

Department of Housing Preservation and Development

2009 Executive Budget

The Department of Housing Preservation and Development (HPD) works to maximize the production of affordable housing in New York City by encouraging cost-effective development. The Department also promotes the preservation and improvement of existing housing stock by providing loan assistance, education, and code enforcement. In conjunction with these housing objectives, the Department supports a comprehensive community development agenda by conveying City-owned properties, both occupied and vacant, to responsible private owners, while promoting retail development, homeownership initiatives, and productive community partnerships.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending by Program					
Administration	\$31,938,020	\$32,913,062	\$33,910,152	\$31,882,880	\$33,074,708
Administration - Program	\$10,668,569	\$10,012,455	\$15,201,979	\$9,988,630	\$9,646,679
Development	\$32,724,782	\$71,267,291	\$61,782,679	\$17,974,331	\$19,526,400
Housing Operations - Emergency Housing	\$18,254,648	\$16,283,801	\$19,376,732	\$22,000,286	\$22,138,017
Housing Operations - Management and Disposition	\$63,472,905	\$53,381,244	\$64,700,706	\$57,377,512	\$57,990,167
Housing Operations - Section 8 Programs	\$288,458,544	\$289,747,912	\$309,291,880	\$244,366,919	\$246,076,034
Preservation - Anti-Abandonment	\$8,758,641	\$10,655,308	\$12,102,198	\$8,264,204	\$7,321,780
Preservation - Code Enforcement	\$23,774,010	\$26,327,580	\$41,335,899	\$52,634,540	\$53,131,925
Preservation - Emergency Repair	\$25,665,878	\$28,396,972	\$31,698,060	\$29,818,329	\$28,159,919
Preservation - Lead Paint	\$20,361,652	\$21,999,356	\$26,783,256	\$20,285,776	\$19,920,152
Preservation - Other Agency Services	\$19,162,341	\$15,119,150	\$22,506,968	\$14,306,058	\$17,296,720
Total	\$543,239,990	\$576,104,130	\$638,690,509	\$508,899,465	\$514,282,501
Funding					
Capital- IFA	NA	NA	\$14,869,159	\$15,595,943	\$15,619,785
City Funds	NA	NA	\$81,448,549	\$64,509,669	\$70,295,092
Federal - Community Development	NA	NA	\$160,813,362	\$165,210,977	\$163,786,548
Federal - Other	NA	NA	\$332,373,208	\$256,824,751	\$256,824,751
Intra City	NA	NA	\$1,589,473	\$991,793	\$989,993
Other Categorical	NA	NA	\$45,889,606	\$4,459,606	\$5,459,606
State	NA	NA	\$1,707,152	\$1,306,726	\$1,306,726
Total	NA	NA	\$638,690,509	\$508,899,465	\$514,282,501
Full-Time Positions	2,593	2,599	2,860	2,825	2,822
Contracts	NA	NA	333	204	169

Administration

The HPD Administration program area encompasses a wide range of activities, including the support services necessary to run a major agency such as human resources and the budget office, funding pass-throughs for the New York City Housing Authority (NYCHA) and City Council initiatives, and administration of the Senior Citizen Rent Increase Exemption for households living in subsidized housing.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$25,732,258	\$26,472,901	\$26,008,559	\$25,083,231	\$25,504,484
Other than Personal Services	\$6,205,762	\$6,440,161	\$7,901,593	\$6,799,649	\$7,570,224
Total	\$31,938,020	\$32,913,062	\$33,910,152	\$31,882,880	\$33,074,708
Funding					
Capital- IFA	NA	NA	\$1,253,171	\$1,253,797	\$1,253,797
City Funds	NA	NA	\$24,418,291	\$22,379,048	\$23,347,761
Federal - Community Development	NA	NA	\$6,183,290	\$6,211,958	\$6,436,873
Federal - Other	NA	NA	\$1,973,793	\$1,973,793	\$1,973,793
Intra City	NA	NA	\$64,284	\$64,284	\$62,484
State	NA	NA	\$17,323	\$0	\$0
Total	NA	NA	\$33,910,152	\$31,882,880	\$33,074,708
Full-Time Positions	423	432	499	485	492
Contracts	NA	NA	13	12	12
Cleaning Services	NA	NA	1	1	1
Contractual Services - General	NA	NA	2	2	1
Data Processing Equipment Maintenance	NA	NA	1	1	1
Maintenance and Repairs - General	NA	NA	1	2	2
Office Equipment Maintenance	NA	NA	2	2	2
Professional Services - Other	NA	NA	2	0	1
Telecommunications Maintenance	NA	NA	1	1	1
Temporary Services	NA	NA	1	1	1
Training Program for City Employees	NA	NA	2	2	2

Administration - Program

Unlike Administration which encompasses support services, this program includes administrative functions that are directly related to the Department's programs.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$4,410,954	\$4,523,248	\$5,829,926	\$5,545,877	\$5,829,926
Other than Personal Services	\$6,257,614	\$5,489,207	\$9,372,053	\$4,442,753	\$3,816,753
Total	\$10,668,569	\$10,012,455	\$15,201,979	\$9,988,630	\$9,646,679
Funding					
City Funds	NA	NA	\$6,967,044	\$5,447,636	\$6,311,044
Federal - Community Development	NA	NA	\$5,947,085	\$3,220,465	\$2,015,106
Federal - Other	NA	NA	\$1,626,543	\$828,438	\$828,438
Intra City	NA	NA	\$661,307	\$492,091	\$492,091
Total	NA	NA	\$15,201,979	\$9,988,630	\$9,646,679
Full-Time Positions	81	87	97	95	97
Contracts	NA	NA	3	3	3
Community Consultants	NA	NA	1	1	1
In-Rem Maintenance Costs	NA	NA	1	1	1
Professional Services - Other	NA	NA	1	1	1

Development

Development's primary function is building the pipeline for affordable housing development by identifying privately-owned sites and assemblages for housing development, arranging for acquisition funding when necessary, collaborating with other agencies with land and buildings suitable for housing development and creating the appropriate programs and policies to facilitate housing development. New housing development is a major activity for HPD, but much of the spending for this program area takes place in the capital budget. As a result, development accounts for only 3 percent of HPD's expense budget spending. There are four programs within the development program area: housing finance, homeownership, special needs housing, and planning.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$10,784,604	\$12,321,350	\$12,469,639	\$15,255,291	\$15,807,360
Other than Personal Services	\$21,940,178	\$58,945,940	\$49,313,040	\$2,719,040	\$3,719,040
Total	\$32,724,782	\$71,267,291	\$61,782,679	\$17,974,331	\$19,526,400
Funding					
Capital- IFA	NA	NA	\$1,663,471	\$2,413,471	\$2,413,471
City Funds	NA	NA	\$7,303,984	\$7,100,555	\$8,107,495
Federal - Community Development	NA	NA	\$914,535	\$3,153,616	\$3,698,745
Federal - Other	NA	NA	\$10,091,083	\$4,897,083	\$4,897,083
Other Categorical	NA	NA	\$41,809,606	\$409,606	\$409,606
Total	NA	NA	\$61,782,679	\$17,974,331	\$19,526,400
Full-Time Positions	206	200	274	271	272
Contracts	NA	NA	1	1	1
Contractual Services - General	NA	NA	1	1	1

Performance Measures

	Type of Measure	2005 Annual Target	2005 Annual Actual	2006 Annual Target	2006 Annual Actual	2007 Annual Target	2007 Annual Actual	2008 Annual Target	2008 4-Month Actual
New construction completions- HPD and HDC	Output	3,342	3,550	3,982	3,407	4,440	4,815	5,302	2,018
New construction starts- HPD and HDC	Output	NA	6,964	6,562	6,354	5,279	5,225	8,568	1,055
Total completions financed or assisted under the New Housing Marketplace Plan (units)	Output	9,142	15,173	12,851	13,190	13,714	15,550	12,683	2,491
Total starts financed or assisted under the New Housing Marketplace Plan (units)	Output	15,711	18,340	15,099	17,393	17,055	18,465	16,944	2,551

Housing Operations - Emergency Housing

The Emergency Housing Services Bureau provides emergency relocation services to tenants displaced as a result of fires or vacate orders issued by the Department of Buildings, Fire Department or HPD Code Enforcement. In addition, HPD operates the Article 7A program, in which administrators are appointed by the Court (pursuant to New York State Law) to operate privately owned buildings that have been abandoned by their owners, resulting in conditions that are dangerous to the tenants' life, health and safety. The administrators act under Court Order to collect rents and use the money to provide essential services to the tenants and make necessary repairs. Housing in the Article 7A program remains in private ownership, but the program is managed along with those targeting city-owned units.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$3,100,255	\$3,236,483	\$3,387,810	\$3,387,810	\$3,387,810
Other than Personal Services	\$15,154,393	\$13,047,318	\$15,988,922	\$18,612,476	\$18,750,207
Total	\$18,254,648	\$16,283,801	\$19,376,732	\$22,000,286	\$22,138,017
Funding					
City Funds	NA	NA	\$2,290,306	\$5,020,110	\$3,764,110
Federal - Community Development	NA	NA	\$13,524,169	\$13,801,022	\$14,194,753
Federal - Other	NA	NA	\$1,826,406	\$1,826,406	\$1,826,406
Intra City	NA	NA	\$46,018	\$46,018	\$46,018
Other Categorical	NA	NA	\$0	\$0	\$1,000,000
State	NA	NA	\$1,689,833	\$1,306,730	\$1,306,730
Total	NA	NA	\$19,376,732	\$22,000,286	\$22,138,017
Full-Time Positions	65	74	61	61	61
Contracts	NA	NA	8	9	9
Community Consultants	NA	NA	3	4	4
Contractual Services - General	NA	NA	5	5	5

Housing Operations - Management and Disposition

HPD has the responsibility for managing, operating and disposing of city-owned dwelling units. In recent years, HPD has made it a priority to dispose these properties to the private market by initiating programs that target occupied and vacant city-owned buildings for rehabilitation and sale to community-based owners, such as local entrepreneurs, neighborhood nonprofit housing organizations, or qualified tenant groups.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$25,901,030	\$25,682,972	\$24,783,106	\$26,403,058	\$25,628,881
Other than Personal Services	\$37,571,875	\$27,698,272	\$39,917,600	\$30,974,454	\$32,361,286
Total	\$63,472,905	\$53,381,244	\$64,700,706	\$57,377,512	\$57,990,167
Funding					
Capital- IFA	NA	NA	\$11,420,692	\$11,396,850	\$11,420,692
City Funds	NA	NA	\$10,607,655	\$8,229,005	\$8,077,489
Federal - Community Development	NA	NA	\$35,618,238	\$30,727,536	\$31,467,865
Federal - Other	NA	NA	\$2,974,121	\$2,974,121	\$2,974,121
Other Categorical	NA	NA	\$4,080,000	\$4,050,000	\$4,050,000
Total	NA	NA	\$64,700,706	\$57,377,512	\$57,990,167
Full-Time Positions	464	442	453	461	452
Contracts	NA	NA	61	66	64
Cleaning Services	NA	NA	1	2	2
Community Consultants	NA	NA	2	4	4
Contractual Services - General	NA	NA	2	2	2
In-Rem Maintenance Costs	NA	NA	3	5	3
Maintenance and Repairs - General	NA	NA	44	44	44
Professional Services - Engineering and Architectural Services	NA	NA	1	1	1
Professional Services - Legal Services	NA	NA	3	3	3
Security Services	NA	NA	3	3	3
Telecommunications Maintenance	NA	NA	1	1	1
Temporary Services	NA	NA	1	1	1

Performance Measures

	Type of Measure	2005 Annual Target	2005 Annual Actual	2006 Annual Target	2006 Annual Actual	2007 Annual Target	2007 Annual Actual	2008 Annual Target	2008 4-Month Actual
Units sold	Output	1,667	1,855	1,645	1,483	797	763	958	30

Housing Operations - Section 8 Programs

HPD administers federal rental assistance for over 25,000 households in New York City. The bulk of the rental subsidies are Section 8 vouchers and project-based Section 8, although HPD also handles Shelter Plus Care funding and other rental subsidies targeted to homeless individuals and households. HPD’s Section 8 program is substantially smaller than that operated by the New York City Housing Authority. HPD generally targets its Section 8 assistance to very specific categories of New Yorkers, including homeless households; households that are residing in a building owned by the city which is in need of substantial renovation, in which case the voucher will be issued to allow the applicant to locate permanent, alternate housing; and households residing in buildings that have been developed with financial assistance from HPD or buildings for which HPD maintains regulatory responsibility.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$7,718,597	\$8,589,841	\$8,638,453	\$8,693,453	\$8,693,453
Other than Personal Services	\$280,739,947	\$281,158,071	\$300,653,427	\$235,673,466	\$237,382,581
Total	\$288,458,544	\$289,747,912	\$309,291,880	\$244,366,919	\$246,076,034
Funding					
City Funds	NA	NA	\$3,176,649	\$265,809	\$1,974,924
Federal - Other	NA	NA	\$306,115,231	\$244,101,110	\$244,101,110
Total	NA	NA	\$309,291,880	\$244,366,919	\$246,076,034
Full-Time Positions	205	219	220	220	220
Contracts	NA	NA	3	0	1
Contractual Services - General	NA	NA	0	0	1
Maintenance and Repairs - Motor Vehicle Equipment	NA	NA	1	0	0
Telecommunications Maintenance	NA	NA	1	0	0
Temporary Services	NA	NA	1	0	0

Preservation - Anti-Abandonment

HPD’s anti-abandonment initiatives are intended to address the City’s at-risk housing stock. In particular, these initiatives include assessing the physical and financial needs of distressed properties, reaching out to building owners to encourage code and tax compliance, and providing education and support services for owners. An example of an anti-abandonment program are the Neighborhood Preservation Consultants, in which nonprofit organizations contracted with HPD provide early intervention, preservation and anti-abandonment services throughout the five boroughs. The NPCs also assist HPD in identifying and assessing at-risk buildings.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$5,125,838	\$5,712,798	\$5,757,811	\$5,759,296	\$5,682,872
Other than Personal Services	\$3,632,803	\$4,942,510	\$6,344,387	\$2,504,908	\$1,638,908
Total	\$8,758,641	\$10,655,308	\$12,102,198	\$8,264,204	\$7,321,780
Funding					
City Funds	NA	NA	\$3,976,011	\$443,300	\$443,300
Federal - Community Development	NA	NA	\$7,947,723	\$7,820,904	\$6,878,480
Intra City	NA	NA	\$178,464	\$0	\$0
Total	NA	NA	\$12,102,198	\$8,264,204	\$7,321,780
Full-Time Positions	107	110	105	103	103
Contracts	NA	NA	114	54	21
Community Consultants	NA	NA	113	53	20
Contractual Services - General	NA	NA	1	1	1

Performance Measures

	Type of Measure	2005 Annual Target	2005 Annual Actual	2006 Annual Target	2006 Annual Actual	2007 Annual Target	2007 Annual Actual	2008 Annual Target	2008 4-Month Actual
Properties assessed and determined to be at risk of abandonment	Demand	NA	1,777	NA	1,851	NA	1,353	NA	NA
At-risk properties with treatment commenced (%)	Service Quality	NA	NA	NA	NA	NA	58%	NA	NA

Preservation - Code Enforcement

HPD is responsible for enforcing the New York City Housing Maintenance New York State Multiple Dwelling Law. In order to enforce this law, HPD sends inspectors to respond to buildings with maintenance deficiencies, and issue violations where appropriate.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$20,971,485	\$22,502,137	\$27,768,113	\$27,717,435	\$27,585,820
Other than Personal Services	\$2,802,525	\$3,825,443	\$13,567,786	\$24,917,105	\$25,546,105
Total	\$23,774,010	\$26,327,580	\$41,335,899	\$52,634,540	\$53,131,925
Funding					
City Funds	NA	NA	\$11,537,391	\$10,142,852	\$10,191,464
Federal - Community Development	NA	NA	\$29,798,508	\$42,491,688	\$42,940,461
Total	NA	NA	\$41,335,899	\$52,634,540	\$53,131,925
Full-Time Positions	436	425	554	544	540
Contracts	NA	NA	9	7	7
Cleaning Services	NA	NA	1	1	1
Contractual Services - General	NA	NA	2	1	1
Data Processing Equipment Maintenance	NA	NA	1	0	0
Maintenance and Repairs - General	NA	NA	1	1	1
Maintenance and Repairs - Motor Vehicle Equipment	NA	NA	1	1	1
Office Equipment Maintenance	NA	NA	1	1	1
Professional Services - Other	NA	NA	1	1	1
Temporary Services	NA	NA	1	1	1

Performance Measures

	Type of Measure	2005 Annual Target	2005 Annual Actual	2006 Annual Target	2006 Annual Actual	2007 Annual Target	2007 Annual Actual	2008 Annual Target	2008 4-Month Actual
Total complaints reported	Demand	NA	582,567	NA	627,928	NA	632,064	NA	184,228
Total emergency complaints	Demand	NA	414,847	NA	404,879	NA	412,483	NA	111,967
Total violations issued	Output	NA	482,674	NA	582,038	NA	521,547	NA	166,084
Average time to respond to an emergency complaint (hours)	Service Quality	NA	10.9	NA	11.0	NA	15.8	NA	10.1

Preservation - Emergency Repair

If an emergency condition is verified by a code inspector, the owner and/or managing agent of the property will be notified of the emergency condition and instructed to repair it. If the owner fails to make the necessary repairs in a timely manner, HPD's Emergency Repair Program (ERP) may repair the condition. If ERP repairs the emergency condition, the City will bill the owner for the cost of repairs. If the owner fails to pay the bill within 60 days, a lien is placed on the property.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$6,482,712	\$6,567,469	\$7,007,779	\$6,968,985	\$7,060,897
Other than Personal Services	\$19,183,165	\$21,829,502	\$24,690,281	\$22,849,344	\$21,099,022
Total	\$25,665,878	\$28,396,972	\$31,698,060	\$29,818,329	\$28,159,919
Funding					
City Funds	NA	NA	\$110,357	\$87,357	\$87,357
Federal - Community Development	NA	NA	\$31,337,703	\$29,730,972	\$28,072,562
Intra City	NA	NA	\$250,000	\$0	\$0
Total	NA	NA	\$31,698,060	\$29,818,329	\$28,159,919
Full-Time Positions	120	129	132	127	132
Contracts	NA	NA	39	40	39
Contractual Services - General	NA	NA	6	6	5
In-Rem Maintenance Costs	NA	NA	14	14	14
Maintenance and Repairs - General	NA	NA	16	16	16
Maintenance and Repairs - Motor Vehicle Equipment	NA	NA	1	2	2
Office Equipment Maintenance	NA	NA	1	1	1
Training Program for City Employees	NA	NA	1	1	1

Performance Measures

	Type of Measure	2005 Annual Target	2005 Annual Actual	2006 Annual Target	2006 Annual Actual	2007 Annual Target	2007 Annual Actual	2008 Annual Target	2008 4-Month Actual
Emergency violations corrected by HPD (%)	Output	NA	19.0%	NA	17.0%	NA	16.0%	NA	NA
Average cost of repair work performed by HPD (\$)	Unit Cost	NA	\$886	NA	\$966	NA	\$767	NA	NA

Preservation - Lead Paint

HPD helps ensure that developers and property owners comply with the City's Lead Paint law, which concerns the prevention of childhood lead poisoning through the remediation of lead paint hazards in housing and day care facilities.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$17,527,386	\$17,984,173	\$18,123,297	\$17,791,993	\$17,826,369
Other than Personal Services	\$2,834,266	\$4,015,183	\$8,659,959	\$2,493,783	\$2,093,783
Total	\$20,361,652	\$21,999,356	\$26,783,256	\$20,285,776	\$19,920,152
Funding					
Capital- IFA	NA	NA	\$129,247	\$129,247	\$129,247
City Funds	NA	NA	\$1,476,255	\$1,867,554	\$1,545,255
Federal - Community Development	NA	NA	\$17,022,323	\$17,675,775	\$17,632,450
Federal - Other	NA	NA	\$7,766,031	\$223,800	\$223,800
Intra City	NA	NA	\$389,400	\$389,400	\$389,400
Total	NA	NA	\$26,783,256	\$20,285,776	\$19,920,152
Full-Time Positions	382	368	359	357	350
Contracts	NA	NA	5	8	8
Maintenance and Repairs - General	NA	NA	2	1	1
Maintenance and Repairs - Motor Vehicle Equipment	NA	NA	1	3	3
Temporary Services	NA	NA	0	1	1
Training Program for City Employees	NA	NA	2	3	3

Performance Measures

	Type of Measure	2005 Annual Target	2005 Annual Actual	2006 Annual Target	2006 Annual Actual	2007 Annual Target	2007 Annual Actual	2008 Annual Target	2008 4-Month Actual
Total lead paint complaints	Demand	NA	41,776	NA	47,720	NA	46,033	NA	15,461
Total lead paint violations issued	Output	NA	35,729	NA	44,859	NA	33,605	NA	10,750
Average cost of lead paint repair work performed by HPD (\$)	Unit Cost	NA	\$1,934	NA	\$1,575	NA	\$2,111	NA	NA

Preservation - Other Agency Services

This includes other Preservation programs.

	2006 Actuals	2007 Actuals	2008 Budget (May 1, 2008 Financial Plan)	2009 Preliminary Budget	2009 Executive Budget
Spending					
Personal Services	\$5,085,510	\$5,764,761	\$6,708,218	\$6,083,025	\$6,284,687
Other than Personal Services	\$14,076,831	\$9,354,389	\$15,798,750	\$8,223,033	\$11,012,033
Total	\$19,162,341	\$15,119,150	\$22,506,968	\$14,306,058	\$17,296,720
Funding					
Capital- IFA	NA	NA	\$402,578	\$402,578	\$402,578
City Funds	NA	NA	\$9,584,606	\$3,526,443	\$6,444,893
Federal - Community Development	NA	NA	\$12,519,788	\$10,377,041	\$10,449,253
State	NA	NA	(\$4)	(\$4)	(\$4)
Total	NA	NA	\$22,506,968	\$14,306,058	\$17,296,720
Full-Time Positions	104	113	106	101	103
Contracts	NA	NA	77	4	4
Community Consultants	NA	NA	16	0	0
Contractual Services - General	NA	NA	58	2	2
Maintenance and Repairs - Motor Vehicle Equipment	NA	NA	1	0	0
Temporary Services	NA	NA	2	2	2

Performance Measures

	Type of Measure	2005 Annual Target	2005 Annual Actual	2006 Annual Target	2006 Annual Actual	2007 Annual Target	2007 Annual Actual	2008 Annual Target	2008 4-Month Actual
Preservation completions- HPD and HDC	Output	NA	11,623	8,869	9,783	9,274	10,735	7,381	473
Preservation starts- HPD and HDC	Output	NA	11,288	8,262	10,905	11,551	12,970	8,051	1,400