Grantee: New York

Grant: B-13-DS-36-0002

April 1, 2017 thru June 30, 2017 Performance Report
The New York State Public Housing Resiliency Pilot Project was awarded funding through the HUD National Disaster Resilience Competition to enhance the resiliency of four storm-impacted Public Housing Authorities (PHAs). The New York Governor’s Office of Storm Recovery (GOSR) will oversee the project to assess and address the critical and growing physical resilience needs of housing assets vulnerable to coastal and riverine flooding and the related impacts of climate change, including sea-level rise, increased precipitation, and extreme temperature. The project will also include a workforce development component to assist with meeting the economic and social resilience needs of residents who are vulnerable to socioeconomic stressors and environmental shocks. The project has two components: 1) piloting innovative, replicable mitigation and resiliency interventions at select public housing properties, and 2) creating job training and placement workforce development opportunities. The State will provide grant funding to five sites at four PHAs. The four PHA partners are Freeport, Long Beach, Town of Hempstead, and Binghamton. The State will implement site-specific resiliency interventions based on the Enterprise Community Partners’ Ready to Respond Toolkit and Multifamily Housing Resilience Strategies, including but not limited to: resilient new development (at Freeport Housing Authority); resiliency retrofits to building envelope (at all other sites); nature-based stormwater management features; nature-based coastal protection features; and resilient back-up power/power generation systems. The construction and site planning techniques include: protection features that reduce vulnerability; adaptation features that respond to changing climate conditions; redundancy features that maintain critical services during an event, enabling residents to shelter in place in low-level weather events; and social resilience features that facilitate community cohesiveness, increase the quality of life through exposure to natural features and increase economic opportunities through workforce development. Consulting engineers have evaluated each of the five sites for the suitability of these resilience strategies, which are based on best practices and field research by technical experts and informed by FEMA guidance, technical analysis, and case studies. GOSR engaged Enterprise Community Partners, residential construction engineers, building science professionals, developers, and housing finance experts to identify appropriate resilience measures for each site. In consultation with architects and engineers, GOSR crafted site-specific strategies. GOSR has partnered with Opportunities Long Island (OLI) to implement the second component. The workforce development component will create targeted employment and training opportunities for residents of the three participating Long Island PHAs. OLI will educate, train, and connect up to twenty (20) PHA residents with building trade opportunities. This pre-apprenticeship program, offering direct placement into employment will create a pathway to sustainable, high-wage employment in construction trades. The construction of new housing and rehabilitation of existing housing are eligible activities which meet the LMI National Objective. The targeted PHA sites overwhelmingly serve senior and family households with incomes below 50 percent of Area Median Income. At least 51 percent of the units in each building assisted will be occupied by an LMI household. These projects are federally funded PHAs and have housing goals to ensure equal opportunity and to affirmatively further fair housing objectives to qualify for annual allocations of HUD resources. GOSR will monitor the efforts of the PHAs to satisfy and confirm that PHAs meet their statutory obligation to AFFH. The workforce development component is an eligible public-service activity with a limited clientele of LMI persons. GOSR ultimately identified five properties at four PHAs in two Target Areas – Broome and Nassau counties – which have the highest remaining unmet recovery need (URN) for rental housing in the New York State MID-URN areas after accounting for assistance provided by GOSR’s NY Rising Housing Recovery Programs and other sources. GOSR used the best available FEMA PA data and internal program data to identify PHA-owned facilities sited in the 100-year or
500-year floodplain in Target Areas with housing URN. GOSR then analyzed this subset of properties for a tie-back to the qualified disaster(s), site-specific unmet needs, and geographic and demographic considerations with the goal of serving vulnerable populations and addressing a range of resiliency challenges.

**Key Agencies, Partners, Positions, Personnel:**

GOSR will partner with several agencies and organizations to carry out this project. These include the NYS Department of Homes and Community (HCR) Renewal Housing Finance Agency, Binghamton Public Housing Authority (PHA), Freeport PHA, Town of Hempstead PHA, Long Beach PHA, Enterprise Community Partners and Opportunities Long Island. In addition, the State – through GOSR, in partnership with HCR, Enterprise Community Partners and WegoWise—will investigate opportunities to increase resilience and further reduce the energy demand of these buildings through smaller scale retrofits such as weatherproofing and lighting upgrades.

The four PHA Partners are the Freeport Housing Authority, Long Beach Housing Authority, Town of Hempstead Housing Authority, and Binghampton Housing Authority. These Partners identified project sites that sustained damage during Superstorm Sandy, Hurricane Irene, and/or Tropical Storm Lee. Damage included flooding, damage to electrical and mechanical systems, loss of power creating unsafe conditions, and loss of habitability. The five properties selected for this project represent different building typologies including low-rise, high-rise, coastal and riverine sites, senior and family facilities, and are ideal candidates for performance retrofitting and/or new resilient new construction. The new construction project achieves substantial support utilizing HUD’s Section 18 program by bolstering the FEMA disaster relief funds and CDBG-DR funds which provide access to private debt and equity investment for a resilient new affordable housing project. The PHAs will be responsible for using CDBG-DR funds to carry out activities in a manner satisfactory to GOSR and consistent with any standards required as a condition of providing these funds. The use of the funds will result in either retrofitting or new construction of five Public Housing Authority properties to the benefit of the residents of these specific properties.

Enterprise Community Partners Inc. will be responsible for supporting GOSR with project design; facilitating design process with PHAs to integrate green, resilience and health measures into a comprehensive rehabilitation scope; provide training and technical assistance to PHAs building staff to help establish best practices in Operations and Maintenance and asset management; provide technical assistance to GOSR as needed; coordinate a PHA resilience Learning Collaborative and Memorialize lessons learned.

Opportunities Long Island will be responsible for providing outreach, screening and program selection for residents of the PHAs in Freeport, Town of Hempstead and Long Beach. OLI will identify, select and enroll 20 eligible residents in an apprenticeship preparation training program and upon successful completion, work on placing graduates of the program on construction projects.

Grantee key personnel are as follows:

- Robert Miller, Chief Financial Officer, GOSR
- Charles Mathew, Director of Finance and Budget, GOSR
- Thehbia Hiwot, Deputy Executive Director and Managing Director of Housing, GOSR
- Paul Lozito, Director of Policy and Affordable Housing, GOSR
- Shantel Asante-Kissi, Senior Program Manager, GOSR
- Jane Brogan, Managing Director of Policy, GOSR
- Leo Quigley, Policy Manager, GOSR
- Simon McDonnell, Director of Research and Strategic Analysis, GOSR
- David Burgy, Senior Research and Policy Analyst

**Overall**

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<thead>
<tr>
<th>Description</th>
<th>This Report Period</th>
<th>To Date</th>
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<tbody>
<tr>
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<td>Total Budget</td>
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<td>Program Income Drawdown</td>
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<tr>
<td>Match Contributed</td>
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Progress Toward Required Numeric Targets

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<th>Actual</th>
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<td>Overall Benefit Percentage (Actual)</td>
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Overall Progress Narrative:

New York State’s Public Housing facilities are still recovering from Hurricane Irene, Tropical Storm Lee and Superstorm Sandy. The State’s program was awarded $35.8 million for the Public Housing Resiliency Pilot Program. This program aims to reduce the impacts of coastal and riverine flooding by targeting storm-impacted Public Housing Authorities (PHAs) in Nassau and Broome Counties. Additionally, the state made a commitment to provide workforce development opportunities for residents at three storm-impacted PHAs located in Nassau County.

The State will provide funding to four PHAs for site-specific physical resilience recommendations based on new resilient guidelines provided by Enterprise Community Partners. During the quarter GOSR worked closely with HUD to develop and submit the DRGR Action Plan and metrics. Additionally, GOSR procured and implemented a Utility Tracking and Benchmarking service provider; coordinated with PHA Staff to attend resilience training; engaged with program partners for Architectural and Engineering Design work; engaged with Workforce Development provider; onboarded an AmeriCorps VISTA Volunteer to liaise with PHAs; and created and presented the NDR Building Resilience Assessment tool for A and E Design.

Project Summary

<table>
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<th>Project #, Project Title</th>
<th>This Report Period</th>
<th>To Date</th>
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<tbody>
<tr>
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Activities

Project # / Title: NDR / Resilience Work

Grantee Activity Number: NYS-NDR-PHA-Binghamton
Activity Title: Binghamton PHA Resilience

Activity Category: Rehabilitation/reconstruction of residential structures

Activity Status: Under Way

Project Number: NDR

Project Title: Resilience Work

Projected Start Date: 02/03/2017

Projected End Date: 02/02/2019

Benefit Type: Direct (HouseHold)

Completed Activity Actual End Date: N/A

National Objective: Low/Mod

Responsible Organization: New York State

Overall

<table>
<thead>
<tr>
<th>Total Projected Budget from All Sources</th>
<th>Apr 1 thru Jun 30, 2017</th>
<th>To Date</th>
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<td>Total Funds Drawdown</td>
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<tr>
<td>Total Funds Expended</td>
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Most Impacted and Distressed Expended   |
Match Contributed                        |

$0.00 $0.00

Activity Description:
The goal of this activity is to carry out the project delivery of providing resilient retrofitting at North Shore Towers in Binghamton NY to benefit the residents of this PHA facility. The project delivery includes partnership with Enterprise Community Partners to project design with team, Energy Benchmarking, Partnership with DASNY to procure design and construction teams to complete construction at the PHA facility.

Location Description:
Binghamton Housing Authority
North Shore Towers and Village
45 Exchange Street
Binghamton, NY
Latitude 42.096838, Longitude -75.909638
Activity Progress Narrative:
This is a new activity. Accomplishments will be reported in future QPRs.

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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<th>Amount</th>
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<td>Total Other Funding Sources</td>
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Grantee Activity Number: NYS-NDR-PHA-Freeport
Activity Title: Freeport PHA Resilience

Activity Category: Construction of new replacement housing
Project Number: NDR
Projected Start Date: 02/03/2017
Benefit Type: Direct (HouseHold)
National Objective: Low/Mod

Activity Status: Under Way
Project Title: Resilience Work
Projected End Date: 02/02/2019
Completed Activity Actual End Date: 02/03/2017

Total Projected Budget from All Sources: $5,500,000.00
Match Contributed: $0.00

Total Budget: $0.00
Total Obligated: $31,484.91
Total Funds Drawdown: $30,191.00
Program Income Drawdown: $30,191.00
Program Income Received: $0.00
Total Funds Expended: $0.00
Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Total Obligated: $31,484.91
Total Funds Drawdown: $30,191.00
Program Income Drawdown: $30,191.00
Program Income Received: $0.00
Total Funds Expended: $0.00
Most Impacted and Distressed Expended: $0.00
Match Contributed: $0.00

Overall

To Date

Activity Description:
The goal of this activity is to carry out the project delivery of providing new construction of 100 units at Freeport Housing Authority's Moxey Rigby facility in Freeport, NY to benefit the residents of the Moxey Rigby Apartments. The project delivery includes partnership with Enterprise Community Partners to project design with team and Benchmarking Energy Use at the facility.

Location Description:
Freeport Housing Authority
Moxey Rigby Apartments (New Location)
195 East Merrick Road
Freeport, NY 11520
Current address - Buffalo Avenue and East Merrick Road
Latitude 40.654855, Longitude -73.570738

Activity Progress Narrative:
During the quarter, activities were conducted to assist Freeport Housing Authority’s Moxey Rigby project towards a construction loan closing to commence construction of a new replacement affordable housing facility. Construction activities have commenced at the site.
Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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<tr>
<td>Total Other Funding Sources</td>
<td></td>
</tr>
</tbody>
</table>
Grantee Activity Number: NYS-NDR-PHA-Hempstead

Activity Title: Hempstead PHA Resilience

Activity Category: Rehabilitation/reconstruction of residential structures

Project Number: NDR

Projected Start Date: 02/03/2017

Benefit Type: Direct (HouseHold)

National Objective: Low/Mod

Total Projected Budget from All Sources: $13,623,666.00

Match Contributed: $0.00

Total Obligated: $1,293.91

Total Funds Drawdown: $0.00

Program Funds Drawdown: $0.00

Program Income Drawdown: $0.00

Program Income Received: $0.00

Total Funds Expended: $0.00

Most Impacted and Distressed Expended: $0.00

Match Contributed: $0.00

Activity Status: Under Way

Project Title: Resilience Work

Projected End Date: 02/02/2019

Completed Activity Actual End Date: 02/03/2017

Responsible Organization: New York State

Overall

Total Projected Budget from All Sources: N/A

Total Budget: $0.00

Total Obligated: $1,293.91

Total Funds Drawdown: $0.00

Program Funds Drawdown: $0.00

Program Income Drawdown: $0.00

Program Income Received: $0.00

Total Funds Expended: $0.00

Most Impacted and Distressed Expended: $0.00

Match Contributed: $0.00

Apr 1 thru Jun 30, 2017

To Date

$13,623,666.00

$13,623,666.00

$1,293.91

$0.00

$0.00

Activity Description:

The goal of this activity is to carry out the project delivery of providing resilient retrofitting at Inwood Gardens and Mill River Gardens in Oceanside and Inwood, NY to benefit the residents of these PHA facilities. The project delivery includes partnership with Enterprise Community Partners to project design with team, Energy Benchmarking, Partnership with DASNY to procure design and construction teams to complete construction at the PHA facility.

Location Description:

Town of Hempstead
Mill River Gardens
2900 Rockaway Avenue
Oceanside, NY 11572
Latitude 40.642652, Longitude -73.655963
Inwood Gardens
255 Lawrence Avenue
Inwood, NY 11096
Latitude 40.622225, Longitude -73.738731

Activity Progress Narrative:

This is a new activity. Accomplishments will be reported in future QPRs.
Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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<tr>
<td>Total Other Funding Sources</td>
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</tbody>
</table>
Grantee Activity Number: NYS-NDR-PHA-LongBeach
Activity Title: Long Beach PHA Resilience

Activity Category: Rehabilitation/reconstruction of residential structures
Project Number: NDR
Projected Start Date: 02/03/2017
Benefit Type: Direct (HouseHold )
National Objective: Low/Mod

Activity Status: Under Way
Project Title: Resilience Work
Projected End Date: 02/02/2019
Completed Activity Actual End Date: 02/03/2017

Overall
Total Projected Budget from All Sources N/A $11,115,667.00
Total Budget $0.00 $11,115,667.00
Total Obligated $1,293.91 $1,293.91
Total Funds Drawdown $0.00 $0.00
  Program Funds Drawdown $0.00 $0.00
  Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $0.00 $0.00
Most Impacted and Distressed Expended $0.00 $0.00
Match Contributed $0.00 $0.00

Activity Description:
The goal of this activity is to carry out the project delivery of providing resilient retrofitting at Channel Park Homes in Long Beach, NY to benefit the residents of this PHA facility. The project delivery includes partnership with Enterprise Community Partners to project design with team, Energy Benchmarking, Partnership with DASNY to procure design and construction teams to complete construction at the PHA facility.

Location Description:
Long Beach Housing Authority
Channel Park Homes
500 Center Street
Long Beach, NY 11561
Latitude 40.591116, -73.66589

Activity Progress Narrative:
This is a new activity. Accomplishments will be reported in future QPRs.
Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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