

# Grantee: New York

## Grant: B-13-DS-36-0002

### July 1, 2021 thru September 30, 2021 Performance

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**Grant Number:**

B-13-DS-36-0002

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

New York

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

Submitted - Await for Review

**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

### Executive Summary:

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 Renewal (HCR), Housing Finance Agency (HFA), Binghamton Housing Authority, Freeport Housing Authority, Town of Hempstead Housing Authority, Long Beach Housing Authority, Enterprise Community Partners (ECP) and the Long Beach Adult Learning Center (ALC). In addition, the State – through GOSR, in partnership with HCR, ECP, 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 Public Housing Authority (PHA) 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. ECP 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; providing training and technical assistance to PHAs’ building staff to help establish best practices in Operations and Maintenance and asset management; providing technical assistance to GOSR as needed; coordinating a PHA resilience Learning Collaborative and; memorializing 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, Managing Director, Housing, Buyout, Acquisition, GOSR
- Matilda Addo, Director Housing Policy and Affordable Housing, GOSR
- Charles Hovanic, Senior Program Manager and Policy Advisor II, GOSR
- Cara Corrigan, Housing Program Manager II, GOSR
- Jane Brogan, Chief Policy and Research Officer, GOSR
- Laura Katz, Director of Policy, GOSR
- Gabriel Cortes, Senior Policy Analyst, GOSR

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$35,087,775.00
<b>Total Budget</b>	\$0.00	\$35,087,775.00
<b>Total Obligated</b>	\$4,995,740.41	\$26,442,725.61
<b>Total Funds Drawdown</b>	\$4,378,055.89	\$25,825,041.09
<b>Program Funds Drawdown</b>	\$4,378,055.89	\$25,825,041.09
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,245,925.38	\$25,825,041.09
<b>HUD Identified Most Impacted and Distressed</b>	\$6,245,925.38	\$25,825,041.09
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Long Beach Adult Learning Center	\$ 0.00	\$ 116,957.15
New York State	\$ 6,245,925.38	\$ 25,708,083.94

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	50.00%	100.00%	100.00%
<b>Overall Benefit Amount</b>	\$17,005,000.00	\$33,297,775.00	\$25,825,041.09



<b>Minimum Supporting Leverage</b>	\$ .00	\$ .00	\$ .00
<b>Minimum Direct Leverage</b>	\$ .00	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$5,370,000.00	\$560,000.00	\$116,957.15
<b>Limit on Admin/Planning</b>	\$7,160,000.00	\$1,790,000.00	\$ .00
<b>Limit on Admin</b>	\$ .00	\$1,790,000.00	\$ .00
<b>Most Impacted and Distressed</b>	\$35,800,000.00	\$35,087,775.00	\$25,825,041.09

## 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. Construction was completed at the Moxey Rigby site for the Freeport Housing Authority during Q4 2019, and GOSR distributed final payment in Q1 2020. GOSR completed the resiliency scope at Binghamton Housing Authority’s North Shore Towers in Q3 2020. During Q3 2021, GOSR worked with contractors on construction activities for resiliency improvements at Channel Park Homes, Mill River Gardens and Inwood Gardens. During Q3 2021, GOSR worked with Binghamton Housing Authority on plans for resiliency improvements to be made at North Shore Towers Courtyard.

## Project Summary

Project #, Project Title	This Report	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	\$4,378,055.89	\$34,010,000.00	\$25,825,041.09
OV, Outcome Value	\$0.00	\$0.00	\$0.00
SL, Supporting Leverage	\$0.00	\$0.00	\$0.00

