and provided the baseline from which DOB made building-specific assessments, categorizing each as green (safe), yellow (use caution), or red (structurally unsound). DOB followed the windshield, or "rapid" assessments, with detailed assessments of all red- and yellow-tagged properties and conducted extensive outreach to homeowners, architects, and contractors. Many homes were reclassified from red or yellow to yellow or green as property owners made repairs. The Mayor's Fund to Advance New York City¹ sponsored local cleanup teams from the Doe Fund and the Center for Employment Opportunities, two local non-profits that provide training and employment to underemployed New Yorkers. Hurricane Sandy completely destroyed approximately 300 homes across Brooklyn, Queens, and Staten Island, and damaged thousands more, creating a need for many New Yorkers to seek temporary housing or immediate home repairs. For those evacuees who were unable to return to their homes and remained in emergency shelters, the City entered into agreements with hotels to provide alternative stable, short-term evacuation sheltering. The newly created Office of Housing Recovery Operations (HRO) created the Hotel Operations Desk, staffed with personnel from the City's Department of Housing Preservation and Development (HPD), Department of Homeless Services (DHS), and the Mayor's Office to reserve hotel rooms and place families into them. DHS transitioned remaining evacuees from shelters to hotels beginning November 12, with additional incoming referrals from the National Guard's door-to-door outreach program and from non-profit providers at public evacuation shelters through November 19. DHS providers delivered on-site case management services at the hotels to connect evacuees to City or Federal benefits and worked with households to develop a longer term plan for permanent housing.

Distribution sites and Restoration Centers met the needs of many New Yorkers, including those with disabilities, but for people who were unable to leave their homes, the City launched a door-to-door outreach program on November 9; from November 9th through November 15 the U.S. Department of Health and Human Services (HHS), FEMA, and the National Guard knocked on doors in high-rise buildings in the Rockaways and on Coney Island. Along with a NYCHA program to provide medical care in Red Hook, the teams canvassed more than 42,000 people and provided food and water to 1,700 residents, prescriptions for 335 people, and evacuated 44 for medical reasons. A second major wave of door-to-door outreach began on November 26 to visit residents of severely damaged single-family homes and multiple-unit dwellings with six or fewer stories in affected areas of Brooklyn, Queens, and Staten Island. On December 8, the outreach operation expanded to include all single-family homes and buildings with fewer than six stories in affected neighborhoods, or approximately 140,000 households, in order to check on overall resident wellness, distribute supplies, provide information about available resources and Restoration Centers, make client referrals to medical teams, and identify homes for Rapid Repairs.

The outreach efforts included:

- Touring affected neighborhoods with local residents;
- Engaging in small group conversations with elected officials, community stakeholders, and constituents;
- Hosting housing forums in each impacted area of the City to provide information to residents about the rebuilding process, zoning ordinances, FEMA assistance, financial resources, and to capture resident feedback, needs, and concerns;
- Presenting to community board and civic association meetings;
- Collaborating with housing non-profit partners to distribute information and administer tenant needs assessment surveys; and
- Convening a working group with banks and other housing and financial industry partners.

Outreach to the Homeless Populations

With respect to the street homeless population, the City's outreach teams ramped up their operations to offer services to at-risk street homeless individuals during and after the storm. Many of them, some displaced by the storm, ended up in evacuation centers where they were engaged by shelter and outreach staff and, where possible, connected with appropriate shelter and outreach services.

The relocated shelters and their capacities are as follows:

1. McGuiness: 200
2. Huntington: 18
3. Borden: 240
4. Turning Point: 37
5. 30th Street: 850

Build It Back Outreach

Homeowner Intake and Case Management

Upon approval of this program, the City intends to undertake a broad three-pronged outreach strategy, building on efforts to date, which may include the following:

- An internet and media campaign to describe program parameters, announce program intake and provide guidance on how to apply;
- Community outreach in neighborhoods that sustained damage, including communication with public officials, non-profits, and local community groups; and
- Direct community-based meetings, discussions, and forums to provide further guidance and capture feedback from impacted neighborhoods.

Owners of properties damaged by Sandy are expected to register either online, via phone, or by coming to any of the program-designated locations. Once registered, applicants would be assigned a Housing Recovery Specialist who will accompany the homeowner throughout the process.

B. Community planning

In neighborhoods affected by the storm and by shifts in coastal flood hazards, which necessitate changes to the form of buildings, local planning studies and community outreach will be required to identify and implement land use and zoning changes to facilitate rebuilding and increased resilience. With more than 6,000 City blocks in the Operational Inundation Area, and more than 4,300 blocks within the five areas characterized as experiencing the most severe damage, planning studies will need to be conducted in multiple distinct neighborhoods within these geographies as well as in other

vulnerable neighborhoods. Neighborhood studies will take into account current and projected future flood hazards, land use, housing, access to shopping, services, jobs, and transportation, built form and quality of the public realm, economic challenges of rebuilding and flood insurance costs, and other factors.

C. Development of Program Priorities

To ensure that the NYC Build It Back Program complies with federal requirements to assist low- and moderate-income households the City’s formulated the following priorities for the rebuilding of 1-2 family homes.

1.1 Priority Determination

1.1.1 National Objective

The Program has established priorities based upon CDBG National Objectives. Each activity funded by the Program, with the exception of administration and planning activities, must meet one of the following national objectives:

- Benefit low and moderate-income (“LMI”) persons
- Meet an urgent need
- Prevention or elimination of slums or blight

1.1.2 Prioritization Schedule

Priority will be assigned on at an application level. Prioritization of an application is based upon a combination of the income of the household based upon the 2013 Area Median Income (“AMI”) levels established by HUD for the City and the structure’s unrepaired damage.

Table 1 – Case Prioritization Schedule

Income band (by HH size)	Damage Category	Subgroup
Priority 1		
0-80% AMI	Currently living in building with severe damage	1A
0-80% AMI	Destroyed/severe damage	1B
0-80% AMI	Major/moderate damage	1C
80-165% AMI	Destroyed/severe damage	1D
Priority 2		
80-165% AMI	Major/moderate damage	2A
Priority 3		
165% AMI and above	Destroyed/severe damage	3A
165% AMI and above	Major/moderate damage	3B
Reimbursement Priority		
0-80% AMI	Storm repairs completed (Reimbursement only)	1R
80-165% AMI	Storm repairs completed (Reimbursement only)	2R
165% AMI and above	Storm repairs completed (Reimbursement only)	3R

1.1.3 Priority Determination

Case prioritization occurs in three stages:

1. *Provisional Priority Determination after Registration:* The Program uses self-reported income and damage data gathered during registration to assign applicants a provisional priority group and subgroup. The Program makes every attempt to schedule initial appointments by the highest priority subgroup, but may schedule lesser priority applicants based on resource availability.
2. *Revised Provisional Priority Determination:* Once the household's income and household size is verified, the Program updates the case priority designation consistent with the Case Prioritization Schedule. The Program continues to process the case in accordance with the updated priority subgroup designation.
3. *Final Priority Determination:* After the level of damage is confirmed through an initial inspection, the Program determines the case's final priority designation. The Program continues to process the case in accordance with the final priority subgroup designation.

1.1.4 Income Priority of Rental Units

For structures containing rental units, the Program makes a final priority determination based upon the unit number and landlord reported income of the tenants residing in the unit prior to the initiation of construction. If an owner is unable to provide an income certification form for a tenant-occupied unit, the owner may indicate that the certification was refused (by writing "REFUSED" on the certification form) and processing may continue. Such a unit is assumed to contain a non-LMI tenant for priority purposes.

1.1.5 Income Priority of Multi-Unit Buildings

Provisional and final income priority for multi-unit buildings is based upon the income for the entire structure, using the same method used to determine income for national objective purposes, unless the unit which is the subject of the single application is part of a condominium or co-op.

1.1.6 Damage Priority Determination

The Program establishes the final priority of an application based upon the level of unrepaired damage present in the structure as of date of assessment. Each Program damage assessment states whether the structure is destroyed (no longer standing), has severe damage (not practical to repair), major damage (greater than 50% damage based on FMU), moderate damage or no damage.

1.1.7 Priority Exceptions

At its discretion, the City may assign an alternate prioritization for special circumstances, which may include special needs or the applicant's living situation or site conditions that require specific rehabilitation in order to complete the project. The Program must process all high priority cases ("Priority 1" cases) to the completion before providing benefits to the lower priority cases, but in certain circumstances, applications that are unable to progress may be placed on hold while lower priority cases continue through processing.

PART V -- Citizen Participation

A. Geographic Distribution

The City's basic policies regarding the targeting of housing assistance to specific geographic areas have not changed significantly since the publication of its initial five year Consolidated Plan. As noted in the 2002 Consolidated Plan, the City itself has not excluded any particular area or neighborhood from receiving housing assistance. However, while most programs are offered on a City-wide basis, some areas are, by regulation, prohibited from receiving certain forms of Federal funding. Other programs, such as the Section 8 certificate and voucher programs, must, by law, be made available on a City-wide basis. Services to the homeless are offered throughout all five boroughs and clients come to shelters from all areas of the City.

Notwithstanding the City's goal of making its assistance available to a broad spectrum of households in a wide variety of neighborhoods, the majority of housing funds continue to be concentrated in those neighborhoods which have the greatest need and the lowest incomes.

The attached revised Community Development Block Grant Eligibility maps show those 2000 census tracts in which Community Development (CD) funds may be used for an activity, the benefits of which are available to all the residents in a particular area, where at least 51% of the residents are low- and moderate-income persons ("CD area benefit" or "CD eligible area") according to the 2000 Census. Low- and moderate-income persons are defined as persons living in households with incomes below 80 percent of the median household income (\$47,100 for a 4-person household in 2000) of the Primary Metropolitan Statistical Area (PMSA), which includes the five boroughs, and Putnam County.

The U.S. Department of Housing and Urban Development (HUD) released the revised New York City CD Eligible Census Tracts data based on the 2000 Census at the end of March 2007. The revised data supersedes the CD Eligible Census Tract data for New York City originally released in February 2003. As a result of the data revision, the City of New York has generated updated CD Eligible Census Tract maps to replace the maps previously created in March 2003.

The revisions to the CD Eligible Census Tract data are the result of changes in the metropolitan area definitions used to calculate HUD median family income limits and estimates. The new definitions are based on the current U.S. Office of Management and Budget metropolitan statistical area (MSA) definitions.

HUD encouraged local municipalities which receive Community Development Block Grant funds to begin using the new data to determine area eligibility as early as possible. The City of New York began to use the revised 2000 Census data to determine CD area eligibility commencing with City Fiscal Year 2008 (CFY08) CD-funded activities, which began July 1, 2007.

Many of the areas selected are also areas of minority concentration as identified in the 2003 Consolidated Plan maps. These are also areas where the City encourages revitalization through the City's capital program.

The boroughs with the largest number of areas receiving directed assistance are the Bronx, Brooklyn and Manhattan.

In the Bronx, more than two-thirds of the residential areas are low and moderate income. This includes the south and west Bronx.

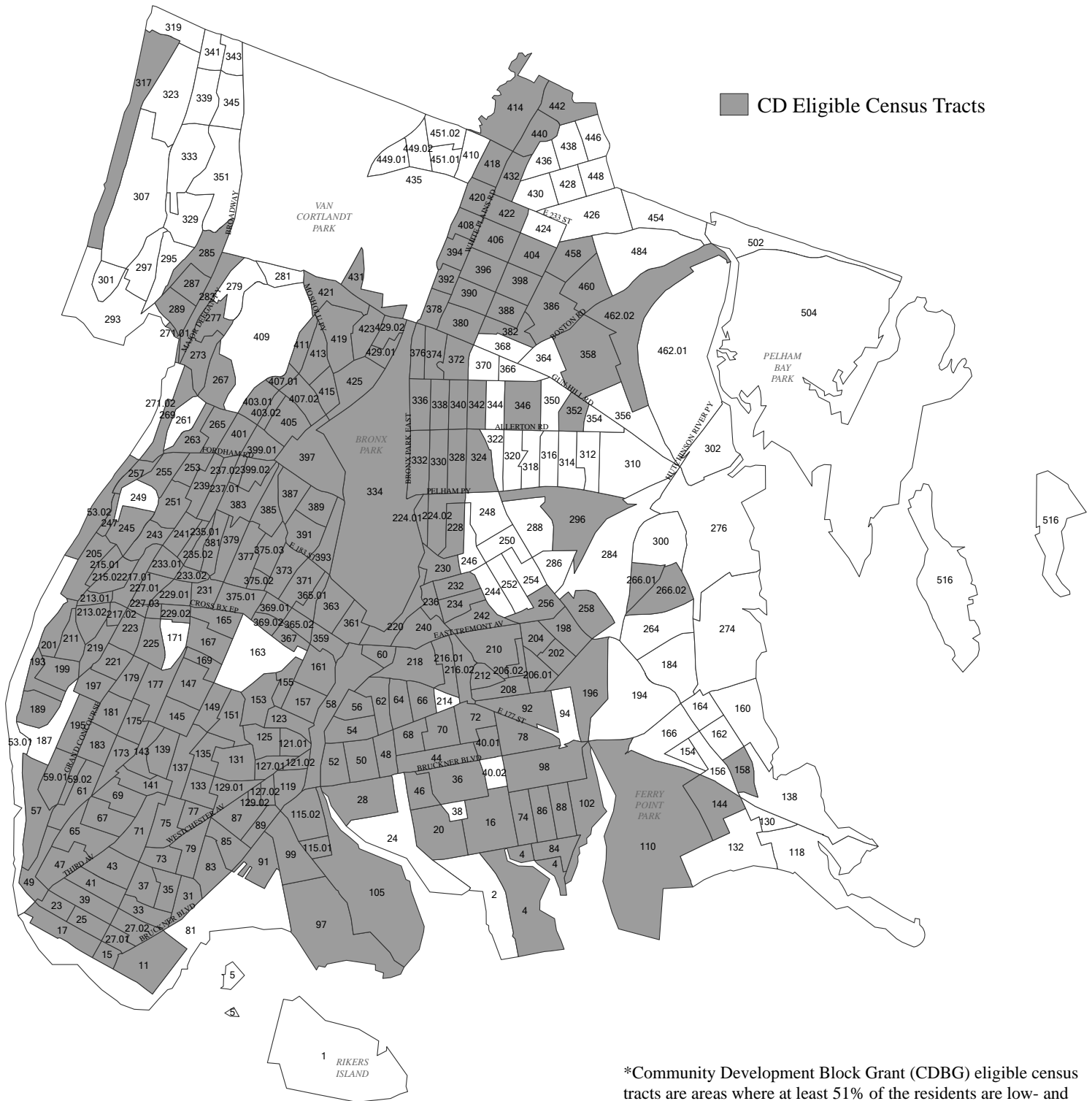
The principal areas for directed assistance in Brooklyn are northern Brooklyn, including Bedford Stuyvesant, Williamsburg, Bushwick, Crown Heights and other neighborhoods. In the south, Coney Island is included.

In Manhattan, the areas for directed assistance include most of Manhattan north of 96th Street and parts of the Lower East Side.

The primary areas of directed assistance in Queens are mainly in Jamaica, Rockaway and Astoria. The primary area of directed assistance in Staten Island is on the northern perimeter of the island.

Community Development Eligible Census Tracts*

The Bronx, 2000

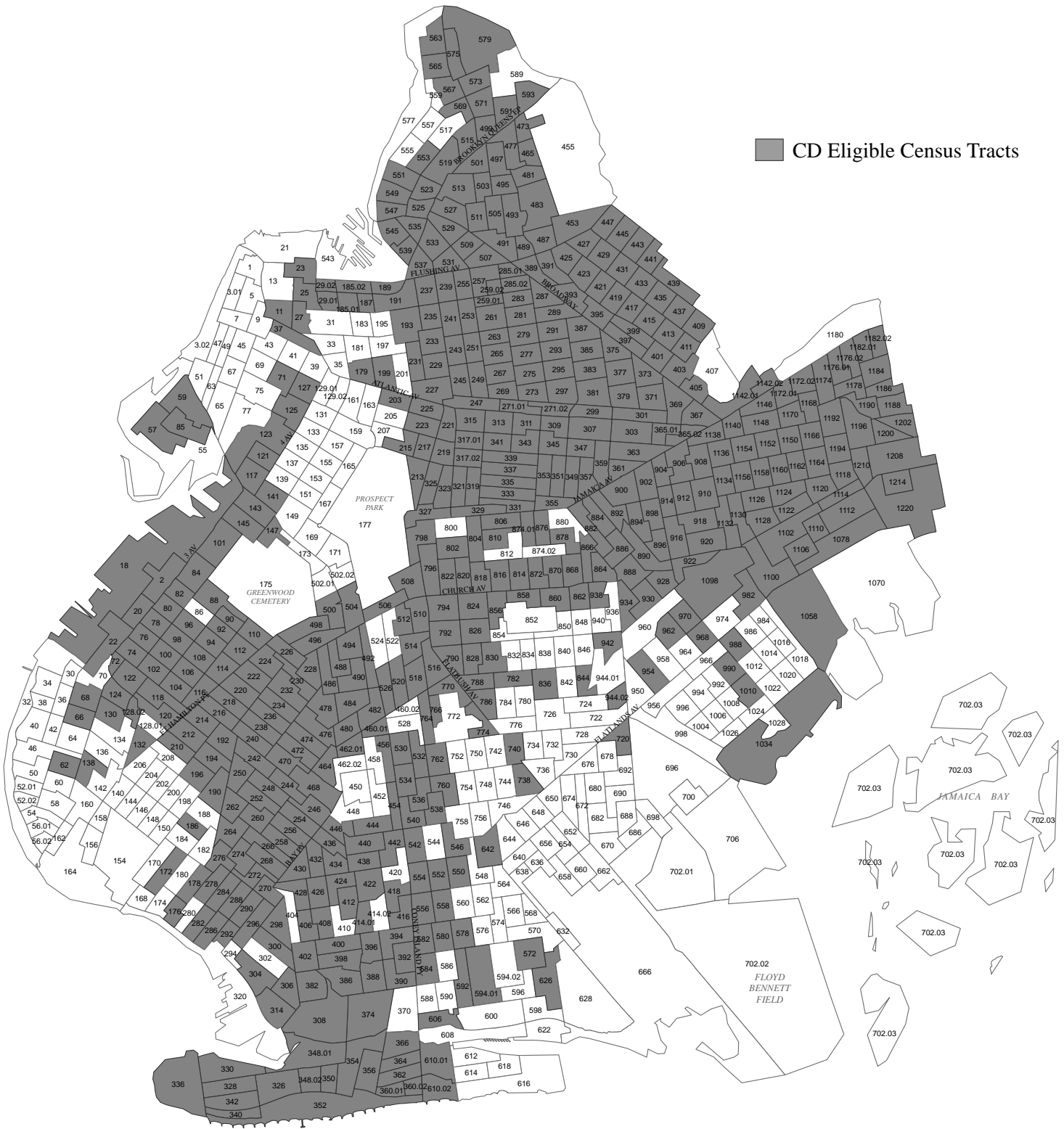


*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3 Population Division - New York City Department of City Planning

Community Development Eligible Census Tracts*

Brooklyn, 2000

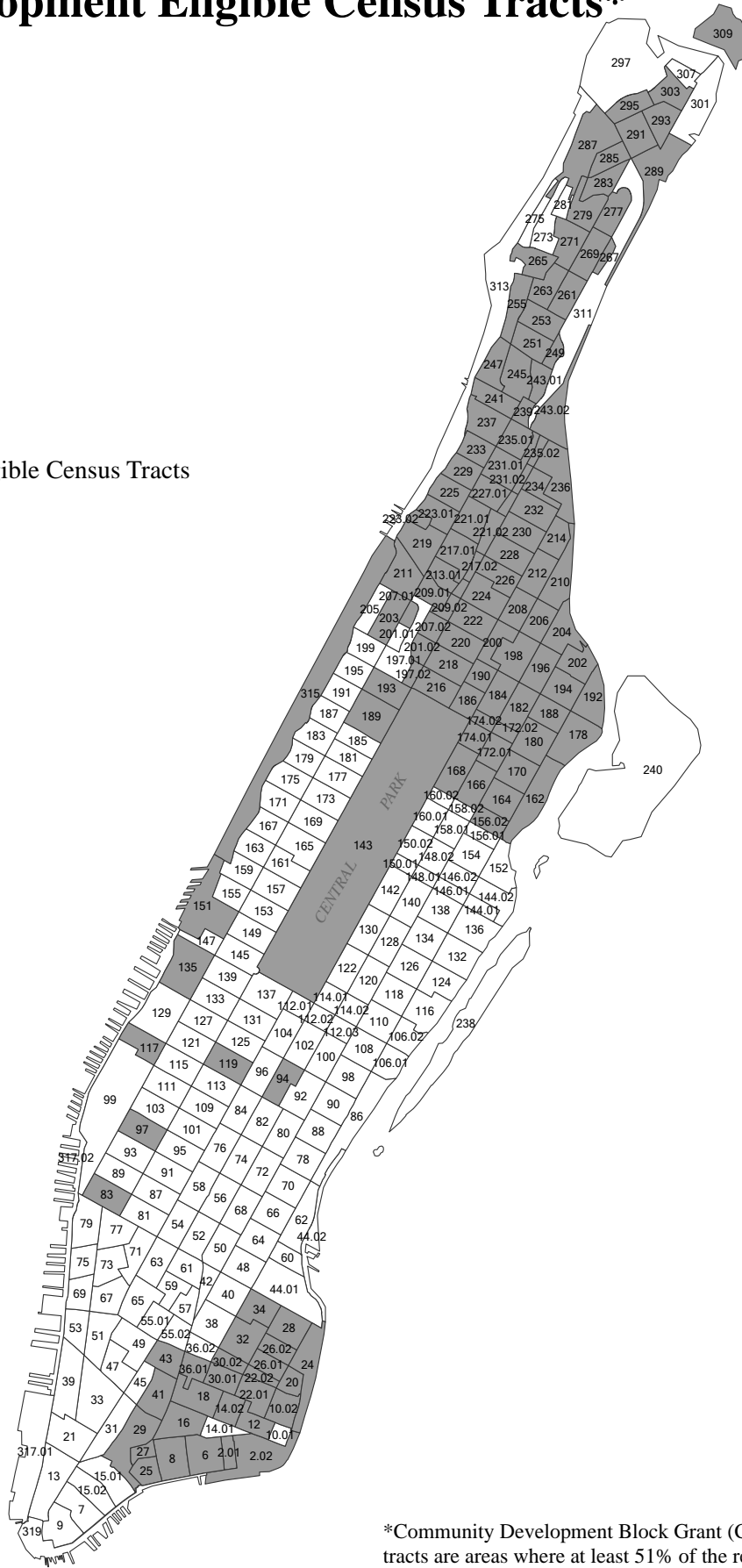


*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3
Population Division - New York City Department of City Planning

Community Development Eligible Census Tracts* Manhattan, 2000

■ CD Eligible Census Tracts

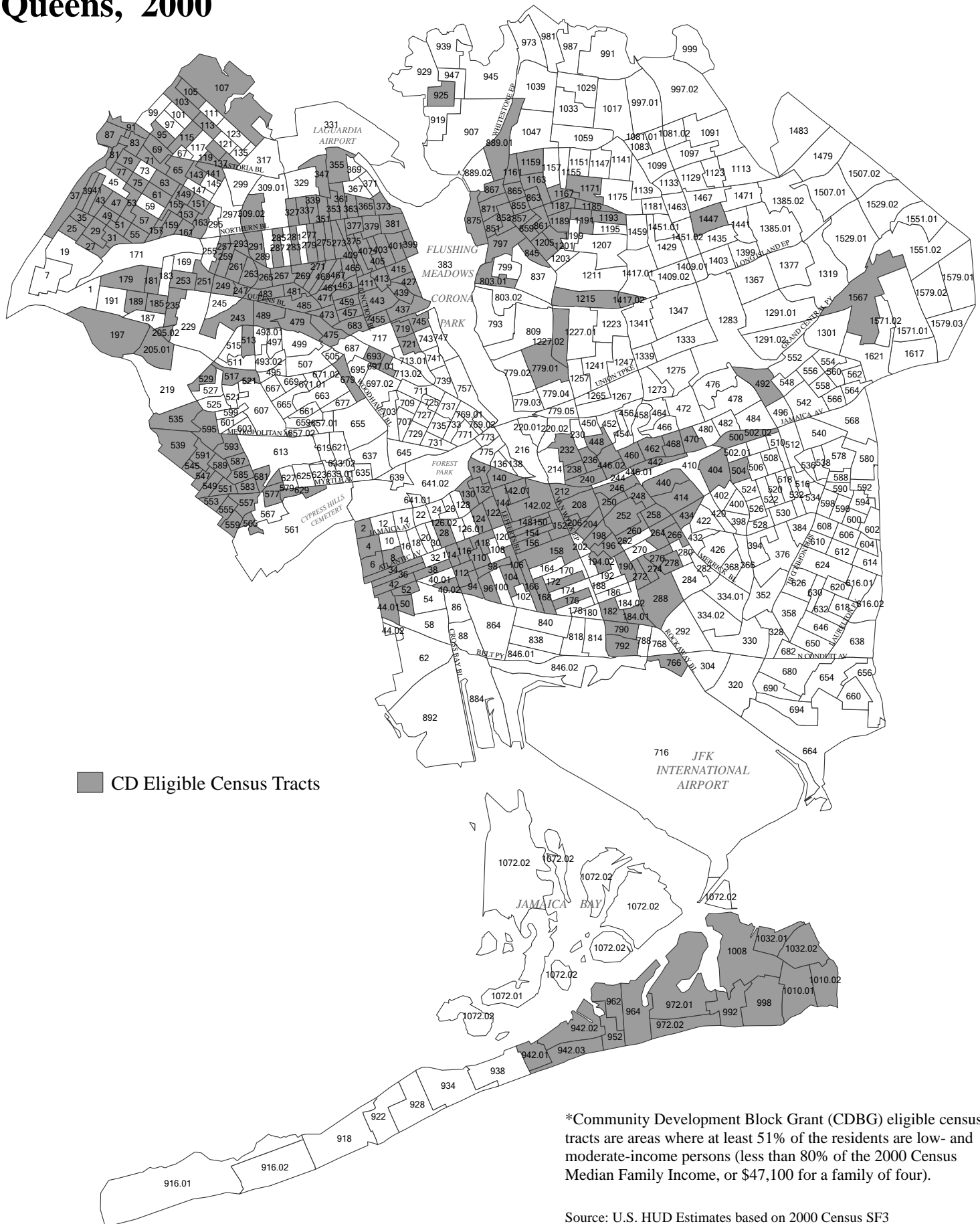


*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3
Population Division - New York City Department of City Planning

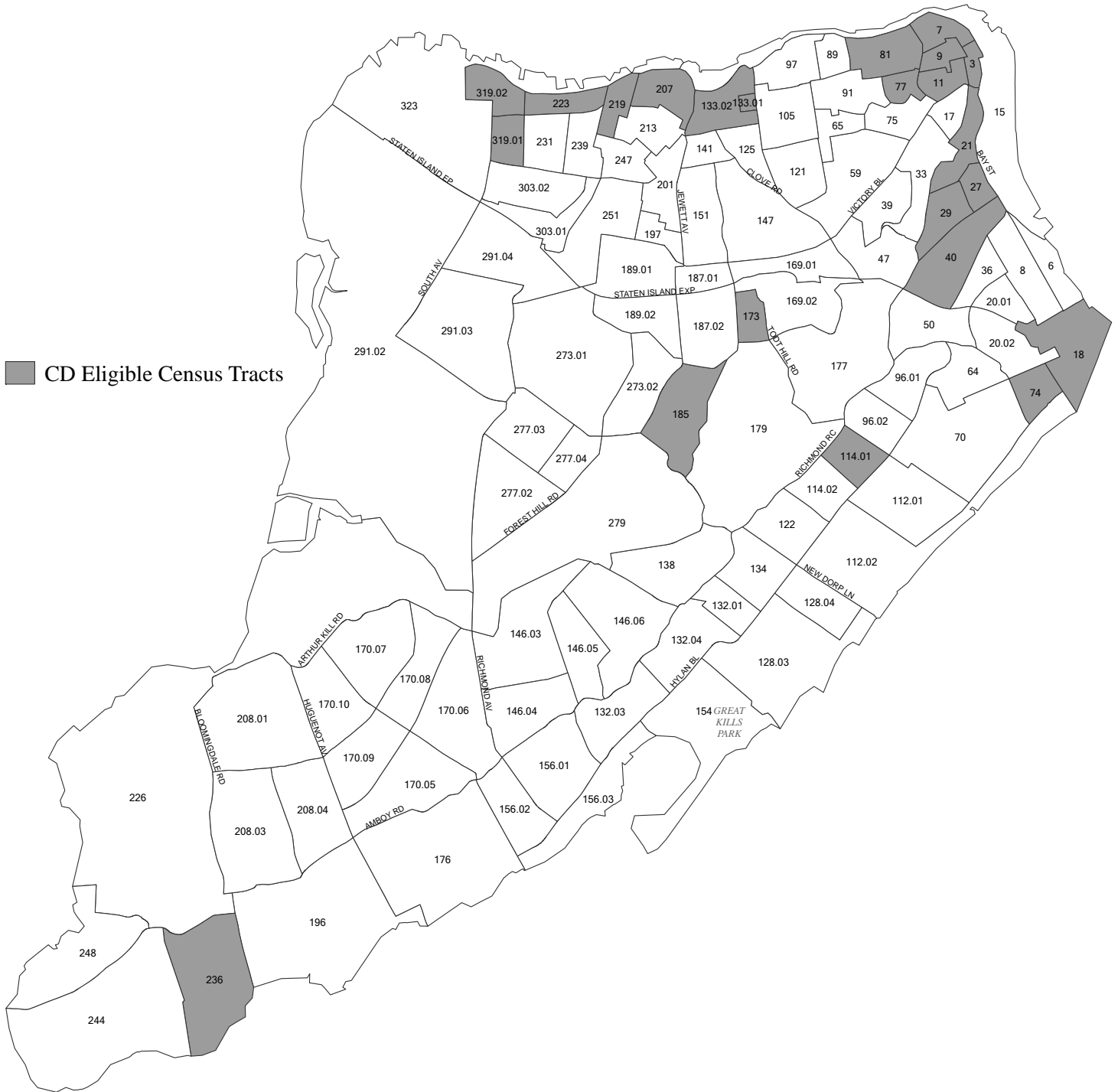
Community Development Eligible Census Tracts*

Queens, 2000



Community Development Eligible Census Tracts*

Staten Island, 2000



*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3 Population Division - New York City Department of City Planning

B. Grantee Certifications

1. Citizen Participation

Outreach

Please refer to the 2014 Consolidated Plan Volume 2, Part II, Section A., Citizen Participation Plan. This section of the Plan is the most recent description of the citizen participation outreach activities conducted by the Consolidated Plan Committee member agencies relating to their own agency's area of expertise.

APR

The public comment period was held from March 12, 2014 to March 26, 2014. Citizens were notified of the comment period in several ways. A letter announcing the public comment period was sent to approximately 2,000 New York City residents, organizations and public officials. Second, a notice of the public comment period was published in three newspapers with city-wide circulation, an English-language, a Spanish-language and a Chinese-language. The notices included news about the availability of information and data contained in the Consolidated Plan APR to better facilitate informed comments.

Copies of the *Proposed 2013 Consolidated Plan APR* could be obtained in person at the City Planning Bookstore, 22 Reade Street, New York, New York 10007, Monday: 12pm to 4:00pm, Wednesday: 10:00am to 1:00pm, or the following City Planning offices:

Bronx Office

1 Fordham Plaza, 5th Fl.
Bronx, New York 10458
Contact: Kim Canty (718) 220-8500

Queens Office

120-55 Queens Blvd.
Queens, New York 11424
Contact: Brunilda Rivera (718) 286-3169

Brooklyn Office

16 Court Street, 7th Fl.
Brooklyn, New York 11241
Contact: Gleno Holder (718) 780-8280

Staten Island Office

130 Stuyvesant Place, 6th Fl.
Staten Island, New York 10301-2511
Contact: Patti Thode-Nolan (718) 556-7240

In addition, copies of the Proposed APR were made available for review at the following public libraries:

Bronx

Bronx Reference Center
2556 Bainbridge Avenue
Bronx, N.Y. 10458
(718) 579-4257

Brooklyn

Central Library
Grand Army Plaza
Brooklyn, N.Y. 11238
(718) 230-2100

Manhattan

Science, Industry and Business Library
188 Madison Avenue at 34th Street
New York, N.Y. 10016
(212) 592-7000

Mid-Manhattan Library
455 Fifth Avenue (at 40th Street)
New York, N.Y. 10016
(212) 340-0863

NYC Municipal Reference & Research Center ("*the City Hall Library*")
31 Chambers Street, Suite 110
New York, N.Y. 10007
(212) 788-8590

Queens
Central Library
89-11 Merrick Boulevard
Jamaica, N.Y. 11432
(718) 990-0778/0779/0781

Staten Island
St. George Library Center
5 Central Avenue
Staten Island, N.Y. 10301
(718) 442-8560

Lastly, an Adobe PDF version of the Proposed Annual Performance Report was made available for free downloading from the internet via the Department of City Planning's website at: www.nyc.gov/planning.

This document was submitted to HUD on March 31, 2014. Any questions may be directed to Charles V. Sorrentino, New York City Consolidated Plan Coordinator, at (212) 720-3337. Written comments on the *Proposed 2013 Consolidated Plan APR* were to be sent to Mr. Sorrentino by close of business March 26, 2014 at the Department of City Planning, 22 Reade Street 4N, New York, New York 10007, email: 2013ConPlanAPR@planning.nyc.gov.

Comments Received During the Public Comment Period on the Proposed 2013 Consolidated Plan Annual Performance Report, March 12, 2014 to March 26, 2014

No comments on the Proposed Annual Performance Report were received during the public comment period.

2. Certificates of Consistency

In 2013, the City provided certificates of consistency to public, private and not-for-profit entities requesting certificates in a fair and impartial manner.

To facilitate public awareness and understanding of the request process, the City incorporated an informational chart into the 2013 Consolidated Plan, Volume 2, Part II. Other Actions, Section J. Certificate of Consistency.

The chart contained: 1) the types of certificates of consistency that are required for each program; 2) the applicants that may apply for the programs; and 3) the lead agency. The lead agency is responsible for providing the certificate of consistency letter to an applicant. Agency contact persons with their respective telephone numbers were identified on the chart.

In 2013 the City of New York worked with HUD to improve its certification process by: 1) including the City's informational chart, and an informational sheet indicating the internet website addresses for the Consolidated Plan's Housing and Community Profile, Five-Year Strategic Plan, and Five-Year Affirmatively Furthering Fair Housing Statement in Notice of Funding Availability (NOFA) packages for competitive funds; and 2) informing the appropriate City agency of the NOFA conferences for all HUD competitive programs. This allowed the agencies to provide technical guidance to prospective applicants at the outset of the respective funding application periods.

Lastly, the federal government has required public, private and not-for-profit entities applying for competitive grant funds under the HUD SuperNOFA to apply for the funds electronically using the federal government's "E-grant" system. In 2013, the City of New York assisted public, private and not-for-profit entities in the electronic submission of their application for competitive grant funds by providing those with grant applications that were consistent with the City's Consolidated Plan the signed Certifications in Adobe .PDF format. The PDF version is the electronic version of the hard copy material and is an acceptable format for application attachments in the E-grant system.

3. Non-hindrance of the Consolidated Plan Implementation

The Consolidated Plan Committee is comprised of over 12 member agencies. Each Committee member agency complied with the federal regulations pertaining to implementation of the Consolidated Plan. Each agency contact person is responsible for attending the coordinating committee meetings. At these meetings, the HUD regulations and the guidelines are discussed along with other business. The agency representative is required to

collect the appropriate information from her or his agency. This information is submitted to the Department of City Planning (DCP). DCP prepares the information for final publication and public review.

CREDITS

Alicia Glen, Deputy Mayor for Housing and Economic Development

DEPARTMENT OF CITY PLANNING

Carl Weisbrod, Commissioner

Richard Barth, Executive Director

Howard Slatkin, Deputy Executive Director, Strategic Planning

Eric Kober, Director, Housing, Economic and Infrastructure Planning

Barry Dinerstein, Deputy Director, Housing, Economic and Infrastructure Planning

Charles V. Sorrentino, New York City Consolidated Plan Coordinator - 212-720-3337

Graphics:

Carol Segarra

Computer Maps:

Drew Minert

Alathia Ashman

Tamara A. Agins

Administrative Services

(Mailings and Reproduction)

Antonio Mendez, Director

Raymond Figueroa,

Deputy Director

Gerald Anderson

Henry Amos

NEW YORK CITY OFFICE OF MANAGEMENT AND BUDGET

Dean Fuleihan, Director

Paul Cataldo, Director of Community Development

John Leonard, Assistant Director, Community Development (212-788-6177)

Julie Freeman, Unit Head, Community Development

Arturo Rodriguez, Senior Analyst, Community Development

Nicole Gelber, Analyst, Community Development

Allison Bricke, Assistant Director, Social Services Task Force (212) 788-6440

NEW YORK POLICE DEPARTMENT

William J. Bratton, Commissioner

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Vicki Been, Commissioner

Christopher Gonzalez, Associate Commissioner for Policy & External Affairs

Eva Trimble, Assistant Commissioner for Budget

Clint Medley, Director of Grants & Revenue

Ted Gallagher, Senior City Planner; Consolidated Plan Agency Representative (212-863-8061)

Kimberly D. Hardy, Special Counsel, Regulatory Compliance

Reginald Evans, Director of Regulatory Compliance

Angela Simpson-Buckley, Fair Housing Director

NEW YORK CITY HOUSING AUTHORITY

Shola Olatoye, Chair

Cecil R. House, General Manager

Anne-Marie Flatley, Director, Research and Management Analysis Department (212-306-8202)

Laurence Wilensky, Senior Assistant Director, Research & Management Analysis Department

Celeste T. Segure, Director, Equal Opportunity

DEPARTMENT OF HOMELESS SERVICES

Gilbert Taylor, Commissioner

Ellen Howard-Cooper, Deputy Commissioner, Division of Prevention, Policy and Planning

Eileen Lynch Johns, Assistant Commissioner, Division of Prevention, Policy and Planning

Lisa Black, Director of Government Relations

Alyson Zikmund, Director of Planning, Development and Grants (212) 361-0575

Lula Urquhart, Assistant Commissioner for Budget and Audit

Amy Tse, Director of Special Projects, Office of Budget & Audit

DEPARTMENT OF HEALTH and MENTAL HYGIENE

Mary Bassett M.D., MPH, Commissioner

John Rojas, MPA, Director of Administration and Housing, Bureau of HIV/AIDS Prevention & Control (347-396-7428)

Rachel Johnson, MPH, Assistant Director of Housing, Bureau of HIV/AIDS Prevention and Control

Gail Wolsk, Director, Office of Housing Services, Division of Mental Hygiene

Kimberly Jones, Deputy Director, Office of Housing Services, Division of Mental Hygiene (212-219-5826)

Jeffrey Seward, LCSW, Program Specialist, Office of Housing Services, Division of Mental Hygiene

HUMAN RESOURCES ADMINISTRATION

Steve Banks, Commissioner/Administrator

Grace Bonilla, Deputy Commissioner, Office of Community Affairs and Immigrant Services

Karla Cordero, Special Assistant to the Deputy Commissioner, Office of Community Affairs and Immigrant Services (212) 331-4647

DEPARTMENT FOR THE AGING

Donna M. Corrado, Commissioner

Karen Taylor, Assistant Commissioner

Ruth Cordero, Director of Housing Initiatives (212) 442-1211

ADMINISTRATION FOR CHILDREN'S SERVICES

Gladys Carrion, Commissioner

Iris Kaplan, Assistant Commissioner, Family Permanency Services Central Operations

HEALTH AND HOSPITALS CORPORATION

Ramanathan Raju M.D., President

DEPARTMENT OF YOUTH AND COMMUNITY DEVELOPMENT

Bill Chong, Commissioner

Regina Miller, Chief of Staff

Lisa Gulick, Assistant Commissioner for Planning, Research and Program Development
(212-676-8100)

Nancy Russell, LMSW, Project Director, Planning, Research, and Program Development

DEPARTMENT OF BUILDINGS

Thomas Fariello, R.A., Acting Commissioner

Joshua Florsheim, Executive Director of Program Measurement and Quality Assurance

DEPARTMENT OF FINANCE

Beth E. Goldman, Commissioner

Karen Schlain, Assistant Commissioner, Tax Policy

COMMISSION ON HUMAN RIGHTS

Patricia L. Gatling, Commissioner/Chair

Alexander Korkhov, Executive Director, Community Relations Bureau

Felicia D. Lemons, Director of Research (212-306-7646)

MAYOR'S OFFICE FOR PEOPLE WITH DISABILITIES

Victor Calise, Commissioner

Robert Piccolo, Deputy Commissioner/Administrative Architect

Nicholas Kaminski

MAYOR'S OFFICE TO COMBAT DOMESTIC VIOLENCE

Rose Pierre-Louis, Commissioner

Florence Hutner, Deputy Commissioner

Edward Hill

MAYOR'S OFFICE OF IMMIGRANT AFFAIRS

Nisha Agarwal, Commissioner

Kavita Pawria-Sanchez, General Counsel, Mayor's Office of Immigrant Affairs