

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

PHA Plan – *FINAL*

Annual Plan for Fiscal Year 2009



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Date: October 17, 2008

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

Executive Summary

NYCHA's Agency Plan for FY 2009

Federal law requires housing authorities to develop, with input from residents of public housing, Section 8, elected officials and the public, a plan that sets forth its major initiatives for the coming year.

In publishing this Agency Plan for FY 2009, the New York City Housing Authority (NYCHA) reached out to the public, elected officials and interested residents to elicit their comments and recommendations. To facilitate such comments, the Authority held five (5) town hall meetings during the month of June and a public hearing at The Manhattan Center on August 13, 2008. In addition, written comments on the Draft Agency Plan for FY 2009 were accepted through the post office box that NYCHA maintained during the statutory review period which ended on August 22, 2008.

Following the public hearing, the Authority met with the Resident Advisory Board (RAB) to obtain their final comments. The Authority revised the FY 2009 Agency Plan based upon comments received from both the RAB and the public. The final plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) by October 17, 2008. HUD then has 75 days in which to review and approve the plan. The plan will be in effect during Calendar Year 2009.

The Agency Plan for FY 2009 is available for public review at the Authority's main office and is available at all times on NYCHA's web page, which is located at www.nyc.gov/nycha. Copies of the Agency Plan for FY 2009 are also available at each development's Management Office and have been provided to each public housing Resident Association President.

NYCHA's priorities for the coming year are outlined on the following pages. In 2008/9, these include achieving fiscal stability in light of reduced federal funding, preserving our existing public housing stock, expanding the stock of affordable housing, improving customer service and quality of life for NYCHA's residents through operational efficiencies and the greening of public housing.

Achieving Fiscal Stability

On January 23, 2008, the NYCHA Board approved a Fiscal Year 2008 Preliminary Operating Budget and Four Year Financial Plan. The FY 2008 budget deficit is currently estimated to be \$183.1 million and \$177.5 for FY 2009 caused in large part by chronic Federal underfunding, as well as un-reimbursed costs and increases in non-discretionary labor costs.

NYCHA has implemented a range of actions to reduce its spending, including cutting the budget by over \$527 million since 2003, reducing its head count by more than 2,000 positions since 2002, reducing redundant layers of bureaucracy and streamlining internal administrative processes. The Preliminary Budget included the elimination of 427 positions through layoffs, attrition and the removal of vacancies as well as the closing of 19 community centers. The Authority secured new revenue sources that will help trim the deficit in the long term, including the increase in the New York State Shelter Rent Allowance (passed last year in Albany) and the overall plan for the Section 8 Transition of 8,400 units within NYCHA's City and State developments was approved by HUD in September 2008. These new revenue sources will yield over \$121 million in new monies once fully phased in by FY 2011.

Federal, State and City Budget Impacts

The President's budget for FY 2009 continues to underfund the nation's public housing program. While the budget would increase the Operating Fund appropriation by \$100 million from the 2008 funding level, this funding level is about \$1.1 billion short of the necessary national appropriation of \$5.3 billion. Unless Congress takes action to correct the funding level proposed by the President, NYCHA will receive pro-rated assistance for the seventh straight year. NYCHA has been informed unofficially that it may receive an increase to 89 cents on the dollar in FY 2009. Increases in non-discretionary costs (fuel, pensions, collective bargaining, etc.) and the lack of dedicated funding for 21 developments originally built by the State and City, will result in the Authority facing a \$177.5 million structural deficit again in 2009.

The national Public Housing Capital Fund, providing grants for replacing major building elements or systems, is recommended for a \$415 million reduction (representing a 17 percent cut in assistance), from \$2.439 billion to \$2.024 billion. That sum is not sufficient to address the Authority's capital needs accruing during the year and does not provide funding to address the growing backlog of capital needs. Currently an independent needs assessment identified \$6 billion in short-term capital needs in the next five years. Additionally, the President's Budget includes \$88.6 million in set-asides that do not involve capital improvements to public housing. The federal FY 2008 appropriation is identical to the amounts appropriated for FYs 2007 and 2006. Considering inflation, the FY 2008 appropriation represents a funding reduction. The proper funding target for the Capital Fund in FY 2009 is \$3.5 billion nationally.

The renewal of Section 8 vouchers for the nearly 2 million low-income families assisted under the program nationally will cost an estimated \$15.5 billion in 2009, which is \$868 million above the 2008 funding level and \$1.3 billion above the President's 2009 request. Should Congress adopt the Budget proposed by the President, there would be insufficient funding to renew at least 100,000 housing vouchers now used by low-income families across the nation.

The federal fiscal year began on October 1st with the federal government funded through a continuing resolution until March 6, 2009, which will keep appropriations at the FY 2008 level.

NYCHA continues to advocate for a renewal of the New York State's subsidy to finance the 15 State-built developments, which costs NYCHA an estimated \$62 million per year to operate. The State's FY 2007 Budget provided \$3.4 million in operating assistance and \$1.4 million for a new tenant patrol subsidy program for State built developments. In the State's FY 2008 budget, the tenant patrol subsidy was funded; however, the State provided zero (\$0) dollars in operating assistance. This year's budget also included an additional \$2.5 million in capital funding. We remain hopeful that a supplemental appropriation will be approved providing NYCHA with much needed funding for 2008.

The Authority will receive assistance from the City of New York, including \$50 million for vacant public housing land to be used for the development of additional affordable housing and \$100 million for public housing capital improvements in addition to the City's share of the increased shelter allowance payments.

In May 2008, NYCHA Chairman Tino Hernandez announced that community and senior programs operated by the Authority were in jeopardy as a result of budget shortfalls. The City Fiscal Year Budget for 2009 includes \$18 million to fund senior and community programs operated by the Department for the Aging, which is not sufficient to continue, at current levels, programs at NYCHA based senior and community facilities.

Transition of City and State Developments to Section 8 Funding

Twenty-one of NYCHA's 343 public housing properties were never fully federalized. As a result, those developments are not included in the formula that determines NYCHA's Federal public housing subsidies, but are allowed to share in the funding NYCHA receives to administer its public housing program. Without direct funding allocated for these developments, NYCHA has had to operate 343 developments with funding allocations meant for 322 developments. In October 2006, as part of its overall Plan to Preserve Public Housing, NYCHA submitted Section 8 Voluntary Transition Plans to HUD which would move 8,400 City and State apartments into the Section 8 Program as they become vacant. On September 11, 2008, HUD approved NYCHA's implementation plan for the 20 remaining developments.

Funding for the first year of the program will be drawn from available reserve funds. Funding thereafter will be renewed annually from Congressional appropriations. Once fully implemented in 2011, the Voluntary Transition Plan will result in \$75 million in new revenue to support these public housing developments.

Proposed Targeted Rent Initiative

In an effort to generate revenue while creating a more equitable rent structure, the Annual Plan for FY 2009 includes a proposal to increase rents for that segment of NYCHA's households who have the highest household incomes. The vast majority of NYCHA's households (72 percent) who pay 30 percent of their incomes for rent will not be impacted by this increase. If the proposal is approved as part of the Annual Plan, 28% of NYCHA's households, or 49,374 households who pay on average 20 percent of their income for rent, will have their rent adjusted. These households will be divided into three (3) income bands and rent increases will be 5 percent, 10 percent and 15 percent, respectively.

Public Housing Shelter Allowance

The New York State Shelter Allowance Bill was signed into law on August 15, 2007. This legislation creates parity between public housing authorities and private landlords by requiring the New York State Office of Temporary and Disability Assistance to pay public housing authorities the same shelter allowance it pays private landlords when renting to tenants whose income consists of public assistance. The law accelerates the State's proposed schedule of capped increases from 10 years to 3 years. Once fully phased in by the year 2010, NYCHA will realize a total annual revenue increase of \$47 million.

On April 2, 2008, the National Association of Housing and Redevelopment Officials (NAHRO) presented the 2008 Mary K. Nenno Advocacy Award to NYCHA for its outstanding effort and achievement in the area of legislative advocacy. Specifically, NYCHA was recognized for building a coalition of residents, union members, housing advocates and elected officials that successfully pressed the State for passage of the New York State Shelter Allowance Bill.

Consolidation of Functions

NYCHA has also taken initiatives to reduce redundant layers of bureaucracy and streamline internal administrative processes. The Leased Housing Department, which administers the Authority's Section 8 Voucher Program, was consolidated with NYCHA's public housing operations in March 2008. The merging of the Leased Housing and Operations Departments, will facilitate automating and streamlining recordkeeping, centralizing inspections and responding to all requests for service through the Centralized Call Center (CCC). This consolidation reflects the first step in a long term effort, spurred by NYCHA's

Improving Customer Experience (NICE) Service Project to consolidate similar functions and services across departments. In addition, 19 underutilized community centers will be consolidated with nearby existing facilities and 8 management offices were consolidated into four existing locations.

Additionally, NYCHA's Capital Projects Division adjusted its program unit structure in January 2008 to a borough based operation. Three new borough-based program units have been created (Manhattan, Bronx/Queens and Brooklyn/Staten Island) which replace the prior structure that grouped construction projects by work type. The new units will allow the Capital Projects Division to better respond to residents and Borough Management, improving the quality and timeliness of projects.

Preservation of NYCHA's Existing Housing Stock

On average 62 percent of NYCHA's 2,636 buildings are more than forty (40) years old. NYCHA is constantly challenged to maintain these older buildings' systems and infrastructure at a significant expense to the operating budget. Mayor Bloomberg announced in February 2005, the most comprehensive plan in the City's history to modernize and preserve thousands of units of public housing. Through this plan, NYCHA will sell up to \$700 million in bonds to finance and accelerate vital construction initiatives as a part of the capital fund financing program. In May of 2005, NYCHA issued \$300 million in bonds, in conjunction with the New York City Housing Development Corporation to address these critical capital needs. Construction on structural, brickwork and roof replacements began in 2005 and currently includes 35 NYCHA developments and 135 buildings. Approximately 76 percent of the bond proceeds have been spent. NYCHA is working with HUD to gain approval for the issuance of a second round of bonds totaling \$400 million. In 2009, the proceeds from the bond issuance will be used for additional exterior building restoration work.

The Capital program continues to manage the majority of its projects through the Construction Management/Build Program (CM/Build), which was established in the fall of 2003. NYCHA currently has seventeen (17) contracts with CM firms. These contracts are focused primarily on repairs to building exteriors such as brickwork, concrete repairs and roof replacements. Highlights of NYCHA's \$2.7 billion Five Year Capital Plan include Authority-wide brick and roof projects totaling \$540 million, major renovations at Randolph Houses totaling \$53 million, apartment renovations at Whitman and Ingersoll Houses totaling \$40 million (bringing the total project costs to \$175 million) and kitchen renovations at Jefferson and Riis Houses totaling \$39 million.

Increasing New York City's Stock of Affordable Housing

As part of Mayor Michael R. Bloomberg's New Housing Marketplace Plan to produce 165,000 units of affordable housing by the end of 2013, NYCHA currently has nearly 2,500 units in the pipeline for redevelopment.

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

latest round of HPD/NYCHA collaboration will add approximately 1,000 units to the affordable housing inventory.

On November 29, 2007, NYCHA, HPD, the New York City Housing Development Corporation (HDC) and Phipps Houses broke ground at Fabria Houses for the rehabilitation and construction of 65 new units of affordable housing. The construction completion date is projected by the end of 2008.

NYCHA continues to work with the City to identify vacant or underutilized land within the Authority's portfolio. This land, to be developed following the issuance of requests for proposals, will increase the supply of affordable housing and generate income for the on-going operation and maintenance of existing public housing stock. In anticipation of private sector site acquisition and development of these sites, NYCHA and the City are negotiating a minimum \$50 million acquisition fee to offset a portion of NYCHA's current budget deficit.

Section 8

As a result of additional Federal and City funding availability, NYCHA's Section 8 program is focused on reestablishing a high volume rental pipeline to add new applicants. From February through May 2007, NYCHA reopened the Section 8 waiting list for the first time in 12 years to make available 22,000 additional Section 8 vouchers. By the end of 2007, there were 8,522 new rentals in the program which is more than double the total rentals which took place in 2006. So far in 2008 through August, another 8,215 rentals have been completed, bringing the total since January 2007 to 16,737.

On April 16, 2008, HUD announced the award of 1,015 new Section 8 vouchers specifically for homeless veterans. New York City was awarded \$9.4 million to be administered by NYCHA and the NYC Department of Homeless Services to permanently house more than 1,000 homeless veterans, which will continue the work of the New York City and Veteran's Administration (VA) taskforce that aims to end veteran homelessness. In addition, the VA and HUD will link local public housing agencies with VA Medical Centers to provide supportive services and case management to eligible homeless veterans.

Improving Customer Service

Centralized Call Center

In 2005, NYCHA implemented the Centralized Call Center (CCC) for residents living in developments in Staten Island and Queens. At the end of 2007 all residents of public housing were serviced by the CCC, which allows residents to schedule all routine maintenance repairs and report emergencies 24 hours per day, seven days per week. In February 2008, Section 8 customers in the Bronx began using the CCC to schedule appointments for the Bronx Application office. NYCHA's review of the CCC program has demonstrated that the CCC is maintaining a customer satisfaction rate of over 98 percent and has a first call resolution rate of 80 percent. NYCHA receives over two million maintenance requests per year and in 2008 through August 31st, received 1,462,699 calls.

Computerized Heating Automation System (CHAS)

The Computerized Heating Automation System (CHAS) is an Authority-wide heating plant management technology program that provides remote monitoring and management of NYCHA's 210 large central heating plants. Under CHAS, operational data from multiple manufacturers' automated boiler-room/building control panels is accessible through an enterprise level software application from any internet-equipped personal computer. CHAS supports NYCHA's Borough Management-based heating

maintenance model and also integrates with NYCHA's CCC, where residents can report heating issues 24-hours per day, seven days per week.

In March 2008, nine individual CHAS management reports were deployed as a new CHAS application model. The reports aggregate boiler data by geographic area and highlight issues that may impact energy-efficiency, resident comfort and/or safety. The new reports are powerful tools that enable operations managers and executives to "manage by exception" and respond to issues before they become emergencies. Also, the reports enable NYCHA to optimize its heating facilities, contain energy costs, and curtail carbon emissions.

NYCHA Improving Customer Service Experience (NICE)

NYCHA has embarked on a two-year effort called NICE (NYCHA Improving Customer Experience) to improve its business processes and to update the tools needed to better serve our customers in the areas of Applications and Tenancy Administration, Leased Housing and Management Operations. The project will employ technology similar to the City's 311 service and expand the successful CCC to provide consistent and reliable information for all of our customers (applicants, residents, Section 8 families and their landlords and vendors). NICE will automate manual operations, thereby allowing staff to more efficiently process paperwork and free up more time to work with customers.

NYCHA's e-Payment Rent Option

On December 18, 2007, NYCHA launched a new ePayment option that enables NYCHA residents to pay their rent electronically via the NYCHA website. NYCHA residents now have the option to go online and have their rent payments electronically transferred from their checking or savings account directly to NYCHA. The ePayment system is quick, secure, and provides a service that has long been in demand by the residents. NYCHA continues to explore and engage the banking community to develop new payment methods that will encourage our residents to use traditional banks.

Improving Quality of Life and Operational Efficiencies.

Public Safety

Crime continues to decrease in public housing. From 2002 to 2007, serious crime fell by 16.96 percent. NYCHA and the New York City Police Department (NYPD) have instituted a number of initiatives to continue the downward trend in crime incidents and to further increase public safety.

CCTV

Through the innovative use of technology, police resources and the cooperation of local government, NYCHA has created a highly successful program to install small-scale closed circuit television systems (CCTV). For FY 2008, New York City Council Members allocated \$9.9 million dollars in funding for installation of CCTV at 30 NYCHA developments within the five boroughs. A total of 924 cameras will be installed to provide coverage for 90 residential buildings.

Since the inception of NYCHA's CCTV program, over 4,500 security surveillance cameras have been installed and are operational at 351 buildings in fifty-five developments citywide. The goal in 2008/2009 is to administer and complete installation of approximately 1,300 cameras in 130 buildings utilizing the most current technology for video recording and system management. CCTV security systems have been instrumental in improving the safety, security and quality of life for NYCHA residents, by reducing

loitering and vandalism of NYCHA property and in assisting the NYPD in apprehending criminals as well as serving as evidence in court.

Community Programs

The Authority provides numerous education and recreation programs for youth and seniors through its network of community and senior centers. Since 1996, NYCHA has expended over \$220 million to renovate, expand or build 102 new state-of-the-art Community and Senior Centers. In 2007, four (4) community centers were completed: Boston Road, Latimer Gardens, Marlboro, and Queensbridge. By the end of 2008, ten (10) community centers are expected to be completed: Saratoga Village, Ingersoll, Marcus Garvey, Polo Grounds/Rangel, Richmond Terrace, Johnson, Betances, Ft. Washington, Bay View, and Stapleton.

NYCHA is in the process of reviewing all of its community programs to determine the level of services that will be provided in the future and continues to explore opportunities to leverage its capital and programmatic investments with external entities in an environment of shrinking financial resources. In City Fiscal Year 2007, the Authority successfully secured \$5.4 million in after-school services by participating in the Department of Youth and Community Development's Out of School Time (OST) initiative. As new community centers open, NYCHA will be looking for additional community-based partners to further supplement youth and senior services.

Resident Employment Opportunities

NYCHA is partnering with a host of training providers who accept referrals into training programs that offer a diversity of jobs skills training for NYCHA residents. Most training providers also offer job placement services for students who successfully complete training. In 2007, NYCHA's Department of Resident Employment Services' programs resulted in 461 job placements. As of June 30, 2008, RES programs resulted in 152 job placements.

In recent years HUD has offered a number of funding opportunities through its Resident Opportunity and Self Sufficiency (ROSS) Neighborhood Networks and Family and Homeownership competitive grant programs to improve the educational attainments and employment prospects of public housing residents. NYCHA has taken full advantage of these opportunities and, since 2004 has won six grants totaling \$3.58 million. This funding has been, and is being used to expand technology centers in our community facilities and provide computer literacy, GED preparation, job search, employment training and placement services to over 3,300 residents. Five of these grant programs are still active, with two having been awarded in the past year.

On March 4, 2008, NYCHA's Resident Employment Services (RES) Department received a \$998,775 award from HUD for its 2007 ROSS grant application. This three-year grant will enable NYCHA and its partners, the City College of New York's Adult and Continuing Education and Year Up, Inc. to provide 100 NYCHA residents with technical and professional job training, college coursework and credit, paid apprenticeships, certification in several job titles, and multiple levels of support.

NYCHA's Pre-Apprenticeship Training Program (P-ATP) seeks to create permanent, highly skilled, and highly paid apprenticeship jobs in the building trades for NYCHA residents. As of August 25, 2008, 257 participants have completed the P-ATP and 173 have been placed in apprenticeship programs.

NYCHA's Green Agenda

In September 2007, Mayor Bloomberg and NYCHA Board Chairman Tino Hernandez appointed Board Member Margarita López as the Authority's Environmental Coordinator to spearhead green initiatives at the Authority. To that effect, NYCHA aims to become a leader when it comes to advancing PlaNYC, the City's strategy to reduce greenhouse gas emissions and make New York City the world's first great sustainable city of the 21st century. NYCHA and other government and energy-industry partners are actively pursuing an ambitious, multi-phase energy-efficiency building retrofit program. NYCHA believes that the Program will significantly and effectively advance HUD's public housing Energy Performance Contracting (EPC) and utility cost containment objectives. On October 1, 2008, NYCHA received HUD approval on the EPC Plan. With this approval, NYCHA can now proceed with the development of the detailed programs, contracts, time schedules and financing of its more than \$400 million energy performance program. The \$400 million represents the first phase of a multi-phase plan to implement hundreds of millions of dollars of energy oriented capital improvement of NYCHA's properties. The multi-phase energy performance contracting program is consistent with the City of New York's affordable housing and carbon reduction goals -- preserving public housing and ensuring a sustainable quality of life for citizens of New York City and for future generations to come.

In 2009, NYCHA will embark upon the design, procurement and construction-initiation steps of the building retrofit program's first phase, which includes: citywide deployment of instantaneous hot water heaters; indoor common-area and apartment lighting upgrades; and, replacement of 39 boiler rooms at 32 NYCHA developments. These upgrades will generate approximately \$26 million of savings annually for investment in later phases. Funding for these projects will come primarily from private financing -- obtained with help from the Clinton Climate Initiative through its banking industry partners -- but also with grants and incentives from the New York State Energy and Research Authority, Con Edison and National Grid (formerly Keyspan Gas).

NYCHA has embarked on an aggressive campaign to provide energy savings through the installation of Compact Fluorescent Light Bulbs (CFLs) in its developments. Since last year, 150,000 CFLs were installed in approximately 26,000 NYCHA apartments. Plans are underway for the planting of trees at 16 NYCHA developments. The Authority recognizes the critical role that resident cooperation and participation will play in maximizing and sustaining the energy savings associated with its Green Initiatives. NYCHA has included resident community education and "green collar" employment as key components of the Authority's Green efforts.

Energy Savings and Conservation

NYCHA's Energy Department received a \$444,448 rebate for successfully converting the Authority's aging domestic water heating systems to new instantaneous models. The new water heating units utilize technology that generates domestic hot water at substantially lower steam pressures and thereby utilizes less fuel than the older system. The rebate was granted through New York State Energy Research and Development Authority's (NYSERDA) Gas Efficiency Performance Program.

Regulatory Requirements

Stop Loss

Under the new federal Operating Fund rule, PHAs that will experience a decline in funding can have their losses “stopped” by demonstrating a successful conversion to asset management. The stop-loss process consists of the review of an application, an onsite evaluation of one or more properties and a final assessment. In October 2007 and April 2008, NYCHA submitted documentation demonstrating the Authority’s successful conversion to the asset management requirements. The onsite review portion of the process was completed in July 2008. The preliminary results of the onsite review indicate that NYCHA did not pass the Year1 stop-loss assessment.

Environmental Review Requirements for Capital and Operating Funds

Capital funds and operating funds are subject to federal regulations which require the completion of an environmental assessment or environmental review prior to the initiation of these projects and may impact funding or the ability to proceed with the projects. NYCHA has reviewed its annual capital plans for 2006, 2007 and 2008 and the 2005 Capital Fund Financing Program and has determined that the vast majority of these activities are either “exempt”, “excluded” or the NYCHA has already completed an environmental review. NYCHA has identified the City’s Department of Housing Preservation and Development to serve as an independent entity to review its projects as required by HUD.

Subsidy and Grants Information Systems (SAGIS)

In 2008, HUD began requiring Public Housing Authorities to submit their requests for operating subsidy electronically through the Subsidy and Grants Information System (SAGIS). SAGIS includes the intake and evaluation of applications, the calculation of subsidies, the administration of program contracts, and the allocation of funds to housing agencies. NYCHA transmitted its financial information for FY 2008 through SAGIS by the April 25, 2008 deadline. The submission is currently under review and NYCHA should receive notification from HUD in October 2008.

SEVRA

NYCHA and major New York City housing advocacy groups have joined in supporting the enactment of the Section Eight Voucher Reform Act (SEVRA), which was overwhelmingly approved last year in the House and is now pending before the U.S. Senate Banking Committee. The bill would provide, among other improvements, necessary flexibility in administering the public housing and Section 8 programs, reform to the calculation of family income by increasing deductions for dependants and elderly and disabled families, while allowing fixed-income households to recertify their income once every three years rather than annually as now required.

NYCHA’s Language Assistance Services

The New York City Housing Authority takes steps to provide meaningful access to its services and programs. To ensure that NYCHA can effectively communicate critical information to limited English proficient (LEP) residents and applicants, NYCHA utilizes bilingual housing assistants, staff interpreters and its Language Services Unit (LSU) to provide language assistance services for eligibility interviews, rentals, termination of tenancy and applicant appeals hearings, and informational meetings for residents. The Language Services Unit also manages a Language Bank of over 200 employee-volunteers who collectively speak 45 languages and assist with interpretation and translation services. NYCHA is in the final stages of developing a Language Assistance Plan that will enhance NYCHA’s current delivery of language assistance services.

REVISED NOTICE

New York City Housing Authority REVISED Draft Agency Annual Plan for FY 2009

The New York City Housing Authority ("NYCHA") is revising its *Draft Agency Annual Plan for FY 2009*.

Availability of the REVISED Draft Agency Annual Plan for Public Inspection

The public is advised that the **REVISED Draft Agency Annual Plan for FY 2009** will be available for public inspection at NYCHA's principal office, located at 250 Broadway, 12th Floor, Reception Area, New York, NY, from June 30, 2008 through August 22, 2008, between the hours of 9:30 a.m. to 4:30 p.m. *The REVISED Draft Agency Annual Plan for FY 2009* will also be available at the following locations:

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

Campos Plaza Community Center 611 East 13 th Street New York, New York	Fort Independence Community Center 3350 Bailey Avenue Bronx, New York	Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York
King Towers Community Center 2 West 115 th Street New York, New York	Latimer Gardens Community Center 34-30 137 th Street Flushing, New York	Breukelen Community Center 715 East 105 th Street Brooklyn, New York
St. Mary's Park Community Center 595 Trinity Ave Bronx, New York	Ocean Bay/Bayside Community Center 57-10 Beach Channel Drive Far Rockaway, New York	Staten Island Community Operations Borough Office 140 Richmond Terrace Staten Island, New York

Public Comment

The public is invited to attend any of the five scheduled Town Hall meetings at which the public may raise questions regarding the *Draft Annual Plan for FY 2009*. These meetings will be held from 6:30 p.m. to 8:00 p.m. on the dates and locations shown below:

Tuesday, June 3, 2008	Thursday, June 5, 2008	
Manhattan Fashion Institute of Technology Haft Auditorium 7 th Avenue & 27 th Street New York, New York	Brooklyn New York City College of Technology Klitgord Auditorium 285 Jay Street at Tillary Street Brooklyn, New York	
Wednesday, June 11, 2008	Monday, June 16, 2008	Thursday, June 19, 2008
Staten Island IS 49 Dreyfus Intermediate School 101 Warren Street at Gordon Street Staten Island, New York	Queens Elechester Industrial Center 67-35 Parsons Blvd at Jewel Ave Flushing, New York	Bronx Classic Center at Melrose 286 E. 156 at Morris Avenue Bronx, New York

The public is also invited to comment on the **REVISED Draft Annual Agency Plan for FY 2009** at a public hearing to be held on **WEDNESDAY, AUGUST 13, 2008** from 5:30 p.m. to 8:00 p.m. at:

The Manhattan Center
Grand Ballroom
311 West 34th Street
New York, New York

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

Written comments regarding the Draft Annual Agency Plan for FY 2009 are encouraged. To be considered, **submissions must be received via United States Postal mail no later than August 22, 2008**. Faxed submissions will **not** be accepted. Comments may be sent to the following address:

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

Michael R. Bloomberg, Mayor

Tino Hernandez, Chairman

AVISO REVISADO
BORRADOR REVISADO DEL PLAN ANUAL
DE LA AUTORIDAD DE LA VIVIENDA DE LA CIUDAD DE NUEVA YORK
PARA EL AÑO FISCAL 2009

La Autoridad de la Vivienda de la Ciudad de Nueva York (“NYCHA”) está revisando su *Borrador del Plan Anual de la Agencia para el Año Fiscal 2009*.

Disponibilidad del borrador REVISADO del Plan Anual de la Agencia para la Inspección Pública

Le informamos al público que *el Borrador REVISADO del Plan Anual de la Agencia para el año fiscal_2009* estará disponible para su inspección en la oficina principal de NYCHA ubicada en el 250 de Broadway, piso 12, New York, NY en el área de recepción a partir del 15 de mayo del 2008 hasta el 15 de agosto del 2008 desde las 9:30 AM. hasta las 4:30 PM. *El Borrador REVISADO del Plan Anual de la Agencia para el Año Fiscal 2009* también estará disponible en los siguientes lugares:

- En la página de la Red de Información de NYCHA : <http://www.nyc.gov/nycha>
- En las Oficinas de Administración de *cada* residencial de NYCHA durante las horas laborales.
- En los Centros Comunitario enumerados abajo durante las horas de 9:00 AM a 7:30 PM

Centro Comunitario Campos Plaza 611 East 13th Street Nueva York, Nueva York	Centro Comunitario Fort Independence 3350 Bailey Avenue Bronx, Nueva York	Centro Comunitario Atlantic Terminal 501 Carlton Avenue Brooklyn, Nueva York
Centro Comunitario King Towers 2 West 115th Street Nueva York, Nueva York	Centro Comunitario Latimer Gardens 34-30 137 th Street Flushing, Nueva York	Centro Comunitario Breukelen 715 East 105th Street Brooklyn, Nueva York
Centro Comunitario St. Mary’s 595 Trinity Avenue Bronx, Nueva York	Centro Comunitario Ocean Bay/Bay Side 57-10 Beach Channel Drive Far Rockaway, Nueva York	Operaciones Comunitarias de Staten Island Oficina del Condado 140 Richmond Terrace Staten Island, Nueva York

Comentario del Público

El público está invitado a cualquiera de las cinco reuniones públicas que NYCHA realizará, en las cuales el público puede hacer sus preguntas con respecto *al Borrador REVISADO del Plan Anual de la Agencia para el Año Fiscal 2009*. Estas reuniones se celebrarán en las fechas y lugares especificados abajo empezando a las 6:30 PM hasta las 8:00PM:

<u>Martes 3 de Junio del 2008</u>		<u>Jueves 5 de Junio del 2008</u>	
<i>Manhattan</i> Instituto de Tecnología y Diseño Auditorio Haft 7 th Avenue & 27 th Street Nueva York, Nueva York		<i>Brooklyn</i> Colegio de Tecnología de la Ciudad de Nueva York Auditorio Klitgord 285 Jay Street - Tillary Street Brooklyn, Nueva York	
<u>Miércoles 11 de Junio del 2008</u>	<u>Lunes 16 de Junio del 2008</u>	<u>Jueves 19 de Junio del 2008</u>	
<i>Staten Island</i> Escuela Intermedia_Dreyfus 49 101 Warren –Gordon Street Staten Island, Nueva York	<i>Queens</i> Centro Indsutrial Elechester 67-35 Parsons Blvd.- Jewel Avenue Flushing,, Nueva York	<i>Bronx</i> Centro Clásico Melrose 286 East 156 Morris Avenue Bronx, Nueva York	

El público también está invitado a hacer sus comentarios con respecto al *Borrador REVISADO del Plan Anual de la Agencia para el Año Fiscal 2009* durante la audiencia pública que se llevará a cabo el **MIÉRCOLES 13 de AGOSTO del 2008** de 5:30PM a 8:00PM en:

**The Manhattan Center
Grand Ballroom
311 West 34th Street
New York, New York**

Todos los lugares indicados arriba son accesibles para personas discapacitadas y se puede llegar a estos usando transporte público. Para obtener información sobre transporte público visite la página Web <http://tripplanner.mta.info> o llame a la línea de información telefónica de Tránsito MTA/NYC al (718) 330-1234.

También recomendamos al público expresar sus comentarios acerca del Borrador Revisado del Plan Anual de la Agencia por escrito. Para ser considerado, sus **comentarios deben ser recibidos por correo antes del 22 de agosto del 2008**. No se aceptarán facsímiles. Los comentarios pueden ser enviados a la siguiente dirección:

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

Michael R. Bloomberg, Alcalde

Tino Hernandez, Presidente

PHA Plan Agency Identification

PHA Name: New York City Housing Authority

PHA Number: NY005

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

Number of public housing units: **162,227**

Number of S8 units: **89,773**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

The FY 2009 Agency Annual Plan is available for public inspection at NYCHA's principal office, at more than 149 Development Management Offices scattered throughout New York City and from each Resident Association President. The FY 2009 Agency Annual Plan is also available on the Housing Authority's webpage www.nyc.gov/nycha.

A copy of the Notice announcing the availability of the Plan for inspection, five Town Hall meetings and a public hearing, is found immediately following the Executive Summary.

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

The FY 2009 Agency Annual Plan, with attachments and supporting documents, is available for public inspection at NYCHA's office at 250 Broadway, in lower Manhattan. Those wishing to examine the supporting documents should phone (212) 306-4273 to schedule an appointment.

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

A concise presentation of NYCHA's Annual Plan for FY 2009 appears on the first page. It is entitled "Executive Summary – NYCHA's Agency Plan for FY 2009."

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A** Admissions Policy for Deconcentration *ny005a05*
- B** FY 2009 Capital Fund Program Annual Statement *ny005b05*
- C** FY 2009 Capital Fund Program 5 Year Action Plan *ny005c05*
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- D** List of Resident Advisory Board Members *ny005d05*
- E** List of Resident Board Member *ny005e05*
- F** Community Service Description of Implementation *ny005f05*
- G** Information on Pet Policy *ny005g05*
- H** Section 8 Homeownership Capacity Statement, if applicable *ny005h05*
- Description of Homeownership Programs, if applicable *Not Applicable*

Optional Attachments:

- I** PHA Management Organizational Chart *ny005i05*
- Public Housing Drug Elimination Program (PHDEP) Plan *Not Applicable*
- J** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) *ny005j05*
- Other (List below, providing each attachment name)

K - Assessment of Site-Based Waiting List *ny005k05*

L - Agendas of Meetings Held with NYCHA's Resident Advisory Board *ny005l05*

M - Section 8 Project-Based Voucher Program *ny005m05*

N - Section 3 Program Summary Report *ny005n05*

O - Resident Employment Data *ny005o05*

P - Component 10 (B) Voluntary Conversion Initial Assessments *ny005p05*

Q - Statement of Progress in Meeting Five-Year Plan Mission and Goals *ny005q05*

R - Comments from the Public for the FY 2009 Annual Plan *ny005r05*

S - 2005 CFFP Financing Statement *ny005s05*

T - Capital Fund Program Annual Statements FY 2004-FY 2007 *ny005t05*

U - Replacement Housing Factor Annual Statements FY 2000-FY 2007 *ny005u05*

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Notice: Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting NYCHA’s central office, located at 250 Broadway, New York, New York, at (212) 306-4273 to make an appointment to review the documents.

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>the management policies that are referred below.</i>	
	Schedule of flat rents offered at each public housing development <i>NYCHA's Flat Rent schedule is set out Section 4 (A) (1) (C) of the Annual Plan.</i> <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant <i>NYCHA participates in the Comprehensive Grant Program</i>	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act <i>NYCHA developments do not meet the statutory criteria.</i>	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan <i>See Section 11B of the Annual Plan.</i>	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	540,852	5	5	4	1	3	4
Income >30% but <=50% of AMI	337,269	5	5	4	1	3	4
Income >50% but <80% of AMI	375,495	5	5	3	1	3	3
Elderly	537,490	5	5	4	4	2	3
Families with Disabilities	NA	5	5	3	4	3	3
Race/Ethnicity							
Hispanic	593,125	5	5	4	1	3	4
Black	489,935	5	5	4	1	3	4
White	750,872	5	5	4	1	3	4
Asian	177,960	5	5	4	1	3	4
Other	15,735	5	5	4	1	3	4

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2008**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: **2002 & 2005**
2002 and 2005 Housing and Vacancy Surveys, conducted by the US Bureau of the Census, as tabulated by the New York Department of Housing Preservation and Development
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the PHA's Waiting Lists – Public Housing (As of 7/31/2008)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover ¹
Waiting list total	132,305 ²		3.3%
Extremely low income <=30% AMI	95,747	72.4%	
Very low income (>30% but <=50% AMI)	27,416	20.7%	
Low income (>50% but <80% AMI)	9,142	6.9%	
Families with children	53,811	40.7%	
Elderly families	21,668	16.4%	
Families with Disabilities ³	26,916	20.3%	
Race/Ethnicity			
White	10,920	8.3%	
Black	42,906	32.4%	
Hispanic	56,004	42.3%	
Asian	13,690	10.4%	
Other	8,785	6.6%	
Characteristics by Bedroom Size			
1BR	78,329	59.2%	
2 BR	42,316	32.0%	
3 BR	10,948	8.3%	
4 BR	696	0.5%	
5+ BR	16	0.0%	

¹ Figure represents turnover (move-outs from Public Housing) during FY 2007.

² Includes 9,409 Public Housing waiting list applicants who have been interviewed but not yet certified.

³ "Disabled" indicates a person, regardless of age, who falls within the definition of "disability" contained in §233 of the Social Security Act.

**Housing Needs of Families on the PHA's Waiting Lists – Public Housing
(As of 7/31/2008)**

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

If yes:

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

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

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

**Housing Needs of Families on the PHA's Waiting Lists – Section 8
(As of 7/31/2008)**

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total ⁴	134,748 ⁵		8.0%
Extremely low income <=30% AMI	97,218	74.1%	
Very low income (>30% but <=50% AMI)	37,530	27.9%	
Low income (>50% but <80% AMI)	0	0	
Families with children	56,919	42.2%	
Elderly families	18,189	13.5%	
Families with Disabilities ⁶	22,110	16.4%	
Race/Ethnicity			
White	19,854	14.7%	
Black	43,030	31.9%	
Hispanic	58,188	43.2%	
Asian	7,275	5.4%	
Other	6,401	4.8%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	75,185	55.8%	
2 BR	44,049	32.7%	
3 BR	14,080	10.5%	
4 BR	1,270	0.9%	
5+ BR	164	0.1%	

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

⁵ Includes 9,874 Section 8 waiting list applicants who have been interviewed but not yet certified.

⁶ "Disabled" indicates a person, regardless of age, who falls within the definition of "disability" contained in §233 of the Social Security Act.

**Housing Needs of Families on the PHA's Waiting Lists – Section 8
(As of 7/31/2008)**

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

NYCHA's Section 8 Waiting List was reopened on February 12, 2007 to non-emergency applicants for a ninety day period. It closed on May 14, 2007.

If yes:

How long has it been closed (# of months)? *16 months as of September 14, 2008.*

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

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

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
On average, more than 61.7% of the families admitted to public housing from January 2001 through December 2007 have been families with incomes at or below 30% of Area Median Income.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
NYCHA's Designated Plan was approved by HUD in June 1999 and two additional two-year renewals were approved by HUD on June 7, 2005 and June 18, 2007, respectively.
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	\$803,694,000	
b) Public Housing Capital Fund	\$333,454,021	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$893,216,000	
d) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
e) Community Development Block Grant	\$675,000	<i>Provide services to the elderly</i>
f) FY 2007 Resident Opportunity and Self-Sufficiency Grant (Awarded March 4, 2008)	\$998,775	<i>Provide vocational training, job search assistance, and job placement assistance to NYCHA residents</i>
g) HOME	\$0	
Other Federal Grants (list below)		
Childcare Feeding Program	\$2,000,000	<i>Provides meals and snacks at approximately 115 developments</i>
Summer Lunch Program	\$628,000	<i>Provides meals and snacks to youngsters under the age of 19</i>
Project-Based Section 8 Assistance	\$9,391,000	<i>Operations at the Project-Based Section 8 developments</i>
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 2004 Capital Fund	\$6,126,200	<i>Modernization</i>
FY 2005 Capital Fund	\$32,979,993	<i>Modernization</i>
FY 2006 Capital Fund	\$96,284,109	<i>Modernization</i>
FY 2007 Capital Fund	\$310,240,769	<i>Modernization</i>
Replacement Housing Factor	\$602,948	<i>Modernization</i>
Capital Fund Financing Program	\$12,441,940	<i>Modernization</i>
HOPE VI Revitalization	\$17,543,028	<i>Modernization and upgrades at Prospect Plaza and Ocean Bay (Oceanside & Bayside)</i>
FY 2005 ROSS/Neighborhood Networks Grant	\$95,774	<i>Provide NYCHA residents access to computer technology and the Internet through education and specialized job readiness activities for teens, unemployed adults and senior citizens.</i>

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
FY 2006 ROSS/Neighborhood Networks Grant	\$382,504	<i>Provide NYCHA residents access to computer technology and the Internet through education and specialized job readiness activities for teens, unemployed adults and senior citizens.</i>
FY 2005 ROSS/RSDM Grant	\$330,991	<i>Provide vocational training, job search assistance, and job placement assistance to NYCHA residents</i>
FY 2006 ROSS/RSDM Grant	\$739,442	<i>Provide vocational training, job search assistance, and job placement assistance to NYCHA residents</i>
Public Housing Development Grants	\$4,200,595	<i>Modernization</i>
3. Public Housing Dwelling Rental Income	\$705,963,000	<i>Public housing operations, safety and security, and supportive Services</i>
4. Other income (list below)		
Other Revenue from Operations	\$14,024,000	<i>Public Housing Operations</i>
Interest Income	\$6,265,000	<i>Public Housing Operations</i>
Miscellaneous Income	\$19,959,000	<i>Public housing operations, safety and security, and supportive services</i>
4. Non-federal sources (list below)		
Total resources	\$3,272,236,089	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

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

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

Apart from VAWA requirements, NYCHA has for many years been proactive in providing assistance to, and programs for, Victims of Domestic Violence, Intimidated Victims, Intimidated Witnesses and Child Sexual Victims (VDV/IV/IW/CSV). These programs and procedures, some provided directly by NYCHA and some in partnership with an external service provider, are designed to (i) help the victim obtain or maintain housing; (ii)

enhance the victim's safety; (iii) resolve social issues resulting from victim status; and (iv) provide education and sensitivity training to NYCHA residents & staff, and NYPD Housing Bureau Police Officers. Briefly, these programs and procedures are designed to provide:

- A preference in admission to qualified applicants.
- Relocation and transitional services to domestic violence/intimidated witness and certain city referred priority applicants (*Harts Program*).
- Intensive case management and social work services, in conjunction with several agencies of the City of New York, to acclimate new tenant families to their neighborhoods, help familiarize them with their neighbors, and help them cope with problems in adjustment.
- A preference to qualified tenants to transfer confidentially to another location of the city, under NYCHA's Emergency Transfer Program.
- Intensive social work services for the transferred tenant in the new location (*Aftercare Program*).
- Advocacy in obtaining court and police documents, orders of protection, and strategies to maintain safety, in conjunction with *Safe Horizon* (formerly the Victim Services Agency), an external services provider.
- Community education for residents and resident leaders on the topic of domestic violence.
- Sensitivity training and education on domestic violence for NYCHA staff and NYPD Housing Bureau Domestic Violence Police Officers.

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
Within six to nine months
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

NYCHA performs criminal background checks by examining the public conviction records of the New York State Office of Court Administration.

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists (*By NYC Borough*)
- Site-based waiting lists *See Attachment J (Attachment File Name: ny005j05)*
- Other (describe)

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

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

NYCHA maintains three Housing Applications Offices serving the five boroughs of New York City.

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

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

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? *Two waiting lists – Public Housing and Section 8.*

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

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

NYCHA maintains three Housing Applications Offices serving the five boroughs of New York City.

(3) Assignment

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

- One
- Two
- Three or More

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

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

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

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
On average, more than 61.7% of the families admitted to public housing from January 2001 through December 2007 have been families with incomes at or below 30% of area median income.

b. Transfer policies:

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

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

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

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

Accessible Apartments.

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

Public housing residents moving from City/State Section 8 developments to a Federal development.

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

Preferences

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

Legally doubled up and overcrowded in public housing.

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

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- 1,2,3** Working families and those unable to work because of age or disability

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

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

2 - Intimidated Witnesses.

3 - Doubled up and Overcrowded public housing residents.

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

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

All lower income developments.

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

Other (list policies and developments targeted below)

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

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

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

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

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

All lower income developments.

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

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

NYCHA performs criminal background checks by examining the public conviction records of the New York State Office of Court Administration.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

NYCHA maintains three Housing Applications Offices serving the five boroughs of New York City.

(3) Search Time

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

If yes, state circumstances below:

Offered automatically for a total of 180 days.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Referrals from the New York City Department of Homeless Services.

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

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

Public housing residents opting to participate in the City/State transition program.

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

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

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

NYCHA proposes that when a City/State Transition apartment becomes available, the potential tenant family will be automatically selected from one of two waiting lists, on an alternating basis. The first waiting list will contain current residents within City/State developments who have been approved for transfer and who wish to transfer to a City/State Transition apartment. The second waiting list will contain new applicants selected from NYCHA's Section 8 waiting list based on NYCHA's Section 8 preference system.

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

1 Residents Required to move for modernization.

1 Residents who are overcrowded in public housing.

1 Public housing residents opting to participate in the City/State transition program.

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

2 Intimidated Witnesses.

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

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

3 Overcrowded.

3 Doubled Up.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

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

Section 8 Project-Based Voucher Assistance

Federal law allows NYCHA to provide Section 8 project-based voucher assistance for up to 25% of the total units in HQS compliant, privately owned, substantially rehabilitated or newly-constructed multi-family residential buildings. This limit can be exceeded if the units are made available to families that receive any type of qualifying supportive services. NYCHA may also provide Section 8 project-based voucher assistance for up to 100% of the total units in HQS compliant, privately owned, substantially rehabilitated or newly-constructed multi-family residential buildings for elderly (62 or older) or disabled households. NYCHA will solicit applications for Section 8 Project-Based Voucher Assistance from owner entities and developers who meet the project selection criteria.

Project-Based Conversions

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

Family Unification

In 2009, if funding is available, NYCHA will apply for 100 vouchers, valued at approximately \$750,000, in assistance under the Section 8 Family Unification program. Family Unification addresses the needs of families with children in foster care where shelter is required before children and parents can be united, or where children are in imminent danger of being removed from the home due to housing need. NYCHA will contribute 100 vouchers to the program from its current inventory. NYCHA's waiting list will be opened to accept applicants who meet the above criteria and are referred by the New York City Administration for Children's Services (ACS). This is separate from and in addition to any referrals received from ACS under priority code 1.

Veterans Affairs Supportive Housing (VASH)

The U.S. Department of Housing and Urban Development (HUD) has awarded NYCHA an additional 1,015 Section 8 vouchers specifically for homeless veterans under the Veterans Affairs Supportive Housing (VASH) initiative:

- \$4,206,275.00 in one-year budget authority has been reserved to support 455 vouchers in partnership with the Brooklyn Medical Center.
- \$3,559,156.00 in one-year budget authority has been reserved to support 385 vouchers in partnership with the Bronx Medical Center.
- \$1,617,798.00 in one-year budget authority has been reserved to support 175 vouchers in partnership with the New York Medical Center.

The HUD-VASH program in NYC will combine HUD Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Veterans Affairs at the three noted medical centers and in the community. Ongoing VA case management, health and other supportive services will be made available to homeless veterans.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

Apartment Size	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Greater than 80% AMI
Studio	\$402	\$462	\$575
1 Bedroom	\$487	\$560	\$697
2 Bedroom	\$573	\$659	\$820
3 Bedroom	\$716	\$824	\$1,025
4 Bedroom	\$802	\$923	\$1,148
5 Bedroom	\$923	\$1,060	\$1,320
6 Bedroom	\$1,043	\$1,199	\$1,492

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

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

e. Ceiling rents

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

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

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

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

- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

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

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

(2) Flat Rents

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

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

Households at Flat Rent will pay according to how their household income compares to the Area Median Income (AMI) by family size. Flat Rent households with incomes less than 60% of AMI will pay rents ranging from \$402 to \$1,043, depending on the number of bedrooms in the apartment. Flat Rent households with incomes between 60% and 80% of AMI will pay rents ranging from \$462 to \$1,199. Flat Rent households with incomes above 80% of AMI will pay rents ranging from \$575 to \$1,492. The rent schedule on page 42 shows the rents by apartment size for each income band.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

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

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

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

(2) Minimum Rent

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

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

During FY 2009, NYCHA reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. *Ny005i05*
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	162,227	5,900
Section 8 Vouchers	89,773	7,000
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included in voucher numbers	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
ROSS/RSDM '05 - HUD grant funded program provides GED preparation, vocational training, job search assistance and job placement assistance to 150 Authority residents.	15	N/A
ROSS/RSDM '06 - HUD grant funded program provides training opportunities in Building Maintenance, Administrative Assistant, and Information Technology to 175 Authority residents.	29	N/A
ROSS/RSDM '07 - HUD grant funded program provides training opportunities in computer literacy, construction skills, and workforce training & advancement to 100 NYCHA residents. Grant was awarded to NYCHA on March 4, 2008.	33	N/A
ROSS/Neighborhood Networks '05 – HUD grant funded program provides 1,056 NYCHA residents access to computer technology and Internet through specialized programming for teens, unemployed adults and senior citizens.	176	N/A

ROSS/Neighborhood Networks '06 – HUD grant funded program will provide access to computer technology and Internet access for 720 NYCHA residents through specialized programming for teens and unemployed adults.	120	N/A
HOPE VI Community and Supportive Services Sustainability Plan- Prospect Plaza. Balance of HUD Grant- to assist 426 relocated residents between the ages of 19 and 64 achieve economic self-sufficiency through training, business development, supportive service and educational opportunities.	30	N/A
Service Coordinator	1,673 residents served monthly	N/A
Other Federal Programs(list individually)		
Child Care Feeding	5,000 children served daily	N/A
Summer Lunch	3,155 children served daily	N/A

C. Management and Maintenance Policies

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

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

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

(2) Section 8 Management: (list below)

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

Borough offices for Housing Applications and Leased Housing

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ny005b05**

-or-

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

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **ny005c05**

-or-

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

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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

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

- 1. Development name: **Ocean Bay – Bayside**
- 2. Development (project) number: **NY005244D**
- 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- 1. Development name: **Ocean Bay – Oceanside**
- 2. Development (project) number: **NY005244F**
- 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- 1. Development name: **Prospect Plaza**
- 2. Development (project) number: **NY005177**
- 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval

- Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

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

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

The Prospect Plaza Redevelopment Project is a phased redevelopment project located in the Ocean Hill/Brownsville section of Brooklyn. The first phase is complete which included construction of thirty-seven, two-family homes. All homes were completed and occupied during the summer of 2005, with thirty-two of the homes purchased by first time home buying, public housing residents.

It is anticipated that the balance of the Prospect Plaza Houses redevelopment will be accomplished through mixed-finance, mixed-income projects, comprised of rental units owned and managed by private, third party development and management entities. The proposed scope includes development of rental units, with public housing and other affordable units mixed across the site. It is further intended that any non-public housing units will be affordable to low- and moderate-income households, and incorporate federal Low Income Housing Tax Credits and Section 8 vouchers. A new, multi-use community, educational and day care center is also planned at Prospect Plaza.

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

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

Markham Gardens Redevelopment - NYCHA has been working closely with residents, local officials, and community organizations towards redeveloping Markham Gardens in Staten Island. In partnership with the New York City Department of Housing Preservation and Development (HPD), a Request for Proposals (RFP) for redevelopment was issued on August 29, 2005 and a developer was selected in April 2006. The approved plan for development provides an 80 unit senior building, 240 rental units and 25 two-family townhouses for homeownership. A total of 270 units are intended for rental to low-income households. Section 8 vouchers will be provided by NYCHA to qualifying displaced residents in good standing who elect to return. Construction began in the summer of 2007 and is expected to be completed by winter 2008-2009. NYCHA is working with a not-for-profit sponsor who will submit a Section 202 application to HUD for funding in order to construct and operate the proposed senior building. In order to accommodate seniors who currently occupy units with more bedrooms than the number of registered occupants, NYCHA has requested HUD to allow 25% of the units to be set aside for eligible NYCHA residents.

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

Marketplace Plan. A review of proposals has been completed and selected developers were announced in September 2007.

Bronx Properties at University Avenue Consolidated (UAC), Forest, Soundview and Highbridge Gardens – On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 1,000 units including rehabilitation of 10 buildings with 463 units and new construction of 536 units. In addition to affordable rental accommodation, developers to be selected will provide homeownership opportunities including 69 co-op units at UAC and 18 two-family townhouses for Soundview.

Pomonok – A non-profit housing sponsor has obtained Section 202 funding reservation from HUD for development of a 78-unit building for elderly residents with supportive services on a parking lot at Pomonok off 71st Avenue. This funding reservation is a preliminary funding allocation with final commitment pending site acquisition and approval of project details including design, budget, marketing and services.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Prospect Plaza
1b. Development (project) number:	NY005177
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA is undertaking a phased HOPE VI supported revitalization of Prospect Plaza, which includes completed homeownership units. It is anticipated that the balance of the Prospect Plaza revitalization project will also be comprised of mixed-finance, mixed-income rental units owned and managed by private, third-part development and management entities. The proposed scope includes development of rental units, with public housing and other affordable units mixed across the site. It is further intended that any non-public housing units will be affordable to low-and moderate income households. Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	Winter 2008

5. Number of units affected: 267
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Fall 2008 b. Projected end date of activity: Winter 2011

Demolition/Disposition Activity Description
1a. Development name: Vacant FHA Repossessed Houses – Groups I, II, III, IV, V, VI, VII, VIII, IX, X
1b. Development (project) number: NY005140, NY005155, NY005158, NY005159, NY005182, NY005199, NY005197, NY005198, and NY005206
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of three (3) vacant lots and thirty (30) vacant single family FHA Repossessed Houses. Twenty-nine of the houses and the vacant lots are located in Queens and the remaining house is located in Staten Island. The FHA houses cannot be efficiently managed as scattered public housing units and represent an inefficient allocation of housing resources within the Authority.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: February 27, 2007
5. Number of units affected: 30
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 12, 2006 b. Projected end date of activity: June 2009

Demolition/Disposition Activity Description
1a. Development name: Occupied FHA Repossessed Houses – Groups I, II, III, IV, V, VI, VII, VIII, IX, X
1b. Development (project) number: NY005140, NY005155, NY005158, NY005159, NY005182, NY005199, NY005197, NY005198, NY005206, NY005212
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA is considering the disposition of approximately two-hundred and thirty-seven (237) units composed of 186 single-family homes and 21 multi-family homes in the FHA Repossessed Houses. These houses are scattered throughout the boroughs of the Bronx, Brooklyn, and Queens. Due to their scattered locations and wood frame construction, the FHA houses cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission : December 2008
5. Number of units affected: 237
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2009 b. Projected end date of activity: December 2011

Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Groups V, VI, and IX
1b. Development (project) number: NY005182, NY005199, NY005206
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of thirteen (13) units in five (5) vacant properties comprised of three two-family homes located at 113-44 Springfield Boulevard, 144-29 105th Avenue, and 69-33 Bayfield Avenue; a vacant three-family home located at 99 Waverly Avenue, and a vacant four-family home located at 110 Waverly Avenue. Due to their scattered locations and wood frame construction, the FHA houses cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : Fall 2008
5. Number of units affected: 11
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: Winter 2008/2009

Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Groups I, II, III, IV, V, VI, VII, VIII, IX, X
1b. Development (project) number: NY005140, NY005155, NY005158, NY005159, NY005182, NY005199, NY005197, NY005198, NY005206, NY005212
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of thirty-seven (37) units of vacant single-family FHA Repossessed Houses. Thirty-four of the vacant houses are located in Queens and three vacant houses are located in Brooklyn. Due to their scattered locations and wood frame construction, the FHA houses cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority.</i>

3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Fall 2008
5. Number of units affected: 36
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: August 2008 b. Projected end date of activity: Winter 2010/2011

Demolition/Disposition Activity Description	
1a. Development name: Markham Gardens	
1b. Development (project) number: NY005009	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input checked="" type="checkbox"/> <i>NYCHA and HPD issued a Request for Proposals (RFP) on August 29, 2005 and selected a developer in May 2006 to demolish Markham Gardens in Staten Island. The developer will build a total of 290 units on the site including 240 rental units to allow 202 former Markham Gardens households to move back to the development, if they so choose. Section 8 vouchers will be provided by NYCHA to qualifying displaced residents in good standing who elect to return. The development will also provide 25 two-family townhouses for affordable homeownership with preference given to former residents who are financially eligible. Construction began in summer 2007, and is expected to be completed by the winter of 2008-2009. Site control will be provided to a non-profit housing sponsor to apply to HUD for funding to construct and operate a building with supportive services for 80 low-income seniors.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: December 13, 2006	
5. Number of units affected: 360	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: January 2007 b. Projected end date of activity: December 2009	

Demolition/Disposition Activity Description	
1a. Development name: Senator Robert F. Wagner Sr. Houses	
1b. Development (project) number: NY005024	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> <i>The City's Department of Parks and Recreation (DPR) operates and maintains a playground and a City swimming pool on a 70,000 square foot recreational</i>

parcel on East 124th Street between First Avenue and Second Avenue in Manhattan. This disposition will allow the Authority to provide a long term ground lease to DPR and eliminate the administrative burdens of annual license renewals.

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

4. Date application **approved**, submitted, or planned for submission: **January 17, 2008**

5. Number of units affected: 0
 6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
 a. Actual or **projected** start date of activity: **Fall 2007**
 b. Projected end date of activity: **December 2008**

Demolition/Disposition Activity Description

- 1a. Development name: **Linden Houses and Boulevard Houses**
 1b. Development (project) number: **NY005377 and NY005369**

2. Activity type: Demolition
 Disposition *In December 2006, NYCHA in collaboration with HPD, issued an RFP to developers to build 2- and 3-family townhouses for homeownership, and invited a non-profit housing sponsor to seek HUD funding to develop an 80 to 100-unit senior residence with supportive services on a parking lot currently in the middle of Linden and Boulevard Houses in Brooklyn. This lot is largely vacant and NYCHA intends to provide replacement parking spaces elsewhere within the developments for existing permit holders in order to make this under-utilized land resource available for housing development. Financially eligible NYCHA households will be given an opportunity to purchase a townhouse. A developer was selected in November 2007. Construction is expected to start in 2008.*

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

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

5. Number of units affected: 0
 6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
 a. Actual or **projected** start date of activity: **Summer 2008**
 b. **Projected** end date of activity: **Winter 2009**

Demolition/Disposition Activity Description

- 1a. Development name: **Stapleton Houses**
 1b. Development (project) number: **NY005383**

2. Activity type: Demolition
 Disposition *NYCHA intends to dispose of a parking lot off Broad Street at the*

north east corner of Stapleton Houses to build 105 senior units. This proposal has obtained financing and a minimum of 37 units will be set aside for NYCHA seniors who are eligible for Section 8 vouchers.

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, **submitted**, or planned for submission: **December 12, 2006**

5. Number of units affected: 0

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Summer 2007**

b. **Projected** end date of activity: **Winter 2008**

Demolition/Disposition Activity Description

1a. Development name: **Chelsea Houses and Elliott Houses**

1b. Development (project) number: **NY005372; NY005181C**

2. Activity type: Demolition

Disposition *In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to construct a building with 128 units on the Chelsea Houses parking lot at West 25th Street and 9th Avenue. A developer was selected in September 2007. The proposed development will incorporate up to 15,000 sq. ft. of unused floor area from Elliott Houses for a more economical building with retail stores on the ground floor.*

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, **submitted**, or planned for submission: **March 23, 2007**

5. Number of units affected: 0

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Summer 2008**

b. **Projected** end date of activity: **Summer 2010**

Demolition/Disposition Activity Description	
1a. Development name: Fulton Houses	
1b. Development (project) number: NY005053	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> <i>In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to construct a building with approximately 100 units on the Fulton Houses parking lot on West 18th Street (mid-block) between 9th Avenue and 10th Avenue. A developer was selected in September 2007. The proposed development will provide community space on the ground floor.</i>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: March 20, 2007	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Summer 2008	
b. Projected end date of activity: Summer 2010	

Demolition/Disposition Activity Description	
1a. Development name: Harborview Terrace Houses	
1b. Development (project) number: NY005168	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, NYCHA intends to dispose of the Harborview Terrace parking lot on West 56th Street and the abutting basketball courts along with 60,879 square feet of excess, unused development rights emanating from the Harborview Terrace development. The disposition of the 34,282 square foot parcel of land along with the 60,879 square feet of development rights will facilitate the construction of two apartment buildings containing 342 dwelling units, including 226 affordable apartments. The Authority will submit an amended Section 18 Disposition application for HUD approval to dispose of the development rights supplementing the parcel of land previously proposed for disposition by Section 18 Disposition Application DDA00002264 submitted to HUD on April 5, 2007. A developer was selected in September 2007.</i>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: April 5, 2007	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

7. Timeline for activity:
 a. Actual or **projected** start date of activity: **Summer 2008**
 b. **Projected** end date of activity: **Summer 2010**

Demolition/Disposition Activity Description

1a. Development name: **West Tremont Rehab (Group 1, 2 and 3), Morris Heights Rehab and Macombs Road Rehab (collectively managed as University Avenue Consolidation)**

1b. Development (project) number: **NY005237, NY005238, NY005239, NY005272, NY005279**

2. Activity type: Demolition
 Disposition *In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, NYCHA intends to dispose of 10 buildings with a total of 463 dwelling units in the Bronx through a Request For Proposals, which was issued in September 2007. Nine of the buildings will be rehabilitated for rental to low income households, with one remaining building to be rehabilitated as affordable co-op units for sale with priority given to eligible NYCHA residents.*

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

4. Date application approved, **submitted**, or planned for submission: **June 2, 2008**

5. Number of units affected: 463

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
 a. Actual or **projected** start date of activity: **2008**
 b. **Projected** end date of activity: **2010**

Demolition/Disposition Activity Description

1a. Development name: **A. Phillip Randolph Houses**

1b. Development (project) number: **NY005202**

2. Activity type: Demolition
 Disposition
NYCHA proposes to replace 307 obsolete, deteriorating units located in 22 contiguous tenement buildings located along the south side of West 114th Street with 154 newly-constructed public housing units. Development of the new, elevator apartment building will necessitate partial demolition and clearance of 307 units in the 452-unit housing development. Currently, NYCHA anticipates retention of the housing development's 14 non-elevator tenements containing 145 units situated on the north side of West 114th Street.

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

4. Date application approved, **submitted**, or planned for submission: **November 30, 2007**

5. Number of units affected: 307
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: August 2007 b. Projected end date of activity: December 2010

Demolition/Disposition Activity Description
1a. Development name: Pomonok Houses 1b. Development (project) number: NY005271C
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a site currently used as a parking lot with access off 71st Avenue between Parsons and Kissena Boulevards to a non-profit housing sponsor to facilitate the provision of low income housing for seniors requiring supportive services. This funding reservation is a preliminary funding allocation with final commitment pending site acquisition and approval of project details including design, budget, marketing and services.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: August 8, 2008
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2008 b. Projected end date of activity: December 2009

Demolition/Disposition Activity Description
1a. Development name: Soundview Houses 1b. Development (project) number: NY005220H
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, NYCHA intends to dispose of a vacant site including an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park through a Request for Proposals, which was issued in September 2007. A developer will be selected to build approximately 200 low income rental units and 18 two-family townhouses for affordable homeownership.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : Fall 2008
5. Number of units affected: 0

6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2008 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: Highbridge Gardens 1b. Development (project) number: NY005312
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, NYCHA intends to dispose of a vacant site at the intersection of University Avenue and West 167th Street through a Request for Proposals, which was issued in September 2007. A developer will be selected to build approximately 200 rental units for low-income households.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: May 14, 2008
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2008 b. Projected end date of activity: 2010

Demolition/Disposition Activity Description
1a. Development name: Forest Houses 1b. Development (project) number: NY005220F
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD as part of the Mayor's New Housing Marketplace Plan, NYCHA intends to dispose of a lot within Forest Houses at the corner of Tinton Avenue and E. 166th Street through a Request for Proposals, which was issued in September 2007. A developer will be selected to build approximately 100 rental units for low-income households.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: August 12, 2008
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 2008</p> <p>b. Projected end date of activity: 2010</p>
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Demolition/Disposition Activity Description
<p>1a. Development name: East 165th – Bryant Avenue</p> <p>1b. Development (project) number: NY005226</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a site at 1071 Bryant Avenue, to be merged with an adjacent parcel owned by HPD, for development of low income senior housing by a non-profit housing sponsor. This disposition is pending funding approval for the sponsor to undertake the housing project.</i></p>
<p>3. Application status (select one)</p> <p style="padding-left: 40px;">Approved <input type="checkbox"/></p> <p style="padding-left: 40px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 40px;">Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: November 2008</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: January 2009</p> <p>b. Projected end date of activity: December 2010</p>

Demolition/Disposition Activity Description
<p>1a. Development name: East 173rd Street and Vyse Avenue</p> <p>1b. Development (project) number: NY005252</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a vacant site on Hoe Avenue and 172nd Street that includes a parking lot and a basketball court to accommodate a proposal from a sponsor for low-income housing development. The proposal is to build a total of 224 units in three phases including 56 senior apartments. This disposition is pending funding approval for the sponsor to undertake the housing project.</i></p>
<p>3. Application status (select one)</p> <p style="padding-left: 40px;">Approved <input type="checkbox"/></p> <p style="padding-left: 40px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 40px;">Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: November 2008</p>
<p>5. Number of units affected: 0</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: January 2009</p> <p>b. Projected end date of activity: December 2010</p>

Demolition/Disposition Activity Description	
1a. Development name: Betances V	
1b. Development (project) number: NY005136	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a site at 450 East 143rd Street formerly used as a playground to a non-profit housing sponsor to facilitate the provision of low income housing for seniors requiring supportive services. This disposition is pending funding approval for the sponsor to undertake the housing project.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : November 2008	
5. Number of units affected: 0	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: January 2009 b. Projected end date of activity: December 2010

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

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

On June 10, 1999, HUD approved NYCHA’s plan designating 9,849 apartments, located in 41 developments, for elderly occupancy only. That initial designation was for a five-year period. Out of a stock of approximately 179,000 units of public housing, the designation affects just 5.5% of the Authority’s public housing inventory. NYCHA was granted two additional two-year renewals of the designated plan on June 7, 2005 and June 18, 2007, respectively.

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

Designation of Public Housing Activity Description	
1a. Development name: Louis Armstrong I	
1b. Development (project) number: NY005120	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved , submitted, or planned for submission: 06/18/2007	
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 95	
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
Designation of Public Housing Activity Description	
1a. Development name: Baruch Houses Addition	
1b. Development (project) number: NY005111	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved , submitted, or planned for submission: 06/18/2007	
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 197	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
Designation of Public Housing Activity Description	
1a. Development name: Dr. Ramon E. Betances I	
1b. Development (project) number: NY005121	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/>	

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 88
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Mary McLeod Bethune Gardens
1b. Development (project) number: NY005070
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 210
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Borinquen Plaza I
1b. Development (project) number: NY005175
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 144
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **2240 Boston Road Plaza**

1b. Development (project) number: **NY005095**

2. Designation type:
 Occupancy by only the elderly
 Occupancy by families with disabilities
 Occupancy by only elderly families and families with disabilities

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 235
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Reverend Brown**

1b. Development (project) number: **NY005277**

2. Designation type:
 Occupancy by only the elderly
 Occupancy by families with disabilities
 Occupancy by only elderly families and families with disabilities

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 200
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Bronx River Addition**

1b. Development (project) number: **NY005220D**

2. Designation type:
 Occupancy by only the elderly

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Cassidy-Lafayette 1b. Development (project) number: NY005122
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 380 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Chelsea Addition 1b. Development (project) number: NY005361
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 96
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

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

1b. Development (project) number: **NY005253**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

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

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 116

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **College Ave/East 165th Street**

1b. Development (project) number: **NY005148**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

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

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 95

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **College Point Rehab**

1b. Development (project) number: **NY005076E**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 13 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: John Conlon LIFHE Towers 1b. Development (project) number: NY005137
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 216 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Edward Corsi 1b. Development (project) number: NY005149
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one)

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 171 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Davidson 1b. Development (project) number: NY005096A
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 56 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: East 152nd Street-Courtlandt Avenue 1b. Development (project) number: NY005154
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 130 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Forest Hills Cooperative 1b. Development (project) number: NY005108

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 06/18/2007 <i>NYCHA submitted a request to HUD on July 30, 2007 to remove Forest Hills Cooperative from NYCHA's Designated Plan. This request is currently under review by HUD.</i></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 178</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
Designation of Public Housing Activity Description
<p>1a. Development name: Fort Washington Avenue</p> <p>1b. Development (project) number: NY005266</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 06/18/2007</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 226</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
Designation of Public Housing Activity Description
<p>1a. Development name: Marcus Garvey (Group A)</p> <p>1b. Development (project) number: NY005166</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p>

Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 86
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bernard Haber
1b. Development (project) number: NY005271D
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 380
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Harborview Terrace
1b. Development (project) number: NY005168
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 195
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description

1a. Development name: Hope Gardens
1b. Development (project) number: NY005218
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 130
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: International Tower
1b. Development (project) number: NY005241
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Kingsborough Extension
1b. Development (project) number: NY005071
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 184 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: LaGuardia Addition 1b. Development (project) number: NY005061
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Leavitt/34th Avenue 1b. Development (project) number: NY005191
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 83 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description

1a. Development name: Lower East Side I Infill 1b. Development (project) number: NY005259
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 72 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Thurgood Marshall Plaza 1b. Development (project) number: NY005265
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 180 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Meltzer 1b. Development (project) number: NY005085
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

3. Application status (select one)
Approved; included in the PHA's Designation Plan
Submitted, pending approval
Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 231
7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Middletown Plaza**
1b. Development (project) number: **NY005096B**

2. Designation type:
Occupancy by only the elderly
Occupancy by families with disabilities
Occupancy by only elderly families and families with disabilities

3. Application status (select one)
Approved; included in the PHA's Designation Plan
Submitted, pending approval
Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 179
7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **John P. Mitchel**
1b. Development (project) number: **NY005050**

2. Designation type:
Occupancy by only the elderly
Occupancy by families with disabilities
Occupancy by only elderly families and families with disabilities

3. Application status (select one)
Approved; included in the PHA's Designation Plan
Submitted, pending approval
Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 165
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Morris Park Senior Citizens Home**

1b. Development (project) number: **NY005200**

2. Designation type:
 Occupancy by only the elderly
 Occupancy by families with disabilities
 Occupancy by only elderly families and families with disabilities

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 97
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Morrisania Air Rights**

1b. Development (project) number: **NY005190**

2. Designation type:
 Occupancy by only the elderly
 Occupancy by families with disabilities
 Occupancy by only elderly families and families with disabilities

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 300
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Palmetto Gardens**

1b. Development (project) number: **NY005196**

2. Designation type:
 Occupancy by only the elderly

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 115 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: P.S. 139 (Conversion) 1b. Development (project) number: NY005260
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 125 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Randall Avenue – Balcolm Avenue 1b. Development (project) number: NY005179
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 252
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Reid Apartments**
 1b. Development (project) number: **NY005089**

2. Designation type:
 Occupancy by only the elderly
 Occupancy by families with disabilities
 Occupancy by only elderly families and families with disabilities

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 230
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Ira S. Robbins Plaza**
 1b. Development (project) number: **NY005151**

2. Designation type:
 Occupancy by only the elderly
 Occupancy by families with disabilities
 Occupancy by only elderly families and families with disabilities

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 150
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Eleanor Roosevelt I**
 1b. Development (project) number: **NY005054**

2. Designation type:
 Occupancy by only the elderly

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Shelton Houses 1b. Development (project) number: NY005203
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 155 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Stuyvesant Gardens II 1b. Development (project) number: NY005269
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 150
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Sondra Thomas Apartments**
 1b. Development (project) number: **NY005192**

2. Designation type:
 Occupancy by only the elderly
 Occupancy by families with disabilities
 Occupancy by only elderly families and families with disabilities

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 87
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Twin Parks East**
 1b. Development (project) number: **NY005227**

2. Designation type:
 Occupancy by only the elderly
 Occupancy by families with disabilities
 Occupancy by only elderly families and families with disabilities

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation **approved**, submitted, or planned for submission: **06/18/2007**

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 219
 7. Coverage of action (select one)
 Part of the development
 Total development

Designation of Public Housing Activity Description

1a. Development name: **Union Avenue/East 163rd Street**
 1b. Development (project) number: **NY005214**

2. Designation type:
 Occupancy by only the elderly

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA Site 5 1b. Development (project) number: NY005254
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA Site 6 1b. Development (project) number: NY005281
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one)

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Van Dyke II 1b. Development (project) number: NY005055
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 112 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Vandalia Avenue 1b. Development (project) number: NY005243
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 293 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: West Brighton II 1b. Development (project) number: NY005040

<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 06/18/2007</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 108 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Surfside Gardens 1b. Development (project) number: NY005087</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 06/18/2007</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 270 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: West Tremont/Sedgwick Avenue 1b. Development (project) number: NY005180</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 06/18/2007</p>
<p>5. If approved, will this designation constitute a (select one)</p>

<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 148 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Gaylord White 1b. Development (project) number: NY005244E
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 247 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Carter G. Woodson 1b. Development (project) number: NY005084
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: 06/18/2007
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 407 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Glebe Avenue-Westchester Avenue 1b. Development (project) number: NY005147

<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 06/18/2007</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 132 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: New Lane 1b. Development (project) number: NY005242</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 06/18/2007</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 277 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: University Avenue Rehab
1b. Development (project) number: NY005283
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.

Conversion of Public Housing Activity Description
1a. Development name: Harrison Avenue Group I
1b. Development (project) number: NY005231
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD

<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input checked="" type="checkbox"/> Other: (describe below) As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.

Conversion of Public Housing Activity Description
1a. Development name: Harrison Avenue Group B
1b. Development (project) number: NY005287
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) As per 24 CFR §970.25(b), NYCHA is in the process of consolidating occupancy among developments to provide more efficient services to residents.
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)

- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one)

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

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

According to the Plan to Preserve Public Housing (released in 2006), the New York City Housing Authority (NYCHA) has sought authorization from the U.S. Department of Housing and Urban Development (HUD) to offer a limited number of Section 8 vouchers to residents of its 21 City and State developments. Under the proposed Section 8 Voluntary Transition Program, NYCHA will transition 8,400 City and State apartments into the Section 8 Program.

These 21 developments were built by the City or the State and no longer receive any subsidy from any government source to fill the gap between the cost of operating the buildings and rent collected. The proposed Section 8 Voluntary Transition Program will bring needed resources to the City and State developments and ensure that the rents remain affordable. NYCHA will continue to own, manage and provide services at these developments. NYCHA’s goal is to preserve public housing and secure the future viability of these 21 City and State developments.

Detailed plans on the Section 8 Voluntary Transition Program were submitted to HUD on October 17, 2006 seeking approval for this transition. On September 11, 2008, HUD approved NYCHA’s implementation plan for the 20 remaining developments.

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group I 1b. Development (project) number: NY005140
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program - <i>Section 5(h)</i> <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application - <i>Section 32</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (December 2009)
5. Number of units affected: 32
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group II 1b. Development (project) number: NY005155
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program - <i>Section 5(h)</i> <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application - <i>Section 32</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (December 2009)
5. Number of units affected: 15

6. Coverage of action: (select one)

Part of the development

Total development

Public Housing Homeownership Activity Description
(Complete one for each development affected)

1a. Development name: **FHA Repossessed Houses Group III**

1b. Development (project) number: NY005158

2. Federal Program authority:

HOPE I

5(h)

Turnkey III

Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

Approved; included in the PHA's Homeownership Plan/Program - *Section 5(h)*

Submitted, pending approval

Planned application - *Section 32*

4. Date Homeownership Plan/Program approved, submitted, or **planned for submission:**
(December 2009)

5. Number of units affected: 15

6. Coverage of action: (select one)

Part of the development

Total development

Public Housing Homeownership Activity Description
(Complete one for each development affected)

1a. Development name: **FHA Repossessed Houses Group IV**

1b. Development (project) number: NY005159

2. Federal Program authority:

HOPE I

5(h)

Turnkey III

Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

Approved; included in the PHA's Homeownership Plan/Program - *Section 5(h)*

Submitted, pending approval

Planned application - *Section 32*

4. Date Homeownership Plan/Program approved, submitted, or **planned for submission:**
(December 2009)

5. Number of units affected: 9

6. Coverage of action: (select one)

Part of the development

Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: FHA Repossessed Houses Group V	
1b. Development (project) number: NY005182	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program - <i>Section 5(h)</i> <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application - <i>Section 32</i>	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (December 2009)	
5. Number of units affected: 28	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: FHA Repossessed Houses Group VI	
1b. Development (project) number: NY005199	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program - <i>Section 5(h)</i> <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application - <i>Section 32</i>	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (December 2009)	
5. Number of units affected: 6	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: FHA Repossessed Houses Group VII	
1b. Development (project) number: NY005197	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h)	

<input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program - <i>Section 5(h)</i> <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application - <i>Section 32</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(December 2009)</u>
5. Number of units affected: 8 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group VIII 1b. Development (project) number: NY005198
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program - <i>Section 5(h)</i> <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application - <i>Section 32</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(December 2009)</u>
5. Number of units affected: 6 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group IX 1b. Development (project) number: NY005206
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program - <i>Section 5(h)</i> <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application - <i>Section 32</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

(December 2009)

5. Number of units affected: 20
6. Coverage of action: (select one)
 Part of the development
 Total development

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

- 1a. Development name: **FHA Repossessed Houses Group X**
1b. Development (project) number: NY005212

2. Federal Program authority:
 HOPE I
 5(h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)
 Approved; included in the PHA's Homeownership Plan/Program - *Section 5(h)*
 Submitted, pending approval
 Planned application - *Section 32*

4. Date Homeownership Plan/Program approved, submitted, or **planned for submission:**
(December 2009)

5. Number of units affected: 22
6. Coverage of action: (select one)
 Part of the development
 Total development

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

- 1a. Development name: **Franklin Avenue I MHOP**
1b. Development (project) number: NY005314

2. Federal Program authority:
 HOPE I
 5(h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)
 Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program **approved**, submitted, or planned for submission:
(04/08/1995)

5. Number of units affected: 40
6. Coverage of action: (select one)
 Part of the development
 Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Franklin Avenue II MHOP	
1b. Development (project) number: NY005346	
2. Federal Program authority:	
<input checked="" type="checkbox"/> HOPE I	
<input type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: (04/08/1995)	
5. Number of units affected: 0 Vacant Land	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Franklin Avenue III MHOP	
1b. Development (project) number: NY005348	
2. Federal Program authority:	
<input checked="" type="checkbox"/> HOPE I	
<input type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: (04/08/1995)	
5. Number of units affected: 45	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Samuel I MHOP	
1b. Development (project) number: NY005335	
2. Federal Program authority:	
<input checked="" type="checkbox"/> HOPE I	
<input type="checkbox"/> 5(h)	

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: (04/08/1995)
5. Number of units affected: 53 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Samuel II MHOP 1b. Development (project) number: NY005345
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: (04/08/1995)
5. Number of units affected: 10 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Samuel III MHOP 1b. Development (project) number: NY005359
2. Federal Program authority: <input checked="" type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission:

(04/08/1995)

5. Number of units affected: 10

6. Coverage of action: (select one)

Part of the development

Total development

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: **West Farms Square MHOP**

1b. Development (project) number: NY005318

2. Federal Program authority:

HOPE I

5(h)

Turnkey III

Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

Approved; included in the PHA's Homeownership Plan/Program

Submitted, pending approval

Planned application

4. Date Homeownership Plan/Program **approved**, submitted, or planned for submission:

(04/08/1995)

5. Number of units affected: 73

6. Coverage of action: (select one)

Part of the development

Total development

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: Southern Boulevard MHOP

1b. Development (project) number: NY005322

2. Federal Program authority:

HOPE I

5(h)

Turnkey III

Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

Approved; included in the PHA's Homeownership Plan/Program

Submitted, pending approval

Planned application

4. Date Homeownership Plan/Program **approved**, submitted, or planned for submission:

(04/08/1995)

5. Number of units affected: 137

6. Coverage of action: (select one)

Part of the development

Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Jennings Street MHOP	
1b. Development (project) number: NY005347	
2. Federal Program authority:	
<input checked="" type="checkbox"/> HOPE I	
<input type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: (04/08/1995)	
5. Number of units affected: 42	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Prospect Avenue MHOP	
1b. Development (project) number: NY005347	
2. Federal Program authority:	
<input checked="" type="checkbox"/> HOPE I	
<input type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: (04/08/1995)	
5. Number of units affected: 45	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

The eligibility criteria are to be determined.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

• *Data Sharing – March 28, 2001*

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

Public housing rent determination policies

For the earned income of a previously unemployed household member, NYCHA has implemented the 24-month earned income disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).

Public housing admissions policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Data Management and Supportive Services Division. Provides recruitment, orientations, job preparation workshops, assessments and referrals to NYCHA training programs, outside training programs, supportive services, and employment.	1,600 residents per year		Located at central office location in Downtown Brooklyn and at a satellite location at Carver Houses in Upper Manhattan	Public Housing

Business Development services in the form of referrals to Technical Assistance providers and direct assistance in contract procurement and financing.	8 resident owned businesses per year	Public Housing residents who respond to recruitment efforts.	Service Providers located in the 5 boroughs and staff located at central office location.	Public Housing
Employment Unit. The goal is to place job-ready residents in gainful employment.	300 residents per year.		Located at central office location in Downtown Brooklyn.	Public Housing
FY 2005 Resident Opportunities and Self-Sufficiency/Resident Service Delivery Model (ROSS/RSDM). HUD grant funded program provides GED preparation, vocational training, job search assistance and job placement assistance to 150 Authority residents. The grant agreement was executed in August 2006 and training began in September 2007.	15 residents per year	Provide meaningful career options to NYCHA residents	College of Staten Island and LaGuardia Community College in Long Island City	Public Housing
FY 2006 Resident Opportunities and Self-Sufficiency- Family and Homeownership Program (ROSS). HUD grant funded program provides training opportunities in Building Maintenance, Administrative Assistant, and Information Technology to 175 Authority residents. The grant agreement was executed in April 2007 and training began in September 2007.	29 residents per year	Provide meaningful career options to NYCHA residents	City College of New York in Upper Manhattan, Year UP in Lower Manhattan, and New York Career and Employment Services in the Bronx	Public Housing
FY 2007 Resident Opportunities and Self-Sufficiency- Family and Homeownership Program (ROSS). HUD grant funded program provides training opportunities in computer literacy, construction skills, and workforce training & advancement to 100 NYCHA residents. Grant was awarded to NYCHA on March 4, 2008.	33 residents per year	Provide meaningful career options to NYCHA residents	Year Up and City College of New York Adult and Continuing Education (CCNY/ACE)	Public Housing

<p>Pre-Apprenticeship Training Program. The Housing Authority entered into a three year agreement with the Edward J. Malloy Initiative for Construction Skills 2000, Inc., for the provision of a Pre-Apprenticeship Training Program for 300 Authority residents that will lead to successful and continuing enrollment and retention in State-certified apprenticeship programs. This program began on August 9, 2006.</p>	<p>Train and place 92 residents.</p>	<p>Provide training and preparation for permanent, highly skilled and highly paid trade's apprenticeship jobs.</p>	<p>The Edward J. Malloy Initiative for Construction Skills 2000, Inc.'s two training centers in Long Island City.</p>	<p>Public Housing and Section 8</p>
<p>Section 3. A HUD-mandated regulation whose purpose is to ensure that employment and other economic opportunities generated by Federal assistance to public housing authorities shall, to the greatest extent feasible and with best faith efforts, be directed to public housing residents and other low and very low-income persons.</p>	<p>10 projected hires.</p>	<p>Public Housing residents</p>	<p>Various</p>	<p>Public Housing</p>
<p>Resident Employment Program (REP). An alternative program for implementing Section 3. Established on January 1, 2001, REP requires that 15% of the total labor cost (including fringe benefits) of a contract in excess of \$500,000 for modernization, new construction and building maintenance work taking place at public housing developments, be expended on resident hiring and/or training.</p>	<p>25 projected hires</p>	<p>Public Housing residents.</p>	<p>Various</p>	<p>Public Housing</p>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: 07/20/08)
Public Housing	0	
Section 8	520	612

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

See Attachment F (ny005f05)

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

The FY2002 VA-HUD Appropriations Act, PL 107-73 (November 26, 2001), no longer funds the Drug Elimination Program through a separate appropriation. HUD has announced that "PHAs will no longer be required to complete Subcomponent 13D of the Annual Plan or the PHDEP template." See HUD's web site at http://www.hud.gov/offices/pih/pha/policy/merger_info.cfm.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

NYCHA's Pet Ownership statement is annexed as Attachment G (ny005g05).

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

3. Yes No: Were there any findings as the result of that audit?
A restatement of the prior year (2006) financials specifically related to the Other Post Employment Benefit (OPEB) liability
4. Yes No: If there were any findings, do any remain unresolved?
 If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
 If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) *ny005j05*
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
 List changes below:
- Other: (list below)

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

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

See Attachment E (ny005e05).

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

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

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Fabria Houses

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

Phipps Houses was selected by the Authority to redevelop Fabria Houses, including rehabilitation of the 11th Street sites and construction of the two new rental buildings. Phipps obtained both private and public financing, without contribution from NYCHA to support the project. A closing on this transaction occurred at the end of June 2007 at which time NYCHA provided a 99-year ground lease for the sites to Phipps. Construction began on November 29, 2007 and is anticipated to be completed within 18 months and the buildings reoccupied thereafter.

When completed, the redeveloped Fabria Houses will be comprised of five buildings containing 65 affordable rental units. All 65 units will qualify under the federal low income housing tax credit program and be affordable to families earning up to 60% Area Median Income (AMI). Section 8 subsidies will be provided to qualified families requiring such assistance. First preference for reoccupancy of the units will be provided to former Fabria families in good standing, relocated from the 11th street buildings.

Metro North Rehab

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

Three buildings on 102nd Street and on 103rd Street have sustained structural damage due to settlement problems triggered by construction on an adjacent property. NYCHA, working through HPD, has demolished these buildings. Phipps Houses, along with Urban Builders, was selected pursuant to an RFP issued in December 2006 to rehabilitate the 100th Street buildings and redevelop the 102nd Street and 103rd Street properties for the creation of a total of 339 residential units under a long term ground lease. Former Metro North Rehab residents

in good standing who choose to return will be given rental priority. Up to 300 units will be rented to residents eligible for Section 8 vouchers.

Unsubsidized Non-Federal Apartments

NYCHA owns and manages over 20,000 units in 21 developments that were built and initially financially supported by the City and State. These developments no longer receive any operating subsidies from either source. Maintenance of these valuable units as affordable housing has contributed to the increasing drain on NYCHA's federal resources. We can no longer afford to maintain these non-federal units without a sustainable funding source to fill the gap between the rents collected and the costs of operating the buildings. Detailed plans on the Section 8 Voluntary Transition Program were submitted to HUD on October 17, 2006 seeking approval for this transition. On September 11, 2008, HUD approved NYCHA's implementation plan for the 20 remaining developments.

Energy Performance Based Contracting

On October 1, 2008, NYCHA received HUD approval on the Authority's Energy Performance Based Contracting (EPC) Plan. With this approval, NYCHA can now proceed with the development of the detailed programs, contracts, time schedules and financing of its more than \$400 million energy performance program. The \$400 million represents the first phase of a multi-phase plan to implement hundreds of millions of dollars of energy oriented capital improvement of NYCHA's properties. The multi-phase energy performance contracting program is consistent with the City of New York's affordable housing and carbon reduction goals -- preserving public housing and ensuring a sustainable quality of life for citizens of New York City and for future generations to come.

Criteria for Significant Amendment or Modification of the Agency Plan (24 CFR

§903.7(r)(ii):

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

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A
Admissions Policy for Deconcentration
(ny005a05)

HUD regulations (24 CFR Part 903) require a discussion of HUD's Deconcentration Requirement in NYCHA's FY 2009 Annual Plan. It was determined from the following Deconcentration Analysis that NYCHA does not need to develop an additional Deconcentration Plan for its Fiscal Year 2009 Annual Plan to comply with HUD's requirement.

Although 21 of NYCHA's qualifying 145 developments fall outside of an Established Income Range (EIR), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 21 developments within the EIR primarily because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Deconcentration Analysis

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

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

The developments' characteristics and tenant income data are from the Tenant Data System database as of January 1, 2008. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 174,102 occupied units⁷, there are 161,910 units within 145 developments⁸ that do not meet the exemption criteria and therefore, were used in this analysis.

Gross mean incomes from the excluded types of developments and units were not used in the calculation of the overall NYCHA mean. In total, 12,192 occupied units were excluded from the analysis. Table I presents the number of these units that fall into each exclusion category. See the Appendix for a list of the individual excluded developments.

⁷ There are 179,315 total units in NYCHA's housing stock, with 174,102 occupied with rent paying tenants as of January 1, 2008. The unoccupied units include routine vacancies for resident turnover, and units taken offline for Section 504 conversions and major reconstruction.

⁸ For the purposes of this analysis, there are 145 developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 145 developments that have been excluded.

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income⁹ is less than 85% of the NYCHA mean; and a development will be considered above the EIR if its mean gross household income is above 115% of the NYCHA mean. The 2008 NYCHA mean gross household income is \$22,641, resulting in a lower EIR limit of \$19,245 and an upper EIR limit of \$26,037. In a recent amendment to the Deconcentration Rule, the definition of the EIR has changed to:

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

Thirty percent of the 2008 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is \$17,910. However, this is less than 115% of the NYCHA mean gross household income, and therefore, NYCHA’s 2008 upper EIR limit remains at \$26,037.

Table I shows that out of the 145 NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 11 developments with 10,448 occupied units with gross mean household incomes below the EIR and 10 developments with 10,552 occupied units with gross mean household incomes above the EIR.

**TABLE I
Summary Table**

Development Category	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$19,245		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$26,037		TOTAL	
	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	11	10,448	10	10,552	145	161,910
FHA Homes	N/A	N/A	N/A	N/A	N/A	231
Hope VI	N/A	N/A	N/A	N/A	N/A	1,696
MHOP Program	N/A	N/A	N/A	N/A	N/A	259
Elderly Only Developments	N/A	N/A	N/A	N/A	N/A	7,672
Developments with Fewer than 100 Units	N/A	N/A	N/A	N/A	N/A	181
Elderly Only Buildings	N/A	N/A	N/A	N/A	N/A	2,153
TOTAL						174,102

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

**TABLE II
LOWER INCOME DEVELOPMENTS**

Table II lists the 11 consolidated developments with a mean gross household income of less than 85% (\$19,245) of the NYCHA mean of \$22,641.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Beach 41st Street	165	Queens	\$19,108	701
Bronx River	032	Bronx	\$18,645	1,317
Mill Brook	084	Bronx	\$19,122	1,422
Monroe	088	Bronx	\$19,195	1,088
Mott Haven	121	Bronx	\$18,628	987
Pennsylvania-Wortman	194	Brooklyn	\$18,786	336
Taylor Street-Wythe Avenue *	234	Brooklyn	\$18,875	1,245
Tilden	096	Brooklyn	\$19,080	978
Unity Plaza	261	Brooklyn	\$18,640	995
Webster	141	Bronx	\$18,321	806
Williams Plaza *	128	Brooklyn	\$18,565	573
Total			\$18,841	10,448

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

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

**TABLE III
HIGHER INCOME DEVELOPMENTS**

Table III lists the 10 consolidated developments with a mean gross household income greater than 115% (\$26,037) of the NYCHA mean of \$22,641.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Forest Hills Co-Op *	200	Queens	\$45,167	251
Fredrick Samuel Apartments *	377	Manhattan	\$33,961	643
Fulton	136	Manhattan	\$29,496	938
Gompers	100	Manhattan	\$26,400	1,199
La Guardia	076	Manhattan	\$27,293	1,333
Linden	095	Brooklyn	\$26,668	1,481
Ravenswood	048	Queens	\$26,344	2,148
Rutgers	099	Manhattan	\$26,565	713
Todt Hill	042	Staten Island	\$28,046	498
Woodside	033	Queens	\$27,526	1,348
Total			\$27,961	10,552

The table above only includes units within the consolidated developments that qualify for inclusion in the Deconcentration Analysis, i.e., it excludes units that are elderly-only, mixed-finance, FHA, Hope VI, or MHOP. Studio and one bedroom units in Forest Hills Co-Op designated for the elderly are excluded from this analysis.

*Forest Hills Co-Op and Fredrick Samuels Apartments have separate income and rent schedules, which are designed to make them self-sufficient.

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

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

Three of NYCHA’s 21 developments (Forest Hills Co-Op, Taylor Street-Wythe Avenue, and Williams Plaza) have mean gross incomes outside of the EIR from the Deconcentration Requirement but should be excluded because they are covered by a court injunction, which restricts the types of resident applications that can be accepted at these developments.

All 21 NYCHA developments that have mean gross incomes outside of the EIR from the Deconcentration Requirement should be excluded, because all NYCHA developments are part of NYCHA’s explicit strategy to promote income-mixing in each of its developments. That strategy is spelled out in NYCHA’s Tenant Selection and Assignment Plan (“TSAP”). Under the TSAP, each development must adhere to income-mix requirements each year, renting no less than 40% of its vacancies to Very Low Income Families (making 30% or less of area median income), but balancing that with the Working Family Preference, which gives priorities to higher-income and working families.¹⁰ This plan has been in place since 1998. Over time, it should produce a generally uniform and healthy income mix in all NYCHA developments. Since NYCHA already has this deconcentration plan built into its rental scheme, it need not do anything more to comply with the Deconcentration Requirement.

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

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

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

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

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

- Applications Outreach to Tier III and Tier II applicants with incomes exceeding the "non-elderly average," informing them that they may be selected sooner for an eligibility interview if they are willing to accept one of the Working Family Priority Consolidations.
- Immediate scheduling of new Tier III and Tier II applicants with incomes exceeding the "non-elderly average," if they are willing to accept one of the Working Family Priority Consolidations.
- At the time of project choice, offering Working Family Priority Consolidations to Tier III and Tier II applicants with incomes exceeding the "non-elderly average," even if the Consolidations are not anticipating vacancies.

APPENDIX - Individual NYCHA Developments Exempt from Deconcentration Rule

Hope VI Developments

- Ocean Bay (Oceanside & Bayside)
- Prospect Plaza

Homeownership Developments

- Southern Boulevard M.H.O.P.
- Franklin Avenue I M.H.O.P.
- Franklin Avenue III M.H.O.P.
- Frederick Samuel I M.H.O.P.
- Frederick Samuel II M.H.O.P.
- Frederick Samuel III M.H.O.P.
- Jennings Street M.H.O.P.
- Prospect Avenue M.H.O.P.
- West Farms Square M.H.O.P.
- FHA Homes

Developments with Fewer than 100 Units

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

Developments Designated for the Elderly Only

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

Attachment B
FY 2008 Capital Fund Program Annual Statement
(ny005b05)

Attachment C
FY 2008 Capital Fund Program 5-Year Action Plan and Performance and Evaluation
Report and Schedule
(ny005c05)

Attachments B and C reflect the Authority's Capital Program for FY 2009 and for years FY 2009-2012.

The documents described above are available for public inspection at the Authority's principal office. Persons interested in examining the materials are requested to telephone (212) 306-4273 to make an appointment for such inspection.

Attachment D
Resident Advisory Board Members
(ny005d05)

Resident Advisory Board Delegates/Alternates as of August 21, 2008		
Names	District	Delegate/Alternate
Aikens, Shirley	Brooklyn South	Alternate
Ballard, Raymond	Brooklyn West	Delegate
Barber, Daniel	Bronx South	Alternate
Bender, Eva	Bronx South	Alternate
Bergin, Rose	Manhattan South	Delegate
Boskey, Frances	Section 8	Delegate
Bowman, Reginald	Brooklyn East	Delegate
Burns, Patricia	Manhattan North	Delegate
Carter, Deborah	Brooklyn South	Delegate
Charles, Brenda	Staten Island	Delegate
Clement, St. Clair	Manhattan South	Delegate
Corbett, Bertha	Brooklyn South	Delegate
Clifton, Rose	Brooklyn East	Alternate
Edmonds, Belinda	Section 8	Delegate
Feliciano, Wanda	Brooklyn East	Alternate
Fisher, Paulette	Manhattan North	Delegate
Forbes, Maria	Bronx South	Alternate
Forrester, Hyacinth	Brooklyn East	Delegate
Foster, Cornelius	Bronx South	Alternate
Gainey, Lawanda	Queens	Delegate
Glenn, Birdie	Manhattan North	Alternate
Gonzalez, Phyllis	Manhattan South	Alternate
Gonzalez, Victor A.	Manhattan South	Alternate
Grant, Wanda	Section 8	Delegate
Green, Charlene	Staten Island	Delegate
Green, Desiree	Brooklyn East	Alternate
Green, Nathaniel	Manhattan North	Alternate
Hall, Robert	Bronx North	Delegate
Harrell, Cassandra	Brooklyn West	Delegate
Heckstall, Sherry	Brooklyn West	Alternate
Hill, Cynthia	Queens	Delegate
Hogan, Robert	Queens	Delegate
Jacobs, Doris	Queens	Delegate
Jenkins, Dwayne	Bronx North	Delegate
Johnson, John	Bronx South	Alternate

Lewis, Scherise	Staten Island	Delegate
Marshall, Lillie	Brooklyn South	Delegate
Masterson, Loretta	Bronx North	Delegate
Miles, Charlotte	Manhattan South	Delegate
Morales, Idalia	Manhattan South	Alternate
Moore, Clarissa	Brooklyn East	Alternate
Morris, Ann Cotton	Queens	Delegate
Munroe, Carlton	Section 8	Delegate
Nimmons, Charlene	Brooklyn West	Delegate
Parker, Geraldine	Staten Island	Delegate
Peterson, Miguel	Bronx South	Delegate
Perry, Charlotte	Manhattan North	Delegate
Pamias, Odell	Manhattan South	Alternate
Polite Sr., Harry	Brooklyn South	Delegate
Prince, John	Brooklyn East	Delegate
Pugh, Barbara	Section 8	Delegate
Ramsey, Keith	Bronx South	Delegate
Ruiz, Mercedes	Manhattan South	Alternate
Smalls, Shelia	Brooklyn South	Delegate
Scott, Marguerite	Brooklyn West	Delegate
Smitherman, Joanne	Bronx South	Delegate
Steele, Michael	Manhattan South	Delegate
Stanton, Elizabeth	Staten Island	Delegate
Taylor, Cornelia	Queens	Alternate
Thomas, Peggy	Queens	Delegate
Thompson, Shirley	Bronx North	Delegate
Tull, Gloria	Bronx	Delegate
Velez, Ethel	Manhattan North	Alternate
Wilkins, Carol	Queens	Alternate
Williams, Herma	Bronx North	Delegate
Wyche, Rosia	Brooklyn South	Delegate

Attachment E
List of Resident Board Member
(ny005e05)

Resident Membership of the PHA Governing Board

1. The New York City Housing Authority (“NYCHA”) is exempt from the requirements of §2(b) (1) of the Housing Act of 1937, as amended. Pursuant to the provisions of §402(4) of the New York State Public Housing Law, the members of NYCHA’s governing body are required to serve on a full time basis and are paid a salary.
2. The appointing official is Michael R. Bloomberg, Mayor, City of New York.

Attachment F
Community Service Description of Implementation
(ny005f05)

NEW YORK CITY HOUSING AUTHORITY
Community Service Policy Overview

According to requirements of Federal Law, all public housing residents who are **not** exempt must perform Community Service or Economic Self-Sufficiency activities for 8 hours each month. This Community Service Policy Overview explains the exemptions and describes the Community Service requirement. If the attached notice states that you or a household member is required to perform Community Service, please contact and arrange a meeting with your Housing Assistant for a detailed explanation of the program. **If you have any questions about the Community Service Program, you should contact your Housing Assistant. No other office has the necessary information to answer your questions.**

I. EXEMPTIONS FROM COMMUNITY SERVICE

There are many exemptions for which residents may qualify. An exemption will excuse the resident from the performance of Community Service during the tenant's **one** year Lease term, unless the exemption is permanent. NYCHA can identify certain exemptions based on existing data, but most other exemptions may be granted only after submission of a signed exemption verification form. These forms are available from your Housing Assistant. The resident is required to obtain and submit the signed exemption document and bring it to the development management office.

The following is a list of exemptions.

A. EXEMPTIONS THAT NYCHA CAN IDENTIFY BASED ON EXISTING DATA

Age - Below Age 18

Age - Age 60 and older (permanent exemption)

Employed - An adult with no child below age 13 in the household and earning at least \$8,034 per year, or working a minimum of 30 hours per week

Employed - A single adult family with at least one child below age 13 in the household and earning at least \$5,356 per year, or working a minimum of 20 hours per week

Employed - A two adult family with at least one child below age 13 in the household: either or both adults must work and must earn at least \$9,373 per year, or either or both together must work a minimum of 35 hours per week, on the average

Disability Income - Receiving Supplemental Security Income (SSI)

Public Assistance - All authorized family members living in the same apartment will be exempt from performing community service for one year if at least one family member receives welfare assistance or participates in a program that receives welfare monies and is in compliance with the rules of the program (*This exemption may require signed documentation*)

B. OTHER EXEMPTIONS - GRANTED ONLY WITH SIGNED DOCUMENTATION

1. **Blind / Disabled** (A permanent exemption is granted only if the blindness or disability is certified as permanent by a doctor).
2. **Receiving Social Security Disability (SSD) Income.**

3. **Primary caretaker for the blind or disabled.**
4. **Vocational educational training** (available only **one** time per resident).
5. **Job skills training** directly related to employment, including attendance in a trade school. (The resident might not be currently employed, but employment may be dependent on successful completion of job training.)
6. **Education directly related to employment**, in the case of an individual who has not received a high school diploma or a certificate of high school equivalency, if employment is dependent on successful completion of job training.
7. **Satisfactory attendance at secondary school** or higher.
8. **Satisfactory attendance in a course of study** leading to a certificate of general equivalence, if the resident has not completed secondary school or received such a certificate.
9. **Work experience** (including work associated with the refurbishment of publicly assisted housing) if sufficient private sector employment is not available, e.g., Youthbuild.
10. **On-the-job** training.
11. **Childcare provider** to a NYCHA child resident age 5 or younger (including your own child), if the child's parent - also a NYCHA resident:
 - Is performing Community Service, OR
 - Is exempt by NYCHA from performing Community Service because the parent is employed

A child age 6 through 12 may also qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year

12a. **Childcare provider to your own child** if childcare is otherwise unavailable:

- You must be a single adult family.
- Your child must reside in your apartment.
- Your child must be age 5 or younger.
- Your child age 6 through 12 may also qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year.
- You must submit a letter from one local Child Care Center, on the Center's letterhead, stating that appropriate child care is not available. The Child Care Center must be licensed by the NYC Department of Health and be subsidized by NYC.

12b. **Childcare provider to your own child:**

- You must be a single adult family.
- Your child must reside in your apartment.
- Your child must be age 12 months or younger.
- You must submit valid proof of the infant's birth, by providing a
 - Birth certificate, and/or
 - Court papers which indicate that the tenant is the birth/natural parent, adoptive parent or court ordered guardian of the infant child.

II. COMMUNITY SERVICE CREDITS

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

1. **Tenant Association (TA) Officer:** A TA President or TA executive board members receive a credit of 8 hours of community service during any month in which they serve in office.

2. **Foster Parent:** A foster parent whose foster child(ren) lives in the same NYCHA apartment receives a credit of 8 hours of community service for every 30 days that the foster care relationship continues. Even if there is more than one foster child in the apartment, the credit remains at 8 hours per 30 days.
3. **Job Search and Job Readiness Assistance:** The resident is credited with **16** hours of community service (and not more than 16) for any job search activities during any lease year. This is **not** an Exemption although verified on the *Community Service Exemption Verification – Education Job Training* form.

Job readiness assistance includes any of the following criteria:

- a) Training in job-seeking skills
- b) Training in the preparation of resumes or job applications
- c) Training in interviewing skills
- d) Participating in a job club
- e) Other related activities that may assist an individual to secure competitive employment

Receipt of Unemployment Insurance Benefits qualifies as job search.

4. **Military Service:** Any resident performing military service who is either on Active Duty (in the: Army, Air Force, Navy, Marine Corps or Coast Guard) or in a Reserve Component (in the: Army National Guard, Air National Guard, Army Reserve, Air Force Reserve, Navy Reserve, Marine Corps Reserve or Coast Guard Reserve) receives a credit of 96 hours of Community Service.
5. **Pregnancy:** A resident who is pregnant receives a total credit of 8 hours upon proof of pregnancy. No other medical factors are needed. This credit can be given only once during the same pregnancy. (This credit does not prevent a woman from qualifying for the Disability exemption based pregnancy.)
6. **Temporary illness:** A resident who is ill and unable to work shall receive a credit of 8 hours for every 30 days of illness.
7. **Victims of Domestic Violence, Intimidated Victims and Intimidated Witnesses (VDV/IV/IW):** A resident whose request to transfer to another development as a VDV/IV/IW has been approved, receives a credit of 8 hours of community service for every 30 days that the transfer request is pending, or until the resident moves out of the apartment.
8. **Incarceration:** A resident shall be credited for 8 hours of community service for every 30 days during his/her incarceration. Upon release from jail, the resident is required to perform community service, unless otherwise exempt.

III. COMMUNITY SERVICE REQUIREMENT

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

A. Service Status Notice

If the Service Status on the Status Notice for any household member is “Community Service Required,” you must arrange a meeting with your Housing Assistant for an explanation of Community Service. If the Service Status listed on the attached Notice for all household members is “exempt,” no meeting is required.

B. Performance of Community Service

Residents may perform Community Service either at a facility located within a NYCHA development or at

a non-NYCHA facility. Your Housing Assistant will assist you in identifying various Community Service providers within the neighborhood. There are a wide range of providers so that a resident may choose from many different types of Community Service. A resident may, but does not have to, perform all Community Service activity for one provider. The resident may perform Community Service at different Community Service providers.

NOTICE	NYCHA does not endorse any particular organization or assume any liability in connection with a resident's Community Service. Each resident is solely responsible for seeking an appropriate organization to fulfill this federal law requirement.
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In order to perform Community Service the resident must first give the *Community Service Performance Verification* form (available from a Housing Assistant) to the intended provider. This form allows the provider to agree to supervise the performance of the Community Service and certify the number of hours performed. Once the form is completed, you should keep a copy and return the original to your development management office.

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

Community Service is defined by the law as: the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service is not employment and may not include political activities.

Examples of Qualifying Community Service Activities

Residents may volunteer to perform Community Service with NYCHA or for federal, state or municipal agencies, or for community or faith-based organizations. Community Service providers may be identified after discussion with your Housing Assistant or through the following:

- The **Mayor's Office - Voluntary Action Center** - located on the internet at www.nyc.gov/volunteer
- By calling **3-1-1** - the NYC Citizen Service Center
- The **Volunteer Match** database, located on the internet at www.volunteermatch.org

A resident may also pick a Community Service provider that is not on a database listed above, provided that permission is obtained from the development Manager prior to performance of Community Service.

Examples of NYCHA Community Service Activities	
<ul style="list-style-type: none"> ▪ Tenant patrol ▪ Attend Resident Association meetings ▪ RAB Delegate/Alternate – meeting attendance ▪ Attendance at meetings called by NYCHA 	<ul style="list-style-type: none"> ▪ Community Center / Senior Center volunteer ▪ Applicant Review and Orientation Committee (AROC) member ▪ NYCHA gardening program ▪ Resident sponsored community clean-up day
Examples of Non-NYCHA Community Service Activities	
<p>Volunteer for local government or community organizations which serve a public benefit, such as:</p> <ul style="list-style-type: none"> ▪ Food bank ▪ Hospital ▪ Nursing Home / Hospice ▪ Ambulance service ▪ Programs providing support to families with hospitalized members ▪ Parks Department ▪ Library ▪ Reading Program ▪ School 	<ul style="list-style-type: none"> ▪ Parent Teacher Association (PTA) meetings ▪ After School Programs ▪ Day Care Facility ▪ Habitat for Humanity ▪ Boys or Girls Club ▪ AmeriCorps ▪ Police Department ▪ Auxiliary Police ▪ Youth Mentoring ▪ Vista ▪ Court ordered Community Service
<p><i>Economic Self-Sufficiency</i> is <u>defined</u> by the law as: any program that is designed to encourage, assist, train or facilitate the economic independence of its participants and their families. An <i>Economic Self-Sufficiency</i> program can also provide work for its participants.</p>	
Examples of Qualifying Economic Self-Sufficiency Activities	
<ul style="list-style-type: none"> ▪ Work placement ▪ Household budgeting or management ▪ Apprenticeship ▪ Any program necessary to prepare a participant for work (including a substance abuse or mental health treatment programs) 	<ul style="list-style-type: none"> ▪ Employment counseling ▪ Basic skills training ▪ English proficiency ▪ Workfare ▪ Financial management

Attachment G
Information on Pet Policy
(ny005g05)

- ◆ **Dog/Cat:** Residents may own either **one** dog or **one** cat.
- ◆ **Other Pets:** Reasonable quantities of other pets such as small caged birds (parakeets, canaries), fish and small caged animals (hamsters, gerbils, guinea pigs), maintained in accordance with the New York City Health Code, are permitted. NYCHA has always permitted these small caged pets and does not require that these pets be registered. A registration fee for these pets is not required.
- ◆ **Size limit:** There is a weight limit for dogs. Dogs weighing over **40** pounds when fully grown are not permitted.
- ◆ **Pet Conduct:** Pet owners must keep their pet in a manner that will not create a nuisance, not create excessive noise, not create an unsafe or unsanitary condition, not cause harm or threaten other people and not damage any property.
- ◆ **Dangerous Pet:** Animals that are vicious, threatening, or prohibited by NYC Health Code are forbidden.
- ◆ **Pet waste:** Pet owners must clean up after their pets and dispose of pet waste with the trash. Do not put pet waste in the toilet.
- ◆ **Dog Leash:** Dog owners must always keep their dog on a leash, **six** feet long or less, while in a public area.
- ◆ **Pet-Free Zone:** Pet owners must not allow their pet to enter a "pet-free" zone.
- ◆ **Spay/Neuter:** Dogs and cats must be spayed or neutered.
- ◆ **Vaccination:** Dogs and cats must have a current rabies vaccination.
- ◆ **Dog License:** Dogs must be licensed and must wear their license tag when in public.
- ◆ **Registration:** Pet owners must register their dog or cat on a one time bases, at any time but no later than the time of annual review. The registration includes the completion of a Dog and Cat Veterinarian Certification showing that NYCHA pet requirements are being followed.
- ◆ **\$25.00 Fee:** Dog and cat owners must pay a one-time, non-refundable pet registration fee of \$25.00.
- ◆ **Senior Citizens:** Dog and cat owners who live in a building designated exclusively for senior citizens, do not have to pay the \$25.00 pet registration fee.
- ◆ **Service Animal:** Residents who submit doctor's verification showing that they need a service animal do not have to pay the \$25.00 pet registration fee and the dog is exempt from the 40 pound weight limit. *A service animal is defined as one that assists, supports or provides service to a person with disabilities.* One example is a guide dog for a blind person.

NYC's 24 hour Citizen Service Center (Call 311) may be utilized for residents to report vicious, threatening, or prohibited animals within their developments.

Attachment H
Section 8 Homeownership Capacity Statement
(ny005h05)

The Authority is currently drafting a Section 8 Homeownership Administrative Plan that will be submitted to HUD for approval. Due to the limitations of the Section 8(y) regulations only the purchase of a cooperative, a condominium, or a single-family house is permitted. The draft Homeownership Plan will permit a Section 8-voucher holder to use his/her monthly voucher payment, over a fifteen-year period, and additional household income towards the payment for a first or second mortgage.

The Authority's proposed Section 8 Homeownership Program, will include at least the following requirements:

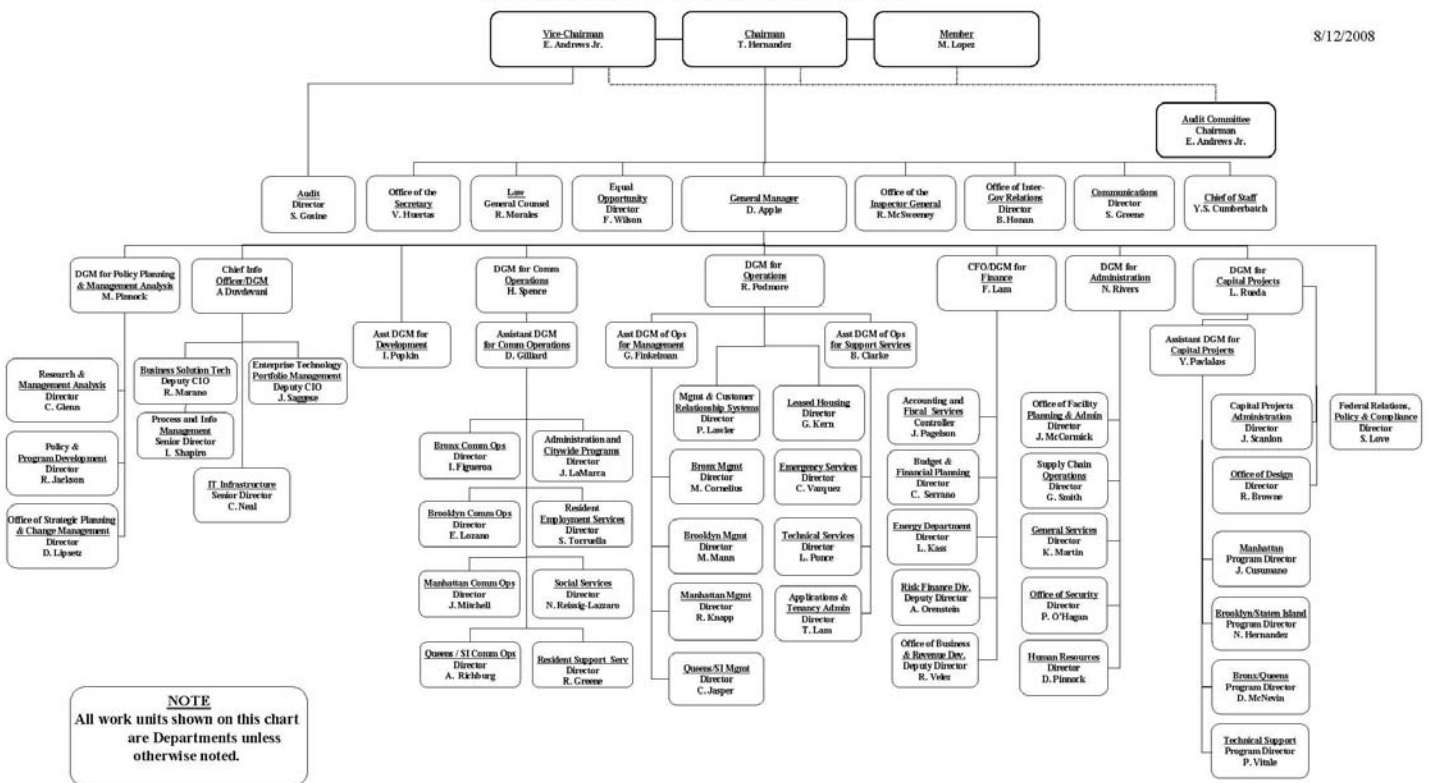
1. Establish a minimum homeowner down payment requirement of at least three percent (3%) and require that at least one percent (1%) of the down payment come from the household's own resources;
2. That the financing for the purchase of a home must comply with state or Federal government, or secondary mortgage market underwriting requirements;
3. That the Section 8 voucher holder complete homeownership training, counseling, post-purchase and home repair programs taught by certified homeownership trainers prior to the purchase;
4. That the Section 8 voucher holder or other household member is employed for the two years prior to applying for the mortgage loan.

Attachment I

PHA Management Organizational Chart (ny005i05)

NEW YORK CITY HOUSING AUTHORITY ORGANIZATION CHART

8/12/2008



NOTE
All work units shown on this chart
are Departments unless
otherwise noted.

Attachment J
Comments from the Public for the FY 2009 Annual Plan
(ny005j05)

CITY-WIDE COUNCIL OF PRESIDENTS
THE OFFICIAL REPRESENTATIVE BODY OF THE PUBLIC HOUSING COMMUNITY
IN THE CITY OF NEW YORK
PHONE: 718-922-7141 347-731-4351

MEMBERS:

Reginald H. Bowman, District Chair Brooklyn East
Raymond Ballard, District Chair Brooklyn West
Rosia Wyche, District Chair Brooklyn South
Elizabeth Stanton, District Chair Staten Island
Joanne Smitherman, District Chair Bronx South
Anne Cotton-Morris, District Chair Queens
Herma Williams, Bronx North
Rose Bergin, District Chair Manhattan South
Ethel Velez, District Chair Manhattan North

October 1, 2008

To: Chairman & Executive Board of NYCHA
From: Citywide Council of Presidents/Resident Advisory Board Committee of NYCHA
Subject: Positions on Pilot Payments (To New York City, MOU's for NYPD, DFTA, Department of Sanitation)

The Resident Advisory Board Committee of CCOP, met on July 17, 2008 and the CCOP met in a special meeting, August 13, 2008.

The CCOP/RAB have reached a general consensus on the following positions, and have outlined the following steps as a group. It is our expectation that as we continue to work in partnership with NYCHA, CCOP/RAB should be consulted on all matters that involve NYCHA operation and policy, prior to decisions being made and implemented by the NYCHA Board and its' Executive staff. We also expect NYCHA to support the maintaining of

CFR 964 Regulations on Resident Participation and join us in seeking State sponsored legislation to permanently protect resident participation rights in the State of New York.

- 1) The New York City Housing Authority must end the practice of pilot payments to the City of New York.
- 2) The New York City Housing Authority must abolish the MOU for payments to the City of New York for Police Services
- 3) The New York City Housing Authority should end the payments for DFTA, and Department of Sanitation. It is our belief that the elimination of these payments will practically reduce the budget deficit for NYCHA.
- 4) We would like the New York City Housing Authority to provide information in writing to the CCOP and the Resident Advisory Board Committee on all matters of NYCHA operation and policy.
- 5) On the matter of Community Operations and Community Centers we expect NYCHA to keep their word. There must be constant communication between CCOP/RAB while considering the strategy to deal with the funding shortfall for Social and Community Services. CCOP/RAB must be involved in the process before any decisions are made.

- 6) On the matter of the Agency Plan 2008 forward: CCOP/RAB wants to make certain that the New York City Housing Authority includes our position in this plan. Our number 1 position on the Agency Plan is that the New York City Housing Authority should eliminate rent increases, and reductions in Community Services that are against the best interest of the residents that we serve. CCOP/RAB will not approve or sign off on an Agency Plan that does not reflect the best interests of the residents or abide by the policy that governs the protection of residents from paying rents that we cannot afford. We also reserve the right to add elements to this position.
- 7) CCOP/RAB will contact the Office of the Mayor, the President of the City Council, and all elected representatives in New York State, and Washington to be certain that they recognize our group as the official spokespersons for the residents of NYCHA and to open responsible dialogue and negotiations with government, on behalf of the residents we represent. This includes all matters that impact Asset Management, Section 8, Federal, State and City developments, and/or all residents of NYCHA properties.

In conclusion, CCOP/RAB fully look forward to the cooperation of NYCHAs' leadership from the Chair to each of its' divisions, so that we can work together in partnership, to continue to improve the quality of life and truly save and preserve public housing for the future.

Attachment K
Assessment of Site-Based Waiting List
Development Demographic Changes
(ny005k05)

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

1. Stanton Street (NY005326)

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

Construction of this new conventional housing development has been completed and the development is now fully occupied.

Based on the data available on January 1, 2008, Stanton Street housed 12 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	6	6	0

All twelve families include at least one individual who is physically or mentally disabled.

2. Ocean Bay Apartments (NY005244F) and (NY005244D)

The Ocean Bay Apartments are located on the Far Rockaway peninsula in Queens County, and consist of two developments:

- Oceanside Apartments; and
- Bayside Apartments;

These two developments, together are referred to as “Ocean Bay”, with a total of 1,795 apartment units. These developments are in the process of being revitalized with federal financial assistance under the HOPE VI Program. Modernization Work under Phase I was substantially completed as of November 30, 2004. Phase II Work consists of a new construction which is targeted for substantial completion by August 2009.

The approved HOPE VI plan for Ocean Bay-Oceanside will modify the development’s density to offer 418 public housing units upon completion. At the Ocean Bay - Bayside site, a modified density will provide 1,385 public housing units.

Based on data available on January 1, 2008 Ocean Bay Apartments housed 1,696 households having the following racial /ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
28	1,122	403	143

Additionally, as of the aforementioned date, there were 574 families at Ocean Bay that include at least one individual who is physically or mentally disabled.

3. Prospect Plaza Redevelopment Project

The Prospect Plaza Redevelopment Project is a phased redevelopment project located in the Ocean Hill/Brownsville section of Brooklyn. The first phase is complete which included construction of thirty-seven, two-family homes. All homes were completed and occupied during the summer of 2005, with thirty-two of the homes purchased by first time home buying, public housing residents.

It is anticipated that the balance of the Prospect Plaza Houses redevelopment will be accomplished through mixed-finance, mixed-income projects, comprised of rental units owned and managed by private, third party development and management entities. The proposed scope includes development of rental units, with public housing and other affordable units mixed across the site. It is further intended that any non-public housing units will be affordable to low- and moderate-income households, and incorporate federal Low Income Housing Tax Credits and Section 8 vouchers. A new, multi-use community, educational and day care center is also planned at Prospect Plaza.

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

At this time, the buildings are vacant so there are no racial/ethnic or disability related resident data for this site.

4. PSS Grandparent Family Apartments (NY005387)

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

Construction was completed in February 2005 and the first families moved in during early May 2005. The six story building contains 50 units, plus a unit reserved for a superintendent. On site supportive services include respite care, summer camp, tutoring, computer lab and instruction, case management, classes on parenting and stress reduction. A full-time social worker provides individual counseling, assistance with entitlements and referral services. A part-time youth coordinator works with the children.

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

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

Based on data available on January 1, 2008, PSS/WSF housed 49 households having the following racial /ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	26	23	0

5. Jennings Street Housing Development (NY00534), Prospect Avenue Housing Development (NY005317), Southern Boulevard Housing Development (NY005322), West Farms Square Housing Development (NY005318), Frederick E. Samuel Housing Development I, II, III (NY005335, NY005345, NY005359), Franklin Avenue Housing Development I, II, III (NY005314, NY005346, NY005348)

The six developments listed above (the “MHOP Developments”) are in NYCHA’s Multifamily Homeownership Program, and consist of 455 public housing residential units located in the Bronx and Manhattan that will be converted to cooperative ownership, and sold to eligible applicants pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended (“Section 5(h”). Funding from HOPE I Implementation Grants (Grant #'s: NY36HI10050194 & NY36HI10050195) has been used to implement the HUD-approved NYCHA homeownership plan under Section 5(h) (“the Homeownership Plan”) to convert the MHOP Developments to limited-equity, cooperatively-owned private housing.

The MHOP Developments consists of twelve (12) buildings in the Bronx with 382 units and seven (7) buildings in Manhattan with 73 units. Listed below is a description of the MHOP Developments:

- The Jennings Street housing development (NY005347) is a 42 unit apartment complex located at 749, 759, and 763 Jennings Street in the Bronx.
- The Prospect Avenue housing development (NY005317) is a 45 unit apartment complex located at 1815 Prospect Avenue in the Bronx.
- The Southern Boulevard housing development (NY005322) is a 137 unit apartment complex located at 488 Southern Boulevard in the Bronx.
- The West Farms Square housing development (NY005318) is a 73 unit apartment complex located at 1000 Freeman Street and 1252 West Farms Road in the Bronx.
- The Franklin Avenue I, II and III housing development (NY005314), (NY005346), (NY005348) is an 85 unit apartment complex and development grounds located at 1338, 1342, 1330-36, 1348-50 Franklin Avenue and 620, 630, 636 E. 170th Street in the Bronx.
- The Frederick E. Samuel housing development (NY005314), (NY005346), (NY005348) is a 73 unit apartment complex located at 2401, 2403, 2405 Adam Clayton Powell Boulevard, 173 W. 140th Street, 136, 138 W. 139th Street, 110 W. 139th Street and 151 W. 142nd Street in Manhattan.

Applicants who wish to purchase an apartment unit under MHOP must meet the following requirements:

- (i) On an average monthly estimate, thirty-five percent (35%) of the Applicants’ adjusted income as defined in 24 CFR Section 5.611 and any available subsidy shall cover cooperative homeownership expenses (the “Affordability Standard”);

- (ii.) A total gross yearly household income of not less than fifty percent (50%); and not greater than eighty percent (80%) of the Area Median Income (AMI), adjusted for family size (“Income Eligibility”);
- (iii.) Satisfaction of NYCHA’s Tenant Selection and Admission Standards;
- (iv.) At least one member of the Applicant’s household shall be gainfully employed, or otherwise have a regular source of income;
- (v.) Satisfactory rental history for at least the past two years; and
- (vi.) Acceptable credit history as evidenced by a then-current credit report.

HUD approved the use of site based waiting lists for MHOP, providing eligible applicants with preferences in accordance with the “Marketing Plan” as set forth below. Separate Marketing Plans have been created for each MHOP Development. Participants will be invited to apply for the program in the following order:

- (i) First, to current tenants of record at the MHOP development in question;
- (ii) Second, to current tenants of record of NYCHA public housing developments (NYCHA tenants) and recipients of record of Section 8 housing subsidies who reside in the Borough where the MHOP is located;
- (iii) Third, if the response to the mailings in (i) and (ii) above is deemed inadequate by NYCHA, then to NYCHA tenants and Section 8 tenants who reside in all other NYC Boroughs; and
- (iv) Fourth, if the response from the mailings in (i), (ii) and (iii) above is deemed inadequate by NYCHA, then to households on the then-current NYCHA waiting lists for public housing and to receive Section 8 vouchers.

In order facilitate the conversion of the MHOP Developments, NYCHA has entered into an agreement with the Urban Homesteading and Assistance Board (“UHAB”) to assist in the conversion of the MHOP Developments to cooperative corporations. Under its agreement with the NYCHA, UHAB is responsible for conducting an outreach to eligible applicants for the MHOP program; organizing current tenants of the MHOP developments into Resident Councils and further assisting the Resident Councils in the formation of cooperative Boards of Directors and to provide training on the responsibilities of a Cooperative Board of Directors. UHAB will also provide continuing counseling and assistance to the cooperatives’ Board of Directors after the cooperatives are formed.

Commencing September 2007, appointments were scheduled for public housing residents of the five Bronx MHOPs and other NYCHA developments to pre-close on the purchase of cooperative shares in their developments. At the pre-close meetings, the residents filed the completed purchase agreement with NYCHA (Homeownership Opportunity Purchase Agreement) for the apartment and paid the required down payment to NYCHA. As of March 31, 2008, 38 residents (86%) had pre-closed at Prospect Avenue MHOP; 30 residents (73%) had pre-closed at Jennings Street MHOP; 95 residents (70%) had pre-closed at Southern Boulevard MHOP; 45 residents (63%) had pre-closed at West Farms Square MHOP; and 37 residents (44%) had pre-closed at Franklin Avenue MHOP.

UHAB continues to work with NYCHA’s Law Department on a variety of co-op conversion issues related to the preparation of closing documents for the transfer of the properties to the cooperatives, which is expected to commence during the fall of 2008.

Based on the data available on January 1, 2008, Jennings Street housed 22 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	10	12	0

Based on the data available on January 1, 2008, Prospect Avenue housed 30 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	15	15	0

Based on the data available on January 1, 2008, Southern Boulevard housed 87 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	40	45	2

Based on the data available on January 1, 2008, West Farms Square housed 36 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
1	23	12	0

Based on the data available on January 1, 2008, Franklin Avenue housed 39 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	20	18	1

Based on the data available on January 1, 2008, Fred Samuel housed 45 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
1	41	3	0

Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board
(ny005105)

January 30 2008

Call to Order/Roll Call
Agenda Review
Annual Plan Process Overview
NYCHA Budget Overview
Federal Issues
Break
RAB Discussion
Committee Formation
Adjourn

October 1, 2008

Call to Order/Roll Call-Welcome
Items for Action – Review of the NYCHA
Agency Plan, Position of the RAB on
PILOTS, MOU with NYPD, DFTA, DOS,
Meetings with NYCHA Board, Office of the
Mayor, City Council
Resolutions for Action
Next Calendar Meeting
Adjournment

February 12, 2008

Call to Order/Roll Call
Welcome Remarks
NYCHA Presentations
RAB Finalization of Committee
Structure/Selections
RAB Discussion
Adjourn

February 27, 2008

Call to Order/Roll Call
RAB Finalization/Decision on
RAB Committees
Adjourn

July 17, 2008

Call to Order/Roll Call
The Revised Agency Plan
The Proposed Actions to Restore
the Budget
Rent Increases/Closing of
Community Centers
Positions/Plans/Resolutions
Adjourn

Attachment M
Section 8 Project-Based Voucher Program
(ny005m05)

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

1. As of July 31, 2008, NYCHA has executed HAP contracts for 39 buildings and completed rentals for 560 families, of which 416 are currently in occupancy.
2. Of the Authority’s approved HUD funding for 97,743 Section 8 tenant based vouchers as of December 31, 2007, the Authority expects to utilize no more than approximately 1,000 vouchers for this initiative, representing 1 % of the total available units.
3. NYCHA understands that all new project-based assistance agreements must be for units within census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exception. 66 Fed. Reg. At 3608.
4. NYCHA will carry out this program in accordance with 42 USC §1437f(o)(13), as amended by §232 of the *FY 2001 VA-HUD Appropriations Act*, and in conformity with the non-discrimination requirements specified in 24 CFR §903.7(o). In carrying out this program, the Authority will act affirmatively to further fair housing.
5. The Section 8 Project-Based Initiative will be consistent with NYCHA’s FY 2009 Agency Plan because:
 - a. Project-basing in certain locations is needed to assure the availability of units for a period of years.
 - b. Project-basing broadens the scope of NYCHA’s program for applicants and landlords. It allows NYCHA to assist families who would not otherwise be eligible for assistance and acts as a resource to stabilize developments with desirable families who can no longer afford the rent that is charged.
 - c. Consistent with the goals of NYCHA’s Five-Year plan, the Section 8 project-Based Initiative:
 - i. expands the supply of assisted housing;
 - ii. increases assisted housing choice;
 - iii. ensures equal opportunity, and
 - iv. deconcentrates poverty and expands economic opportunities.

Attachment N
Section 3 Program Summary Report
(ny005n05)

Section 3 Summary Report for FY 2007

Trade:	New Resident Hires	New Non- Resident Hires
<u>Construction Titles</u>		
Apprentice	0	0
Asbestos Handler	0	0
Asbestos/Insulator Worker	0	0
Cable Installer	0	0
Carpenter	2	2
Cement & Concrete Worker	0	0
Demolition Tier A	1	0
Demolition Tier B	12	2
Electrical Service Technician	0	0
Electrician	0	0
Electrician Jobbing	1	0
Elevator Apprentice/Helper	4	0
General/Utility	1	0
Journeyman	0	1
Laborer	35	3
Landscaper	1	0
Maintenance	3	1
Mason Tenders	8	2
Painter	9	20
Plumber	3	0
Plumber Jobber	1	0
Project Manager Assistant	1	0
Tile Layer	0	0
<u>Other Titles</u>		
Clerical	1	0
Security Guard	8	0
TOTALS	91	31

Attachment O
Resident Employment Data
(ny005o05)

Recruitment	2005	2006	2007
Mailings	176,948	535,703	155,007
Orientations Conducted	230	255	261
Assessments	1,271	1,792	1,278
Referrals	1,491	1,467	2,115
Job Placements	457	415	461
Non Grant Funded Initiatives	26	235	369
Grant Funded Initiatives	11	4	1
Section 3/REP	106	176	91
Summer Seasonal Employment	2,435	2,833	2,186
SYEP	1,438	1,767	1,653
Community Operations Summer Program	669	697	212
Management Operations Seasonals	328	369	321
Grant Funded Training			
Enrolled	48	8	100
Completed	56	8	47
New Resident Owned Businesses	2	13	20
Received Technical Assistance	10	63	81

Recruitment: mailings are the number of households contacted, and orientations are the number of sessions held where groups of residents received information about services available through RES

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

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

Job Placements: number of residents placed in jobs as a result of referrals by RES to external sources, NYCHA grant-funded or Section 3/REP contracting requirements

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

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

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

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

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

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

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

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

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

Attachment P
Component 10 (B) Voluntary Conversion Initial Assessments
(ny005p05)

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 286
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and / or disabled developments not general occupancy projects)? 57
- c. How many assessments were conducted for the PHA's covered developments? *An initial assessment was conducted which reviewed the implications for converting each of the Authority's 287 general occupancy developments to tenant-based assistance. Each development was individually considered during the review process.*
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
None

Development Name	Number of Units

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

Attachment Q
Statement of Progress in Meeting Five-Year Plan Mission and Goals
(ny005q05)

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

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

Objective: Apply for additional rental vouchers.

Progress: The 2007 monthly average of leased housing units was 83,511 for an 84 percent utilization rate. As of August 31, 2008, the number of leased housing units is 89,773, representing a 91.8 percent utilization rate.

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

Progress: As part of Mayor Bloomberg's New Housing Marketplace Plan to produce and preserve 165,000 units of affordable housing by the end of 2013, NYCHA currently has nearly 2,500 units in the pipeline for redevelopment.

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

As part of the continuing collaboration between NYCHA and HPD, the Brook Willis Apartments in the Mott Haven section of the Bronx started construction in the fall of 2006. The plan is to rehabilitate 121 residential units in 8 vacant buildings. The first four buildings were completed in 2007, and the remaining four buildings are scheduled for completion in fall 2008.

NYCHA has been working closely with residents, local officials, and community organizations towards redeveloping Markham Gardens in Staten Island. In partnership with HPD, a RFP for redevelopment was issued on August 29, 2005 and a developer was selected in April 2006. The approved plan for development provides an 80 unit senior building, 240 rental units and 25 two-family townhouses for homeownership. A total of 270 units are intended for rental to low-income households. NYCHA will provide Tenant-based Section 8 vouchers to eligible residents with priority given to former Markham Gardens residents in good standing. Construction began in the summer of 2007 for completion by winter 2008-2009. NYCHA is working with a not-for-profit sponsor who will submit a Section 202 application to HUD for funding in order to construct and operate the proposed senior building. In order to accommodate seniors who currently occupy units with more bedrooms than the number of registered occupants, NYCHA has requested HUD to allow 25% of the units to be set aside for eligible NYCHA residents.

In December 2006, HPD and NYCHA jointly issued three RFPs for an estimated total of 1,000 units on three West Side sites in Manhattan, one site in East Harlem, and one site in Brooklyn. The three West Side sites include the

development of affordable housing at Fulton Houses, Chelsea-Elliot Houses, and Harborview Terrace. The East Harlem site consists of the redevelopment of 17 buildings at Metro North Rehab. The Brooklyn site at Linden and Boulevard Houses will provide opportunities for affordable homeownership of two- and three-family townhouses with priority given to NYCHA residents. Selected developers were announced in September and December 2007, respectively.

An RFP for four sites in the Bronx was released in September 2007. This latest round of HPD/NYCHA collaboration will add approximately 1,000 units to the affordable housing inventory.

Other partnerships include the PSS Grandparent Family Apartments. Developed in coordination with two not-for-profit organizations, this \$12 million apartment building was developed to meet the special needs of grandparents or elderly caregivers who are raising grandchildren or other relatives. Located in the Morrisania section of the Bronx, it is a six-story building consisting of 50, two and three bedroom apartments that are being rented exclusively to households with generation-skipping family compositions. On-site community and supportive services are available to families.

NYCHA has also embarked on a phased redevelopment effort at Prospect Plaza in Brooklyn. In the first phase, the developer selected by NYCHA constructed 37 two-family homes, all of which are occupied. It is anticipated that the balance of the Prospect Plaza Houses redevelopment will be accomplished through mixed-finance, mixed-income projects, comprised of rental units owned and managed by private, third party development and management entities.

Objective: Acquire or build units or developments

Progress: Please see above.

PHA Goal: *Improve the quality of assisted housing*

Objective: Improve public housing management (PHAS score)

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

Objective: Improve voucher management (SEMAP)

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

Objective: Increase customer satisfaction

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

Objective: Concentrate on efforts to improve specific management functions

Progress: Planning was completed for a new computer system designed to streamline program processes and increase customer satisfaction. In addition, the creation of the customer service unit in Queens to streamline management processes will also improve service delivery.

Objective: Renovate or modernize public housing units

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

Objective: Demolish or dispose of obsolete public housing

Progress: NYCHA continues to review its portfolio to identify properties that are underutilized or obsolete, and that might be brought back into service. Disposition was completed for seven former UAC buildings, one vacant lot, and eight former Betances buildings in the Bronx. Disposition of Markham Gardens for redevelopment of rental and for-sale housing was completed in 2006 and 2007. Three buildings at Metro North Rehab with structural damage were demolished in February 2008.

On November 30, 2007, NYCHA submitted a Section 18 demolition application to HUD for A. Philip Randolph Houses which proposes to replace 307 obsolete, deteriorating units located in 22 contiguous tenement buildings located along the south side of West 114th Street with a new building with 154 public housing units. Development of the new, elevator apartment building will necessitate partial demolition and clearance 307 units in the 452-unit housing development. The new building will contain new public housing units and amenities including a senior citizen center, an outdoor seating area, a youth center, a basketball court and playground. Currently, NYCHA anticipates retention of the housing development's 14 non-elevator buildings containing 145 units situated on the north side of West 114th Street.

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

Objective: Conduct outreach efforts to potential voucher landlords

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

Regular updates are made to the Leased Housing Department's website, which provides information about the Program, payment standards, and other general areas of concern specific to landlords.

Regular briefings are held for new, potential, and existing landlords. These briefings are conducted in NYCHA's Bronx and Brooklyn Leased Housing offices. The Leased Housing Department has also designed and has made available an online version of the "Landlord Briefing" on the NYCHA website.

Objective: Implement public housing or other homeownership programs

Progress: At the Ocean Bay HOPE VI revitalization site, the Authority is providing grants of up to \$25,000 to support NYCHA residents who would otherwise not be able to afford all the costs of buying a home. The terms of this program include provision of homeownership training to NYCHA residents and assistance to qualify for private sector mortgage financing, and help in locating a first home. The grant(s) funding is derived from a portion of the HOPE VI grant associated with Ocean Bay Apartments. Up to 24 public housing residents may receive a grant under this NYCHA homeownership program.

At the Prospect Plaza HOPE VI revitalization site, the Authority provided homeownership counseling, credit/budget training and financial literacy training to NYCHA residents wishing to buy a first home. This educational effort has and will enable residents to prudently save and ultimately shop for a first home.

At Prospect Plaza, the Authority also assisted in financing the construction of 37 two-family homes for purchase by first-time home-buyers. These home-buyers are able to rent out the second complete dwelling unit in the two-family homes that they purchased. The project was fully occupied in 2005. The majority of the 37 homes were purchased by NYCHA residents who had taken advantage of the Authority-supported homeownership counseling program mentioned above.

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

NYCHA families at Linden Houses and Boulevard Houses who are eligible to become homeowners will be given preference in the marketing process. NYCHA residents interested in purchasing a home will be required to enroll in a homeownership education course. Potential homebuyers may be eligible for down payment and closing cost assistance for up to 6% of the purchase price through HPD's HomeFirst program.

Through disposition of four Bronx sites for affordable housing, homeownership opportunities will be provided to eligible NYCHA families. The housing to be developed for sale includes 18 two-family townhouses at Soundview and a 69 unit co-op at University Avenue Consolidation.

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

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

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

Objective: In a bold and proactive venture to reduce crime and improve the quality of life of its residents, the New York City Housing Authority designed a program to operate Closed Circuit Television (CCTV) cameras within its developments.

Progress: The Housing Authority has installed 15 large scale CCTV systems citywide that have reduced crime by 5% in 2003, 2% in 2004, 4% in 2005, 2.3% in 2006, and 5.5% in 2007 at those locations. A benefit of remotely monitoring these developments is an improved police response time. Posted signs informing residents and guests that the property is under video surveillance continue to aid in the reduction of crime and enhancing the safety and security of our residents.

While the program has been very successful, funding is costly for initial equipment costs and for equipment maintenance after installation. At the initial 15 locations where NYCHA installed large scale CCTV systems the New York City Police Department provides on-site monitoring which incurs considerable costs to the NYPD.

Progress: Small Scale Program was initiated in 2004

Given the cost of installing, maintaining and operating the initial on-site monitored CCTV Systems, NYCHA modified its original program in an attempt to reduce costs while achieving the benefits of the CCTV program. The CCTV Program in the Manhattan Program Unit of Capital Projects administers contracts for the purchase, installation and maintenance of CCTV Systems.

For FY 2008, New York City Council Members provided \$9,886,949 million dollars in funding for installation of CCTV at 30 NYCHA developments within the five boroughs. A total of 924 cameras will be installed to provide coverage for 90 residential buildings.

Since the inception of NYCHA's CCTV program, over 4,500 security surveillance cameras have been installed and are operational at 351 buildings in fifty-five developments city-wide. The goal in 2008/2009 is to administer and complete installation of approximately 1,300 cameras in 130 buildings utilizing the most current technology for video recording and system management. CCTV security systems have been instrumental in improving the

safety, security and quality of life for NYCHA residents, in reducing loitering and vandalism of NYCHA property and in assisting the NYPD in apprehending criminals.

Operation Safe Housing

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

In addition, within NYCHA's Impartial Hearing Office, a new Special Hearing Part with a designated Chief Hearing Officer has been organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a new Holdover Unit will monitor these matters when they reach Landlord/Tenant court, and help to expedite the actual eviction process. Under these new procedures, cases involving these serious crimes will be completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of August 21, 2008, 1,836 terminations of tenancy proceedings have been concluded under Operation Safe Housing.

From January 1, 2005 through August 21, 2008, the Authority initiated a total of 534 Registered Sex Offender (RSO) cases, of which 11 are pending a decision, and a total of 523 have been closed as follows: 363 Registered Sex Offenders have been permanently excluded from NYCHA property; 36 have had their tenancy terminated; 17 are on probation, 5 tenancies were found eligible after a hearing, and 102 cases have been withdrawn due to the RSO being incarcerated, deceased or the resident has moved out of NYCHA.

PHA Goal: *Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income development.*

Progress: See Attachment A - Admissions Policy for Deconcentration.

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

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

Progress: The Enterprise Technology Portfolio Management Department is responsible for managing key aspects of NYCHA's multi year IT Strategic Plan (http://www.nyc.gov/html/nycha/html/about/it_strategic_plan.shtml) which is aimed at implementing an Enterprise-wide Resource Planning (ERP) system to replace the Authority's stand-alone legacy financial, materials, tenant and property, energy, and contract management systems. Phase I and II of the initiative have been completed which included the implementation of the Oracle 11i Financial Suite (Oracle) of applications and the deployment and integration of the Primavera – Capital Projects Management System (Primavera). The Oracle implementation included the following modules; General Ledger, Cash Management, Fixed Assets, Accounts Payable, Accounts Receivable, Grants Accounting, Position Budgeting, Public Sector Budgeting, Order Management, Inventory, Purchasing, and iProcurement. The Oracle implementation serves as the enterprise-wide standard, adopting and maintaining standard business practices, implementing an Authority-wide budget process, utilizing the latest technology to achieve operational efficiencies, adopting single-source data sharing and entry practices, and accessing real-time information. Of the 80% of the legacy systems to be replaced, 30% have been replaced: FMS, CAMPS, PICK AND PACK, TSAP and Contract Tracking (AS400).

In 2007, NYCHA began implementation of an integrated system to support NYCHA's re-engineered residential property management and customer relationship management processes (NICE - NYCHA Improving Customer Experience). NYCHA acquired software and hardware solutions that will expand our existing ERP system while leveraging customer relationship management (CRM), call center, business process management (BPM), imaging, customer flow systems and residential property management commercial products, which will:

- Automate housing application processing;
- Automate Section 8 Program processes and procedures;
- Support NYCHA public housing maintenance and skilled trade work scheduling;
- Improve resident access and Call Center agent productivity;
- Increase preventive maintenance and capital work planning;
- Expand the asset management capabilities; and
- Expand field force automation for its Public and Leased Housing inspection staff using advanced handheld technology.

The implementation of NICE will result in the replacement of another 30% of existing legacy systems including EZ Trak (5% in 2009), Work Order and Asset Management (10% in 2008), HATS (5% in 2009), and Section 8 (10% in 2009). The remaining legacy applications (including TDS, RCS, and miscellaneous small applications which are not part of the NICE implementation scope described above) will be addressed in a fourth and final phase of this multi-year initiative after 2009. The NICE project plan calls for implementation in two major releases, Release 1 in the first quarter of 2009 and Release 2 in the fall of 2009. NYCHA recognizes that this endeavor will result in a significant organizational transformation, but it is confident that it is an essential step to improve service delivery to its customers while reducing operating costs.

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

Objective: Reduce tenant not-at-home (TNH) instances by 75%; increase customer satisfaction with work ticket completion and handling by 75%.

Progress: In 2005, NYCHA rolled out the "Centralized Call Center" (CCC) for residents living in developments on Staten Island and Queens as part of NYCHA's ongoing tenant and property management enhancement initiative. By the first quarter of 2008, NYCHA residents in all five boroughs had access to the CCC. To support this initiative, NYCHA implemented an enterprise class IP Telephony Contact Center (IPCC) system for the NYCHA CCC during the fall of 2006 which has facilitated a reduction in the average speed to answer a call to .12 seconds and the average handle time to 2:20 minutes a call. The Authority is maintaining a customer satisfaction rate of over 98%, and has a first call resolution rate of 80%. NICE will address the final phase of this project by integrating the CCC in the NICE project.

PHA Goal: *Reduce the reliance on paper in the property management process through field service Automation and tenant eFolders.*

Objective: Within five years, NYCHA field inspections will be performed in a standard enterprise technology solution.

Progress: As part of the NICE initiative, NYCHA is implementing new capabilities and technology for its staff to manage and control the field inspection processes. Given the success of the existing Leased Housing handheld field inspection process, NYCHA has begun work on leveraging the approach across the agency. The ability to capture inspection data electronically eliminates the delays and potential errors associated with inspectors transcribing manually entered data. Inspections captured by a wireless hand held device will ultimately

communicate directly to the NICE system which will streamline the assessment process and greatly improve operational efficiencies. An inspection automation pilot was implemented on July 30, 2008 for citywide elevator and apartment inspections in Queens and Staten Island and is expected to continue through the first quarter of 2009.

Through field service automation NYCHA expects to eliminate the need to generate approximately 1 million pages of inspection reports. Additionally, the establishment of both centralized and decentralized imaging centers under the NICE Initiative, will also eliminate the need to store and manage approximately 7 million pages of documents received annually by the Department of Applications and Tenancy Administration, the Leased Housing Department, and to a limited extent, Management Operations.

PHA Goal: *Extend operational hours of NYCHA-run community centers (which serve as safe havens, crime deterrents, and emergency facilities) to maximize overall community access and broaden populations served.*

Progress: In order to maximize facility usage during non-operating hours in its' directly operated community facilities, 18% of NYCHA community centers are now open in the morning hosting a variety of programs before after-school activities begin, and 11% of community centers have Saturday programs. Additionally, NYCHA, in collaboration with the Mayor's Office and the Department of Education, hosts an educational program for toddlers and parents – New York City Early Literacy Learning (NYCELL). The program encourages early literacy in toddlers ages 1 to 3.5 years, and operates in the morning at 5 locations citywide. Additionally the State University of New York (SUNY) sponsors computer labs at 3 locations citywide which operate daily from 10:00 a.m. to 10:00 p.m. There are 3 additional SUNY labs under construction. In 2007, Community Centers extended their after school programming hours from 6 PM to 7PM.

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

Progress: In collaboration with the NYC Department of Youth and Community Development (DYCD), an Out-of-School Time (OST) Request for Proposal (RFP) was released which will provide the Authority the opportunity to maximize its modernization efforts in many of its' newly renovated or opened facilities. The OST RFP offer community-based organizations with the opportunity to either fully operate one of 25 community centers, or provide a program within a center. Thirty-seven programs were awarded funding totaling \$5,452,711 and will provide services to 3,526 youth throughout the city under this RFP.

In addition to OST funding, Community Operations was able to leverage nearly an additional \$4 million in funding and resources which included:

- Securing \$708,750 in funding and grants to support educational enrichment and health awareness.
- Securing \$785,500 in NYC City Council funding to support programming and capital needs.
- Securing a \$986,645 ROSS grant from HUD for a "Neighborhood Networks Program" which will provide computer labs at 28 locations.
- Leveraging \$1.5M in resources from the NYC Department of Education for the Partners in Reading program.

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

Progress: NYCHA operates 40 Senior Centers, many of which provide meals, and social services as well as recreational programs specifically geared toward seniors. NYCHA also provides the following on-site services to the elderly at developments and buildings designated for elderly residents:

Senior Companion Program, located in 11 sites throughout Manhattan, Brooklyn, Queens, and Staten Island, is funded by the Corporation for National Service. Senior Companions are assigned through the Henry Street Settlement and provide friendly home visits to frail and socially isolated residents.

Senior Resident Advisor (SRA)/Service Coordinator Programs provide on-site assistance to the elderly and non-elderly disabled residents living in public housing to prevent isolation, victimization and unnecessary or premature institutionalization in nursing homes. The SRA program is operated in 22 NYCHA developments and the Service Coordinator is operated in 24 NYCHA developments. At the developments with the largest concentrations of seniors and the disabled, Service Coordinators live on-site and deliver services. The SRAs and Service Coordinators organize floor captains/buddy systems of senior residents who volunteer to make daily contact with residents on their floor, advocate with service providers and monitor the health and well-being of the residents through home visits and telephone check-ups. These programs are funded by public housing operating funds as well as Community Development Block Grant (CDBG) funds.

Naturally Occurring Retirement Communities (NORC) program provides comprehensive supportive services to residents aging in place. In partnership with the New York City Department for the Aging (DFTA) and United Hospital Fund, NORC sites are operated within eleven different NYCHA developments throughout New York City. Examples of services include case management, on site nursing services, medication management, physician services, assistance with activities of daily living (ADL), and instrumental activities of daily living (IADL).

Congregate Housing Services Program (CHSP), previously located at Saratoga Square Houses in Brooklyn was designed to meet the needs of frail elderly or persons with disabilities, who would otherwise be vulnerable to premature institutionalization. The funding for this program ended in December 2006. NYCHA now provide referrals to community based organizations for those residents who require Activities of Daily Living (ADL) services, such as Food Service, Case Management, Housekeeping, Home Care, Escort Services, Medical Screening, Personal Care, and Preventative Services.

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

Additionally, NYCHA holds several events to celebrate the holidays and to promote participation, which include "Senior Day" and "Family Day" and also encourage the seniors to participate in the several trips in and out of town for fun, recreation, socialization and education. NYCHA continues to promote the Floor Captain Program where seniors continue to serve as Floor Captains on their floor and meet monthly to discuss health and safety issues. Floor Captains work through a buddy system to ensure the safety and well-being of each other – especially their frail and disabled neighbors.

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

- **Senior Benefit and Entitlement Fair:** NYCHA sponsors an Annual Senior Benefit & Entitlement Fair which is attended by over 1,400 seniors from all five boroughs. Various service provider organizations such as HMO's and public and private agencies such as the Centers for Medicare and Medicaid Services (CMS), the NYC Department for the Aging (DFTA), FoodChange, and the Medicare Rights Center provide information and an opportunity to enroll in certain programs. Health screenings for diabetes, cholesterol, vision and blood pressure check-ups are provided. Exercise classes and massages are offered as a special benefit to participating seniors.
- **Immunization:** NYCHA annually collaborates with the NYC Department of Health and Mental Hygiene (DOHMH) to promote an influenza immunization campaign. DOHMH provides free influenza and Pneumococcal vaccinations to NYCHA seniors in selected senior centers. Additionally, NYCHA utilizes promotional materials and the NYCHA Journal (monthly circulation: 175,000) to publicize the program and encourage seniors to receive flu vaccinations.
- **Healthy Families:** NYCHA has launched an innovative pilot program, "Healthy Families" in the Gowanus Houses and Wyckoff Gardens in partnership with the Arthur Ashe Institute for Urban Health and Long Island College Hospital. The program recruits and trains residents to be health advocates and assist NYCHA residents including seniors in accessing health care services. The Visiting Nurse Service of New York has partnered with NYCHA by assigning a registered nurse on a part-time basis. A project currently underway involves identifying and assessing the needs of "shut-ins" at both developments, most of whom are senior residents.
- **Photo I.D.:** In an effort to increase seniors' access to photo identification, NYCHA and the NYPD Housing Bureau Cadet Corp provide senior photo ID's to NYCHA seniors. This service is provided at the annual Senior Benefit & Entitlement Fair and also takes place during the year through teams that travel to various developments and provide on-site photo ID services.
- **Access to Health Insurance:** NYCHA maintains a close collaboration with the Social Security Administration (SSA) and the Centers for Medicare and Medicaid Services (CMS) to promote participation in Medicare Part A, B and D as well as assisting seniors in applying for the low income subsidy that will help them pay premiums, deductibles, co-payments and other covered health-related expenses.

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

Progress: In an effort to increase job placement and job training, the Department of Resident Employment Services (RES) has expanded its programs and services to the Ocean Bay Houses in Far Rockaway and Adams Houses in the South Bronx. Additionally, RES has been successful in obtaining HUD grants that enables it to offer a variety of educational and vocational training programs that will result in employment opportunities for NYCHA residents.

NYCHA works with training providers who, through informal agreements, agree to accept referrals into training programs that offer a diversity of skills training, e.g., IT, Painting, Culinary Arts, Construction, and Environmental Remediation. Most training providers are operating under performance based contracts, mandating them to offer job placement services for students who successfully complete the training program. In addition, job developers are informed of the various trainings job seekers are participating in so that job development efforts are also

targeted to these areas of interest. In 2007, RES programs resulted in 461 job placements. As of June 30, 2008, RES programs resulted in 152 job placements. Additionally, RES in 2008 will:

- Conduct two “Empowerment Through Employment” Job Fairs that bring together employers and qualified NYCHA job seekers.
- Conduct Career Fairs in Brooklyn and Staten Island. The Career Fairs will bring organizations that offer free training and educational opportunities that NYCHA residents can take advantage of and that will assist them in achieving economic self-sufficiency.
- Continue to work with employers to recruit and refer qualified residents for employment opportunities on an “as needed basis”.
- Assess job orders from Workforce I Career Centers and match with RES qualified job seeking population.
- Maintain the department’s directory of training service providers. The directory is utilized to recruit candidates for vocational training programs that lead to employment opportunities in high demand occupations.
- Schedule presentations by training providers to foster better understanding of program criteria to ensure appropriate candidate referrals.

Over the past three years, NYCHA was awarded three Resident Opportunities and Self-Sufficiency (ROSS) grants from HUD. The first grant funded program, awarded June 2006, is a partnership between NYCHA, the College of Staten Island and LaGuardia Community College in Queens to provide GED preparation, vocational training, job search assistance and job placement assistance to 150 Authority residents. Training began in August 2007. The second grant funded program, awarded in February of 2007, is a partnership between NYCHA, the City College of New York, Year UP located in Manhattan and the New York Career and Employment Services located in the Bronx. The program will provide training opportunities in building maintenance, administrative assistant and information technology. The third grant funded program was recently awarded on March 4, 2008 and is a partnership between Year UP and the City College of New York’s Adult and Continuing Education division to provide employment and educational training and placement services for 100 NYCHA residents.

PHA Goal: *Develop and implement a pre-apprenticeship program to introduce and prepare residents to the world of work in the construction trade.*

Progress: NYCHA implemented a Pre-Apprenticeship Training Program (P-ATP) to create permanent, highly skilled, and highly paid trade’s apprenticeship jobs for up to 300 Housing Authority residents. NYCHA has contracted with the Edward J. Malloy Initiative for Construction Skills 2000, Inc. (CS) to provide recruitment, assessment, training and supportive services to qualified Housing Authority residents, both high school students and adults that will lead to successful and continuing enrollment and retention in State-certified apprenticeship programs. As of August 25, 2008, 257 participants have completed the P-ATP and 173 have been placed in apprenticeship programs.

PHA Goal: *Community Center Modernization*

Progress: The Authority provides numerous education and recreation programs for youth and seniors through its community and senior centers. Since 1996, NYCHA has expended over \$220 million to renovate, expand or build 102 new state-of-the-art Community and Senior Centers. In 2007, four (4) community centers were completed and opened: Boston Road, Latimer Gardens, Marlboro, and Queensbridge. By the end of 2008, nine (9) community centers are expected to be completed: Saratoga Village, Ingersoll, Marcus Garvey, Polo Grounds/Rangel, Richmond Terrace, Johnson, Betances, Ft. Washington, and Bay View.

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

Progress: NYCHA reaffirms its commitment to affirmatively further fair housing through its sustained relationships with advocates and organizations that assist people with disabilities and promote fair housing. NYCHA routinely conducts workshops for housing advocates and organizations on NYCHA's application process, policies, practices, and procedures, and how to obtain accessible housing and request reasonable accommodations. Three such workshops were conducted in 2007, for the Human Resources Administration, Self Advocacy of New York State (22 organizations participated), and Community Resources and Services for Children. In addition, the NYCHA Department of Equal Opportunity Services for the Disabled Unit (SDU) provides assistance to applicants and residents with disabilities who seek decent, affordable and accessible housing and assists with the processing of reasonable accommodations requests. As of July 31, 2008, four workshops have been conducted. Two of the workshops were in conjunction with the Disabilities Network of New York City, one was at the Manhattan Borough President's Office and another was at the Isabella Senior Center in Manhattan. In addition, Fair Housing information was shared with several NYCHA Tenant Association Presidents on the *Services for People with Disabilities* and the *Office of Employment and Fair Housing Investigations* at a meeting held by the NYC Commission on Human Rights for NYCHA's Bronx South Council of Presidents.

NYCHA's Department of Equal Opportunity's Services for People with Disabilities (SPD) Unit provides assistance to applicants and residents with disabilities who seek decent, affordable and accessible housing and assists with the processing of reasonable accommodations requests. In 2007, the Unit responded to over 3,200 calls from applicants, residents and advocates on the status of housing applications, transfers, and assistance with reasonable accommodations and there were 527 visitors to the Unit. As of July 31, 2008, the Unit responded to over 2,468 calls from applicants, residents and advocates on the status of housing applications, transfers, and assistance with reasonable accommodations; 254 visitors have been seen by the Unit.

Furthering NYCHA's commitment to provide equal access to NYCHA's services, activities and programs, the NYCHA Department of Equal Opportunity's (DEO) Language Services Unit provides interpreter services for interviews, rentals, hearings, workshops etc. and translates NYCHA documents enabling NYCHA staff to communicate effectively with residents and applicants who are limited English proficient (LEP).

To ensure staff awareness of NYCHA's commitment to fair housing, NYCHA's Fair Housing Non-Discrimination Policy, revised in April 2007 to include important provisions from the Violence Against Women Act (VAWA), was disseminated to all NYCHA staff along with a memo from Chairman Hernandez. NYCHA's 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 and Haitian Creole, and the relevant translation is posted along side the English version, as needed. In April 2007, in recognition of National Fair Housing Month, the NYCHA's Fair Housing Policy was printed in NYCHA's Journal, a monthly publication for residents that is distributed to 175,000 households. The Fair Housing Non-Discrimination Policy is also included in the rental-briefing package provided to NYCHA's Section 8 tenants. NYCHA's Department of Equal Opportunity also disseminates informational brochures about Fair Housing at various NYCHA activities throughout the year, and in recognition of Fair Housing Month in April.

Moreover, all NYCHA employees receive information regarding NYCHA's Fair Housing Non-Discrimination Policy during annual mandatory staff training on NYCHA's anti-discrimination employment policies. NYCHA's Office of Professional Development and Training conducts mandatory training on disability laws for newly hired employees in over 19 titles through its training course entitled: The Disability Laws and Their Effect on NYCHA. This program identifies the various federal, state and local human rights laws that protect persons from disability discrimination such as: Section 504 of the Rehabilitation Act of 1973; the Americans with Disabilities Act; the

Fair Housing Act; and the Architectural Barriers Act. The training also details NYCHA's obligations to provide reasonable accommodations to residents and applicants in accordance with each.

NYCHA's Fair Housing Policy was published in the April edition of the NYCHA Journal which is distributed to 175,000 public housing households. NYCHA employees were also reminded of NYCHA's commitment 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 been subjected to unlawful discrimination to DEO. Fair Housing posters in celebration of the 40th anniversary of the Fair Housing Act were received from HUD and sent to Applications and Tenancy Administration, Leased Housing Department, Office of the Secretary and field locations for posting. The posters were available in English, Spanish, and Chinese. NYCHA's Department of Equal Opportunity also disseminates informational brochures about Fair Housing at various NYCHA activities throughout the year.

To ensure information on Fair Housing is communicated to the youth, a Fair Housing Month Poster Competition on the subject of "Fair Housing, It's not an Option it's the Law" was conducted with a select group of young people at NYCHA's community centers. On June 4, 2008, a reception was held to recognize the winners, and gifts were provided.

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

PHA Goal: *Publish Comprehensive Annual Financial Report*

Progress: In May 2007, NYCHA was awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for its comprehensive annual financial reporting for the third year in a row.

PHA Goal: *Implement project based accounting in 343 developments by January 2006.*

Progress: NYCHA has developed income and expense statements by property (March 2006). NYCHA has also created project-based budgets inclusive of all asset management fees. In October 2007 and April 2008, NYCHA submitted documentation to HUD demonstrating the Authority's successful conversion to the asset management requirements of subpart H of the final rule for the Public Housing Operating Fund Program.

Attachment Q
Comments from the Public for the FY 2009 Annual Plan
(ny005q05)

Comment: Is NYCHA going to privatize any conventional public housing developments?

Response: NYCHA had no plans to close or privatize any of the 343 conventional public housing developments. In fact, NYCHA has been taking significant steps to avoid eliminating services and closing developments which are outlined in *The Plan to Preserve Public Housing*.

Comment: What other options does NYCHA have to preserve public housing?

Response: NYCHA's commitment to affordable housing resulted in coordinated efforts with HPD and the Mayor's Office to increase the number of affordable housing options across the City. If budget problems persist, NYCHA may need to consider looking at incorporating market-rate housing on vacant and underutilized land. In no way will existing public housing residents lose their homes. This option will increase revenue for NYCHA to preserve existing public housing. Public housing is not being sold. Additionally, NYCHA will continue its advocacy efforts on federal, state and city levels to increase and diversify funding to support operations, as well as take steps to reduce spending

Comment: It takes too long for elevator service crews to fix an elevator outage.

Response: When there is an elevator outage normally residents call the NYCHA Call Center and a crew will be dispatched to the site. However, the crew may take longer than normal depending on the status of other problems citywide. For example, if another building has every elevator out of service it becomes priority.

Comment: How much money does NYCHA need to prevent the closing of senior centers and community centers?

Response: NYCHA needs \$177.1 million for this coming fiscal year to balance the budget. NYCHA did receive additional money from the Shelter Rent Legislation recently passed by the State. However, that will not be enough to reduce the deficit. Based on NYCHA's efforts, the City Council allocated \$18 million to support senior programs. However this will not be enough to close the budget gap.

Comment: NYCHA should not close any of its community and senior centers.

Comment: Due to NYCHA's financial deficits, the Authority should not have to continue to make payments to the City for PILOT (Payments in Lieu of Taxes), the NYPD and the Department of Sanitation.

Comment: NYCHA's documentation requirements for Victims of Domestic Violence are too burdensome.

Response: Over the last several years, working with residents and advocates, NYCHA has implemented various policies and initiatives giving VDV's greater documentation and relocation flexibility while maintaining safety and managing the scarce number of available affordable apartments.

Comment: New York City and New York State should do more to help reduce NYCHA's deficit.

Comment: NYCHA should not use Section 8 subsidies for the City and State developments.

Comment: Are the rents going to increase every year to cover the budget shortfalls?

Response: Rent is a critical source of revenue and comprises approximately 29 percent of NYCHA's total revenues. Based upon residents' income, NYCHA annually reviews rents which fluctuates higher and lower reflecting current income levels of residents. Separate from that review with the approval of this plan, NYCHA will be raising rents for approximately 28 percent of the population who currently pay less than the federal maximum of 30 percent of their income. Over 70 percent of residents will not be affected by rent increases.

Comment: NYCHA should not increase the Flat Rents.

Response: Ongoing federal disinvestment in public housing has forced the New York City Housing Authority (NYCHA) to take tough actions over the past several years to ensure that the 343 NYCHA developments which provide homes for over 400,000 New Yorkers remain viable. We have reduced spending by over half-a-billion dollars and cut staff by 2,500 positions. Unfortunately, these measures have not been sufficient to cover our current budget gap. In an effort to generate revenue while creating a more equitable rent structure, NYCHA proposes to increase rents for that segment of NYCHA's households who have the highest household incomes. The vast majority of NYCHA's households (72 percent) who pay 30 percent of their incomes for rent will not be impacted by this increase. When the proposal is approved, 28% of NYCHA's households, or 49,374 households who pay on average 20 percent of their income for rent, will have their rent adjusted.

Comment: Why are parking lots being sold?

Response: The benefit of the underutilized parking lots being sold is two fold. First, new affordable housing can be created to benefit all of New York City including NYCHA residents. Second, NYCHA will receive new sources of funding to be used to support all residents of public housing by helping maintain services and preserve public housing.

Comment: Why does NYCHA have to pay over \$200 million for various city services such as sanitation and NYPD?

Response: NYCHA pays the NYPD for above baseline services such as a dedicated police force, the Housing Bureau, for community policing. The services include vertical patrols, gang initiatives, and impact zones. Prior to 1994, NYCHA paid for its own police force out of federal subsidy. Although payments to Department of Sanitation have been steadily falling, NYCHA still pays for specialized vehicle pick-ups in addition to an extra pick-up for bags each week.

Comment: Why doesn't NYCHA eliminate personnel to help reduce the deficit?

Response: Since 2003, NYCHA has reduced its headcount by over 2,000 positions.

Comment: How much funds are dedicated to the Capital budget?

Response: In June 2008, NYCHA was awarded approximately \$333 million for the FY 2008 Capital Fund grant.

Comment: What is NYCHA's Asset Management plan?

Response: In 2005, HUD modified how public housing agencies qualify for subsidy from the Operating Fund Program. The new funding model requires that agencies convert to asset management, which is similar to private multifamily management. One major change resulting from conversion to asset management is NYCHA now is required to file Operating Fund reports for each development. Each housing project is then assigned a "Project Expense Level" (PEL), which represents the estimated cost to operate each development.

Comment: Why is private management listed in the Annual Plan FY 2009 draft?

Response: Private management is marked in the Plan because NYCHA does have a few existing developments managed by private agencies. However, there are no plans to privatize any developments.

Comment: NYCHA has not allowed relocated residents from Ingersoll to return.

Response: Ingersoll required significant modernization work which could only be accomplished by relocating residents until the renovations were complete. NYCHA invested more than \$170 million for elevators, appliances, and other interior and exterior renovations. NYCHA then guaranteed that residents who were relocated could return once buildings were completed.

Comment: Why haven't we received Tenant Participation Activities (TPA) funds?

Response: NYCHA has 8 executed MOUs out of the 9 districts and are currently awaiting the submission of proposals. Technical assistance is being provided to interested TAs. Over \$1 million has been expended on activities in the Bronx South District.

Comment: How does NYCHA calculate rent payments for residents?

Response: NYCHA determines rent based on the total household income, the size of the apartment that you live in, and any other applicable deductions in your household.

Comment: What is NYCHA's policy on apartment inspections and follow-ups?

Response: NYCHA inspects all apartments annually to ensure proper care and maintenance of Authority-owned equipment and compliance with the Authority's rules and regulations. These inspections will assure residents' safety, minimize the frequency of unscheduled repair work and provide more efficient service with the least amount of inconvenience to residents. NYCHA staff places a letter in English & Spanish under the door of each scheduled apartment at least two business days before the inspection. Each room of each apartment must be inspected at least once per year. If the tenant is not home or if the tenant does not provide access to the entire apartment, a follow up visit must

be scheduled. If the tenant is not home, or if the NYCHA staff is denied access to the entire apartment on the second scheduled visit, termination of tenancy action, based on Breach of Rules and Regulations, Refusal To Allow the Apartment To Be Inspected, must be initiated against the family.

Comment: **How does NYCHA handle maintenance appointments that are not kept?**

Response: *NYCHA's Centralized Call Center (CCC) handles all maintenance appointments for residents. CCC determines the next available time for repairs and residents are given a specific time in the morning or afternoon when the work will be done. In the event that an appointment is not kept, management will notify the resident and appropriate action will be taken to remediate the situation.*

Comment: **NYCHA is not doing enough to limit loud noises from disruptive residents.**

Response: *NYCHA works closely with the NYPD to address disruptive noises emanating from NYCHA developments. The NYPD will prioritize complaints and issue summons where appropriate.*

Comment: **Can a NYCHA resident choose not to participate in an apartment inspection by the US Department of Housing and Urban Development (HUD)?**

Response: *No, a NYCHA resident must make their apartment available for inspection.*

Comment: **Existing services will suffer at the NYCHA developments selected to have their grounds developed for additional housing.**

Response: *NYCHA is determined to continue to create affordable housing options for New York City residents by exploring every avenue for increasing the supply of affordable housing units. Any additional funds that come from closing those types of transactions go towards the budget deficit and allows for the maintenance of services and the benefit all of the residents living in NYCHA developments.*

Comment: **In many developments garbage take-out and collection is a major problem. NYCHA should do more to coordinate the garbage collection system.**

Comment: **How will NYCHA adequately manage its developments with a five-year financial budget projecting deficits?**

Response: *A big portion of NYCHA's budget comes from the federal government. Since 2002, NYCHA has seen approximately \$600 million cut from the budget. Furthermore, no additional funding has been earmarked to NYCHA by the State and City FY 2009 budgets. Despite NYCHA's numerous initiatives to reduce spending and best efforts to increase efficiencies, the existing budget deficits may require NYCHA to make very difficult spending decisions into the future.*

Comment: **Is NYCHA planning on raising rents again for FY 2009 to circumvent budget shortfalls?**

Response: *Yes, NYCHA's website contains some supplemental information and detailed plans pertaining to proposed rent increases. Any rent increases will be targeted at households paying well below 30 percent of household income. Nearly 73 percent of NYCHA residents will not have their rents increased.*

Comment: Does NYCHA continue to paint curbs, parking lots, and designate garbage sites in yellow paint?

Response: Yes.

Comment: What should a resident do in the event of being verbally abused by another resident or NYCHA employee?

Response: If there is an altercation of any kind, residents are advised to file a police report. NYCHA will take any appropriate steps to mediate situations that may occur.

Comment: How is the mandatory Community Service requirements enforced by NYCHA?

Response: NYCHA sends out letters to residents that have significantly not complied with the 8 hours a month 96 hours a year Community Service requirements. Although NYCHA does recognize that many residents are exempt from Community Service requirements, federal regulation dictates that NYCHA actively enforce those requirements.

Comment: How does NYCHA evaluate applicants for development transfer?

Response: NYCHA will evaluate applications for development transfer using several criteria some of which include good standing at existing development, history of on-time rent payments, criminal background checks, etc.

Comment: Why do some developments have residents pay for electricity and others do not?

Response: Some developments across the City that were built after 1970 have separate meters in each residence. Additionally, those developments receive an allowance towards electricity consumption which is reviewed annually by NYCHA and changes according to HUD regulations.

Comment: How many vacant apartments are there in NYCHA and, if occupied, would that impact the budget deficit?

Response: NYCHA has approximately a 99.2 percent occupancy rate across the City. In some instances, apartments have to be vacated because major renovations could not otherwise be accomplished. After the modernization work is completed, NYCHA will begin to re-occupy the vacant apartments to help bridge part of the deficit.

Comment: NYCHA should do more to patrol developments after dusk.

Response: NYCHA coordinates policing efforts with the NYPD to conduct midnight vertical patrols. Suspicious persons are stopped, questioned, and frisked. In some developments, summonses have increased by 100 percent from last year.

Comment: Why can't residents sit in the lobby with their pets?

Response: While NYCHA policy does allow for residents to have registered pets less than 40 pounds, residents are not permitted to stay with their pets in the lobby areas or in any areas designated as pet-free zones.

Comment: NYCHA should do more to combat crime at West Brighton.

Response: Vertical patrols in West Brighton are up 19 percent from last year. Additionally, impact street tactics utilized overtime posts each day to increase questioning of suspects by 300 percent from last year.

Comment: Why did NYCHA change the rent payment policy in 2001 and what options do residents have?

Response: In order to reduce costs, NYCHA stopped collecting rents at the developments' management office and started utilizing lockbox rent collection in 2001. NYCHA was also able to expand the number of options that residents have to make rent payments which include online rent payments, NYCHA approved check-cashing businesses, automatic electronic fund transfer, and by cash through approved local banks.

Comment: Services have decreased at South Beach due to the consolidation with New Lane.

Response: Proposals to consolidate management offices throughout the five boroughs were outlined in the Plan to Preserve Public Housing. All of the same services are still offered after consolidation. Developments may not have a housing assistant on site five days a week seven hours a day; however, they are still available by phone and are able to service any consolidated developments.

Comment: Does NYCHA plan on extending the comment period for the FY2009 Draft Annual Plan?

Response: The comment period was extended until August 22, 2008.

Comment: How does NYCHA define "affordable" for the redevelopment of NYCHA's parking lots for affordable housing?

Response: Affordable housing is defined as households that have incomes between 80 percent and 165 percent of the HUD-defined Area Median Income (AMI), which is approximately \$61,000 to \$126,000 for a family of four.

Comment: Will the redevelopment of Elliot, Chelsea, Harborview, and Fulton underutilized vacant lands be market rate housing?

Response: None of these sites are proposed to be 100 percent market rate housing. However, given the budget deficit, the need to preserve public housing, and the priority of maintaining existing services, NYCHA will need to examine proposals that incorporate some market rate housing in an effort to close the budget gap in the future.

Comment: NYCHA needs to hire more maintenance and service staff.

Response: Although NYCHA has reduced the number of employees, direct service staff has not been affected. In fact, NYCHA is currently looking to hire approximately 300 direct service caretakers in the near future.

Comment: What is the difference between paying Flat Rent and 30 percent of your income?

Response: Households at Flat Rent pay according to how their household income compared to Area Median Income (AMI) by family size.

Comment: How long will some of the City- and State-built developments continue to have vacancies?

Response: The Section 8 Voluntary Transition Program, approved by HUD on September 12, 2008 will bring needed resources to the City and State developments and help maintain NYCHA's commitment to preserving public housing.