

Grantee: New York

Grant: B-13-DS-36-0002

April 1, 2019 thru June 30, 2019 Performance Report



Grant Number:

B-13-DS-36-0002

Obligation Date:**Award Date:****Grantee Name:**

New York

Contract End Date:**Review by HUD:**

Original - In Progress

Grant Award Amount:

\$35,800,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$35,800,000.00

Estimated PI/RL Funds:**Total Budget:**

\$35,800,000.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Executive Summary:

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 the Long Beach School District's Adult Learning Center (ALC) 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. ALC 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 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.

MID-URN Areas:

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 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 the Long Beach Adult Learning Center. 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 Binghamton 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-NDR 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. ALC will be responsible for providing outreach, screening and program selection for residents of the PHAs in Freeport, Town of Hempstead and Long Beach. ALC 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, Executive Director of Housing, Buyout, and Acquisition Programs, GOSR
 Paul Lozito, Director of Policy and Affordable Housing, GOSR
 Matilda Addo, Assistant Director of Housing and Affordable Housing Policy, GOSR
 Charles Hovanic, Senior Program Manager and Policy Advisor, GOSR
 Jane Brogan, Chief Policy and Research Officer, GOSR
 Laura Katz, Director of Policy, GOSR
 Gabriel Cortes, Senior Policy Analyst, GOSR
 Matt Erchull, Director of Research and Strategic Analysis, GOSR
 David Burgy, Assistant Director of Research and Data Integrity, GOSR

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$35,800,000.00
Total Budget	\$0.00	\$35,800,000.00
Total Obligated	\$77,304.59	\$3,791,821.61
Total Funds Drawdown	\$76,939.63	\$3,768,380.16
Program Funds Drawdown	\$76,939.63	\$3,768,380.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$74,699.63	\$3,766,140.16
Most Impacted and Distressed Expended	\$74,699.63	\$3,697,206.03
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		100.00%
Overall Benefit Percentage (Actual)		100.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$5,370,000.00	\$0.00
Limit on Admin/Planning	\$7,160,000.00	\$0.00
Limit on Admin	\$0.00	\$0.00
Most Impacted and Distressed Threshold (Projected)	\$35,800,000.00	\$35,800,000.00

Overall Progress Narrative:

Public Housing facilities in New York State are still recovering from Hurricane Irene, Tropical Storm Lee, and Superstorm Sandy. The State 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 (PHA) 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 is providing funding to four PHAs for site-specific physical resilience recommendations based on new resilient guidelines provided by Enterprise Community Partners. Project managers from the Dormitory Authority of the State of New York (DASNY) continued to advance the Architectural and Engineering design phase at Long Beach (LBHA), Town of Hempstead (TOHHA), and Binghamton (BHA) Public Housing Authorities. Construction continued on the Moxey Rigby site for the Freeport Housing Authority (FHA). GOSR Staff led discussions with Program Partners to coordinate the environmental reviews for Long Beach and Town of Hempstead Public Housing Authority.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Admin, Administration	\$0.00	\$1,790,000.00	\$0.00
LTC, Long-Term Commitment	\$0.00	\$0.00	\$0.00
NDR, Resilience Work	\$76,939.63	\$34,010,000.00	\$3,768,380.16
OV, Outcome Value	\$0.00	\$0.00	\$0.00
SL, Supporting Leverage	\$0.00	\$0.00	\$0.00



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

Project Number:

NDR

Projected Start Date:

01/25/2017

Benefit Type:

Direct Benefit (Households)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Resilience Work

Projected End Date:

09/30/2022

Completed Activity Actual End Date:

Responsible Organization:

New York State

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2019

N/A

To Date

\$3,610,667.00

Total Budget

\$0.00

\$3,610,667.00

Total Obligated

\$9,024.77

\$142,328.24

Total Funds Drawdown

\$9,024.77

\$122,460.33

Program Funds Drawdown

\$9,024.77

\$122,460.33

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$9,024.77

\$122,460.33

New York State

\$9,024.77

\$122,460.33

Most Impacted and Distressed Expended

\$9,024.77

\$122,460.33

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:

During Q2 2019, GOSR Staff and Program Partners held a second energy benchmarking and utility tracking training session with GOSR Staff, Program Partners, and the executive staffs from CDBG-NDR funded housing authorities. GOSR funds were used to cover project delivery costs associated with architectural services, along with other expenses. GOSR staff evaluated the schedule, deliverables, and scope of work for North Shore Towers and moved the integrative design phase forward to 60 percent.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/224
# of Multifamily Units	0	0/224

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/224	0/0	0/224	0
# Renter Households	0	0	0	0/224	0/0	0/224	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



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:

01/25/2017

Benefit Type:

Direct Benefit (Households)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Resilience Work

Projected End Date:

09/30/2022

Completed Activity Actual End Date:

Responsible Organization:

New York State

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$5,500,000.00
Total Budget	\$0.00	\$5,500,000.00
Total Obligated	\$7,394.57	\$3,270,897.80
Total Funds Drawdown	\$7,394.57	\$3,269,328.12
Program Funds Drawdown	\$7,394.57	\$3,269,328.12
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,154.57	\$3,267,088.12
New York State	\$5,154.57	\$3,267,088.12
Most Impacted and Distressed Expended	\$5,154.57	\$3,267,088.12
Match Contributed	\$0.00	\$0.00

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 Q2 2019, GOSR Staff and Program Partners held a second energy benchmarking and utility tracking training session with GOSR Staff, Program Partners, and the executive staffs from CDBG-NDR funded housing authorities. The developer continued to work with the Freeport Housing Authority to advance construction toward 67 percent complete at Moxey Rigby. GOSR funds were used to cover project delivery costs associated with architectural services, along with other expenses.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/100
# of Multifamily Units	0	0/100

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/100	0/0	0/100	0
# Renter Households	0	0	0	0/100	0/0	0/100	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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:

01/25/2017

Benefit Type:

Direct Benefit (Households)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Resilience Work

Projected End Date:

09/30/2022

Completed Activity Actual End Date:

Responsible Organization:

New York State

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$13,623,666.00
Total Budget	\$0.00	\$13,623,666.00
Total Obligated	\$58,452.18	\$214,971.01
Total Funds Drawdown	\$58,087.22	\$213,786.60
Program Funds Drawdown	\$58,087.22	\$213,786.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$58,087.22	\$213,786.60
New York State	\$58,087.22	\$213,786.60
Most Impacted and Distressed Expended	\$58,087.22	\$148,642.83
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 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:

During Q2 2019, GOSR Staff and Program Partners held a second energy benchmarking and utility tracking training session with GOSR Staff, Program Partners, and the executive staffs from CDBG-NDR funded housing



authorities. GOSR Staff led discussions with Program Partners to coordinate the environmental reviews for Inwood Gardens and Mill River Gardens. GOSR Staff coordinated review of 60 percent design documents for Mill River Gardens with Program Partners and PHA Executive staff. GOSR funds were used to cover project delivery costs associated with architectural services, along with other expenses relating to planning and coordination of energy audits for the TOHHA sites.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/2	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/112	
# of Multifamily Units	0		0/112	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/112	0/0	0/112	0
# Renter Households	0	0	0	0/112	0/0	0/112	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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:

01/25/2017

Benefit Type:

Direct Benefit (Households)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Resilience Work

Projected End Date:

09/30/2022

Completed Activity Actual End Date:

Responsible Organization:

New York State

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$11,115,667.00
Total Budget	\$0.00	\$11,115,667.00
Total Obligated	\$2,433.07	\$163,624.56
Total Funds Drawdown	\$2,433.07	\$162,805.11
Program Funds Drawdown	\$2,433.07	\$162,805.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,433.07	\$162,805.11
New York State	\$2,433.07	\$162,805.11
Most Impacted and Distressed Expended	\$2,433.07	\$159,014.75
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:

During Q2 2019, GOSR Staff and Program Partners held a second energy benchmarking and utility tracking training session with GOSR Staff, Program Partners, and the executive staffs from CDBG-NDR funded housing authorities. GOSR staff also worked with program partners to plan energy audits and the site. Staff worked with DASNY and Enterprise Community Partners to review the current project scope; and move towards finalizing the 60 percent integrative design document review for the LBHA site. GOSR funds were used to cover project delivery costs associated with architectural services, along with other expenses relating to planning and coordination of energy



audits for the LBHA site.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/108
# of Multifamily Units	0	0/108

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/108	0/0	0/108	0
# Renter Households	0	0	0	0/108	0/0	0/108	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

