

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

SHAUNA NOEL and EMMANUELLA SENAT,

Plaintiffs,

-against-

15-CV-5236 (LTS) (KHP)

CITY OF NEW YORK,

Defendant.

-----X

**DECLARATION OF ROGER D. MALDONADO IN SUR-REPLY TO
DEFENDANT’S REPLY BRIEF (SUPPORTING PLAINTIFFS’ MOTION FOR
PARTIAL SUMMARY JUDGMENT AND OPPOSING
DEFENDANT’S CROSS-MOTION FOR SUMMARY JUDGMENT)**

ROGER D. MALDONADO, an attorney admitted to practice before this Court, pursuant to 28 U.S.C. §1746, declares that the following is true and correct:

1. I submit this declaration in support of plaintiffs’ sur-reply to defendant’s reply.
2. Some of the documents annexed hereto were stamped by defendant “Confidential.”

Defendant has withdrawn its confidentiality designations in respect to those documents.

3. The exhibit numbering below continues from my prior declaration, ECF 927.

4. An excerpt of the Jul. 31, 2019 deposition of Professor Edward Goetz (“Goetz II”) is annexed hereto as Exhibit 116.

5. An excerpt of the transcript of the Jan. 16, 2020 deposition of Mathew Murphy (“Murphy II”) is annexed hereto as Exhibit 117.

6. An excerpt of the transcript of the Nov. 27, 2018 deposition of Joseph Salvo is annexed hereto as Exhibit 118.

7. An excerpt of the transcript of the Aug. 18, 2018 deposition of Holly Leicht is annexed hereto as Ex. 119.

8. A Jan. 2015 email chain shared with Deputy Mayor Glen and other officials in the Office of the Mayor is annexed hereto as Exhibit 120.

9. Excerpts of the Manhattan Borough President's Dec. 16, 2019 recommendations on a zoning application are annexed hereto as Exhibit 121.

10. An excerpt of the transcript of the Apr.10, 2018 deposition of Vicki Been ("Been II") is annexed hereto as Exhibit 122.

11. Defendant's Affirmatively Furthering Fair Housing ("AFFH") certifications from 2001 to 2012 and from 2014 to 2016 are annexed hereto as Exhibit 123.

12. A 2020 map of New York City Housing Authority ("NYCHA") developments, created by NYCHA and available on its website, is annexed hereto as Exhibit 124.

13. Excerpts of defendant's Oct. 2, 2019 amended objections and responses to plaintiffs' requests for admissions are annexed hereto as Exhibit 125.

14. Excerpts of the transcript of the Oct. 26, 2017 deposition of Jerilyn Perine are annexed hereto as Exhibit 126.

15. An excerpt of the transcript of the Jan. 10, 2019 deposition of Leila Bozorg is annexed hereto as Exhibit 127.

16. A chart comparing elements of Professor Edward Goetz's Feb. 2019 report to the Aug. 2020 declaration he submitted to this Court (ECF 898), entitled "Increasing Prominence of 'Displacement from Neighborhood' in Professor Goetz's Submissions," is annexed here to as Exhibit 128.

17. An excerpt of the Dec. 12, 2018 press release from the Mayor's Office regarding the Neighborhood Pillars program is annexed hereto as Exhibit 129.

18. An excerpt of defendant's Oct. 2020 "Where We Live" report is annexed hereto as Exhibit 130.

19. An excerpt of "State of the City 2021: Mayor de Blasio Announces A recovery for All of Us," Jan. 28, 2021 is annexed hereto as Exhibit 131.

I declare under penalty of perjury that the foregoing statements are true and correct to the best of my knowledge and belief. Executed on March 8, 2021.

A handwritten signature in black ink, appearing to read 'RDM', is positioned above a horizontal line.

Roger D. Maldonado

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

-----x
SHAUNA NOEL and EMMANUELA

SENAT,

Plaintiffs,

-against-

Civil Action No.:

15-CV-5236

CITY OF NEW YORK,

Defendant.

-----x

July 31, 2019

10:08 a.m.

VIDEOTAPED DEPOSITION of EDWARD GLENN GOETZ,
taken by Plaintiffs, pursuant to Notice, held at the
law offices of Cuti Hecker Wang, LLP, 305 Broadway,
New York, New York, before Judith Castore, a
Certified Livenote Reporter and Notary Public of the
State of New York.

1 GOETZ

2 Q Turning to a different topic,
3 do you agree that a significant driver
4 of school segregation at the elementary
5 school level in New York City is driven
6 by housing segregation?

7 MS. POLIFIONE: Objection.

8 A I'm not an expert in school
9 segregation or desegregation, so I
10 would not know the answer to that.

11 Q Well, just from being
12 somebody who looks at housing policies
13 and obviously is thinking about these
14 issues, are you aware that, generally
15 speaking, school segregation at the
16 elementary school level is often driven
17 by housing segregation?

18 MS. POLIFIONE: Objection.

19 A It's often driven by housing
20 patterns, by changing housing patterns.

21 Q Right.

22 A Schools and housing can
23 correlate.

24 Q And often do?

25 A Often do.

ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

I, EDWARD GLENN GOETZ, certify, I have read the transcript of my testimony taken under oath in my deposition of July 31, 2019; that the transcript is a true, complete and correct record of what was asked, answered and said during this deposition, and that the answers on the record as given by me are true and correct.

Edward Glenn Goetz

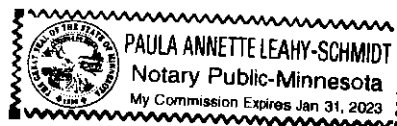
EDWARD GLENN GOETZ

Sworn and subscribed to before me

this 4th day of September, 2019

Paula Leahy Schmidt

Notary Public



C E R T I F I C A T I O N

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

I, JUDITH CASTORE, Shorthand Reporter
and Notary Public within and for the State
of New York, do hereby certify:

That EDWARD GLENN GOETZ, the witness
whose deposition is hereinbefore set
forth, was duly sworn by me and that this
transcript of such examination is a true
record of the testimony given by such
witness.

I further certify that I am not
related to any of the parties to this
action by blood or marriage and that I am
in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 12th day of August, 2019.



JUDITH CASTORE

1
2 UNITED STATES DISTRICT COURT
3 SOUTHERN DISTRICT OF NEW YORK
4 Civil Action No.: 15-CV-5236

5 - - - - - x

6 SHAUNA NOEL and EMMANUELA SENAT,

7 Plaintiffs,

8 - against -

9 CITY OF NEW YORK,

10 Defendants.

11 - - - - - x

12 January 16, 2020

13 1:20 p.m.

14 1250 Broadway

15 New York, New York

16 VIDEOTAPED DEPOSITION of MATTHEW MURPHY, a
17 non-party witness in the above-entitled action, held
18 at the above time and place, taken before Melissa A.
19 Diaz, a Notary Public of the State of New York,
20 pursuant to subpoena.

21 * * * *

1 MURPHY, M.

2 and why did we need affordable housing? So I would
3 equate those two. And I would say on the question
4 that when community members have a perspective of
5 there shouldn't be new housing built in this
6 neighborhood, HPD policy, HPD kind of talking points
7 in my perspective is that we needed more housing.
8 And MIH said when we're going to rezone and we're
9 going to get that housing, there's going to be
10 permanently affordable housing in there as well.

11 So I would say that that conversation has
12 happened but not specifically around the community
13 preference. It has been more around community kind
14 of opposition to new development.

15 MR. GURIAN: Let's take the requested
16 break.

17 THE VIDEOGRAPHER: The time is 4:10 p.m.

18 This is the end of video two. We're off
19 the record.

20 (A recess was taken.)

21 THE VIDEOGRAPHER: The time is 4:17 p.m.

22 We're on the record. This is video three.

23 Q Mr. Murphy, I just want to go back for a
24 second to that preliminary guide that we were
25 looking at.

1 MURPHY, M.

2 A Yes.

3 Q And you had said that it was you who
4 oversaw that, the production of that?

5 A Yes.

6 MS. SADOK: Objection as to scope.

7 Q Who worked with you on it?

8 MS. SADOK: Objection as to scope.

9 A From what I recall, we had -- it was
10 Fabiana Meacham and we had a summer employee,
11 Nicholas Kelly.

12 Q And how -- if you're able to describe this
13 in summary form, how did you and Ms. Meacham and
14 your intern pool together the information to reach
15 the preliminary conclusions that are set forth?

16 MS. SADOK: Objection to scope.

17 A We relied on the HUD guidebook guidance
18 and kind of first-hand knowledge talking to
19 different parts of the agency, in some cases looking
20 at the maps as I recall from the full document, if
21 I'm remembering the document correctly. At that
22 time HUD had put maps on their website that were
23 supposed to be relied on to do the assessment of
24 Fair Housing.

25 MR. GURIAN: I'm going to show you what's

1
2 MR. GURIAN: Yes, it would be the easiest
3 thing -- it would be the easiest thing to say
4 yes. But I was hoping to be able to say no and
5 I'm not going to just keep on rehearsing things
6 over and over again. So if you want to
7 communicate with the Court, you could obviously
8 do so. Otherwise, I will be back in touch with
9 you in due course.

10 And thank you, Mr. Murphy.

11 THE WITNESS: Thank you.

12 THE VIDEOGRAPHER: The time is 4:43. We
13 are concluded and off the record.

14 (Time noted: 4:43 p.m.)
15
16
17

18

19 MATTHEW MURPHY

20 Subscribed and sworn to before me

21 on this 18th day of February, 2020.

22
23
24

25 NOTARY PUBLIC

KRISTIN E SILBERMAN
NOTARY PUBLIC STATE OF NEW YORK
NEW YORK COUNTY
LIC. #01816137116
COMM. EXP. 2/22/22

C E R T I F I C A T I O N

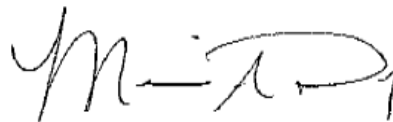
I, MELISSA A. DIAZ, a Notary Public in and
for the State of New York, do hereby certify:

THAT the witness whose testimony is
hereinbefore set forth, was duly sworn by me; and

THAT the within transcript is a true
record of the testimony given by said witness. I
further certify that I am not related, either by
blood or marriage, to any of the parties to this
action; and

THAT I am in no way interested in the
outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 16th day of January, 2020.



MELISSA A. DIAZ

1
2 UNITED STATES DISTRICT COURT
3 SOUTHERN DISTRICT OF NEW YORK

4 -----x
5 JANELL WINFIELD, TRACEY
6 STEWART and SHAUNA NOEL,
7 Plaintiffs,
8 -against-

Civil Action No.:
15-CV-5236 (LTS) (KHP)

9 CITY OF NEW YORK,
10 Defendant.
11 -----x

12 DEPOSITION OF
13 JOSEPH SALVO
14 New York, New York
15 November 27, 2018
16 10:47 a.m.

17
18
19
20
21
22 Reported by:
23 JUDITH CASTORE, CLR
24
25

1 SALVO

2 planning function by providing our
3 planners with demographic data on the
4 neighborhoods that they're planning
5 for.

6 Q And is expertise needed to
7 interpret demographic data?

8 A Yes. There are a whole
9 series of methods and practices in
10 demography that allow for the
11 interpretation of data -- the
12 interpretation of data for all kinds of
13 applications.

14 Q So you used -- I used the
15 word interpret. If I use the word
16 analyze it --

17 A Yeah.

18 Q -- expertise is also needed
19 to analyze demographic data?

20 A Yeah.

21 Q Including census data?

22 A Very much so.

23 Q And census data includes ACS
24 data?

25 A ACS is part of the Census

1
2 STATE OF NEW YORK)
3) : ss
4 COUNTY OF NEW YORK)
5
6

7 I, JOSEPH SALVO, the witness
8 herein, having read the foregoing
9 testimony of the pages of this deposition,
10 do hereby certify it to be a true and
11 correct transcript, subject to the
12 corrections, if any, shown on the attached
13 page.
14

15 Joseph Salvo
16 JOSEPH SALVO
17
18
19

20 Sworn and subscribed to before me,
21 this 18th day of January, ~~2018~~.
22 2019

23 Dominick Answini
24

25 Notary Public

DOMINICK H. ANSWINI NOTARY PUBLIC, STATE OF NEW YORK Registration No. 02AN8289008 Qualified in New York County Commission Expires Sept. 16, 20 <u>21</u>
--

C E R T I F I C A T I O N

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

I, JUDITH CASTORE, Shorthand Reporter
and Notary Public within and for the State
of New York, do hereby certify:

That JOSEPH SALVO, the witness whose
deposition is hereinbefore set forth, was
duly sworn by me and that this transcript
of such examination is a true record of
the testimony given by such witness.

I further certify that I am not
related to any of the parties to this
action by blood or marriage and that I am
in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 6th day of December,
2018.



JUDITH CASTORE

1
2 UNITED STATES DISTRICT COURT
3 SOUTHERN DISTRICT OF NEW YORK

-----x

4 JANELL WINFIELD, TRACEY
5 STEWART and SHAUNA NOEL,
6 Plaintiffs,
7 -against-

Civil Action No.:
15CV5236(LTS)(KHP)

8 CITY OF NEW YORK,
9 Defendant.

-----x

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13 VIDEOTAPED DEPOSITION OF HOLLY LEICHT
14 April 24, 2018
15 New York, New York
16 9:42 a.m.

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20
21 Reported by:
22 Elizabeth Santamaria
23
24
25

1 Leicht

2 discussed as going away because it was a very
3 standardized policy.

4 Q. Well, it was discussed here by
5 Kay --

6 A. Right.

7 Q. -- about going away.

8 A. My point is elected officials would
9 have never had that conversation, the
10 community boards would not have. Because it
11 was accepted and the most they would ever do
12 is just affirm. Of course, the 50 percent
13 applies.

14 Q. So at least at the time that you
15 were at HPD there was an expectation built in
16 that it would be 50 percent, correct?

17 A. Yes.

18 Q. Whereas earlier in the life of the
19 community preference policy there was an
20 expectation that it would be 30 percent?

21 MS. SADOK: Objection.

22 A. Again, that was not on my radar
23 screen possibly until whatever discussion
24 ensued here.


25 Q. Just to clarify. You're saying you

1
2 STATE OF New York)
3) : ss
4 COUNTY OF New York)
5

6 I, HOLLY LEICHT, the witness
7 herein, having read the foregoing testimony of
8 the pages of this deposition, do hereby
9 certify it to be a true and correct
10 transcript, subject to the corrections, if
11 any, shown on the attached page.

12 
13 HOLLY LEICHT
14

15 Sworn and subscribed to before
16 me, this 18th day of June, 2018.

17 
18 _____
19 Notary Public
20

21 ANTOVK PIDEDJIAN
22 NOTARY PUBLIC-STATE OF NEW YORK
23 No. 01PI4969909
24 Qualified in Westchester County
25 My Commission Expires 07-30-2018

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C E R T I F I C A T E

I, ELIZABETH SANTAMARIA, a Court Reporter, do hereby certify that prior to the commencement of the examination, HOLLY LEICHT was sworn by me to testify the truth, the whole truth and nothing but the truth.

I DO FURTHER CERTIFY that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in this action.



ELIZABETH SANTAMARIA

Page 162

E R R A T A

I wish to make the following changes,
for the following reasons:

PAGE LINE

See attached

CHANGE: _____

REASON: _____

CHANGE: _____

REASON: _____

CHANGE: _____

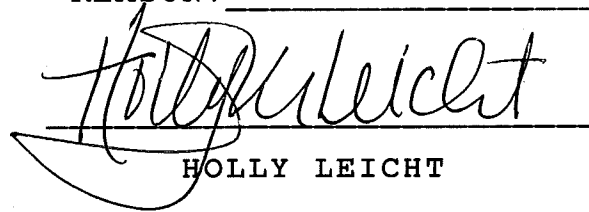
REASON: _____

CHANGE: _____

REASON: _____

CHANGE: _____

REASON: _____


HOLLY LEICHT

6/18/18
DATE

ANTOVK PIDEDJIAN
SUBSCRIBED AND SWORN TO BEFORE NOTARY PUBLIC-STATE OF NEW YORK
No. 01PI4969909
ME THIS 18th DAY OF June, 2018. Qualified in Westchester County
My Commission Expires 07-30-2018


NOTARY PUBLIC

7/30/2018
COMMISSION EXPIRES

ERRATA

I wish to make the following changes, for the following reasons:

PAGE LINE

11 9 CHANGE: “Cestaro” to “Cestero”

REASON: Name is misspelled

14 20 CHANGE: “Sean” to “Shaun”

REASON: Name is misspelled

21 18 ADD MISSING WORDS: “Not anything that I personally experienced...”

REASON: Clarify intent of statement.

23 17-18 ADD COMMA: “...in the context of things, that had...”

REASON: Clarify intent of statement.

25 6-7 ADD COMMA: “...this is just a sense, was...”

REASON: Clarify intent of statement.

27 20 CHANGE: “that” to “there”

REASON: Deponent stated “there” but reporter transcribed incorrectly.

28 9 CHANGE: “whose” to “who’s”

REASON: Clarify intent of statement.

30 12 ADD COMMA: “...something that wasn’t, something more...”

REASON: Clarify intent of statement.

35 11 ADD MISSING WORDS: “...with the timing –“

REASON: Clarify intent of statement.

36 12 CHANGE: “Assisting” to “Assistant”

REASON: Deponent stated “assistant” but reporter transcribed incorrectly.

40 18 ADD MISSING WORDS: “...with him on and didn’t...”

REASON: Clarify intent of statement.

46 20-21 ADD MISSING WORDS: “...where we didn’t have sites in our portfolio, we asked sister agencies.”

REASON: Clarify intent of statement.

51 17 CHANGE: “ethic” to “ethnic”

REASON: Deponent stated “ethnic” but reporter transcribed incorrectly.

56 12 CHANGE: “or” to “were”

REASON: Deponent stated “were” but reporter transcribed incorrectly.

64 25 ADD PUNCTUATION: “our culture” should be in quotations

REASON: Clarify intent of statement.

65 3-4 ADD PUNCTUATION: “our culture” and “our people” should be in quotations

REASON: Clarify intent of statement.

70 21 CHANGE: “and” to “in”

REASON: Deponent stated “in” but reporter transcribed incorrectly.

74 24 CORRECT PUNCTUATION: “...I fully understood that at HPD. That may...”

REASON: Clarify intent of statement.

77 24 CHANGE: “with any” to “within”

REASON: Deponent stated “within” but reporter transcribed incorrectly.

80 12 ADD COMMA: “...of, particularly...”

REASON: Clarify intent of statement.

80 24 CHANGE: “exist in the land” to “exist, the land”

REASON: Clarify intent of statement

81 5 REMOVE COMMA: “...were where...”

REASON: Clarify intent of statement

83 17 CHANGE: “in” to “and”

REASON: Deponent stated “and” but reporter transcribed incorrectly.

84 4 CHANGE: “liability” to “viability”

REASON: Deponent stated “viability” but reporter transcribed incorrectly.

84 5-6 CHANGE: “and an inclusionary” to “and inclusionary”

REASON: Deponent stated “and inclusionary” but reporter transcribed incorrectly.

85 12 CHANGE: “AD20s” to “80-20s”

REASON: Deponent said “80-20s” but reporter transcribed incorrectly.

89 11 CHANGE: “to as many” to “to serve as many”

REASON: Clarify intent of statement.

91 2 CHANGE: “gotten them” to “gotten for them”

REASON: Clarify intent of statement.

91 2 ADD COMMA: “...something else,...”

REASON: Clarify intent of statement.

96 5 CHANGE: “a” to “the”

REASON: Deponent said “the” but reporter transcribed incorrectly.

97 14-15 CHANGE: “I” to “me”

REASON: Clarify intent of statement.

111 7 CHANGE: “where” to “or”

REASON: Deponent said “or” but reporter transcribed incorrectly.

112 18 CHANGE: “I think A” to “I think, yeah,...”

REASON: Deponent said “yeah” but reporter transcribed incorrectly.

115 12-13 CORRECT PUNCTUATION: “...is just affirm, “Of course, the 50 percent applies.””

REASON: Clarify intent of statement.

118 15 CHANGE: “what was thinking” to “what their thinking was”

REASON: Clarify intent of statement.

120 4-5 CHANGE: “...to them, but – and” to “to them and...”

REASON: Clarify intent of statement.

120 17 CHANGE: “than” to “that”

REASON: Deponent stated “that” but reporter transcribed incorrectly.

120 22 CHANGE: “as” to “us”

REASON: Deponent stated “us” but reporter transcribed incorrectly.

121 3-5 CORRECT PUNCTUATION: “...didn’t impact – or lack of beliefs, because I don’t know whether they had them – didn’t...”

REASON: Clarify intent of statement.

126 12-13 CORRECT PUNCTUATION: “...described in the original plan. The focus...”

REASON: Clarify intent of statement.

128 21 CHANGE: “we” to “would”

REASON: Deponent stated “would” but reporter transcribed incorrectly.

133 20 CHANGE: “approximate” to “proximate”

REASON: Deponent stated “proximate” but reporter transcribed incorrectly.

141 19 CHANGE: “And” to “An”

REASON: Deponent stated “An” but reporter transcribed incorrectly.

141 20 CHANGE: “not be protected” to “not protected”

REASON: Clarify intent of statement.

149 2 CHANGE: "meeting" to "meet"

REASON: Deponent stated "meet" but reporter transcribed incorrectly.

150 21 CHANGE: "about" to "about it"

REASON: Clarify intent of statement.



HOLLY LEICHT

6/18/18
DATE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY
OF June, 2018.



NOTARY PUBLIC

7/30/2018
COMMISSION EXPIRES

ANTOVK PIDEDJIAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PI4969909
Qualified in Westchester County
My Commission Expires 07-30-2018

From: Glen, Alicia </O=NYCMAYOR/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=GLEN, ALICIAACC8>
Sent: February 01, 2015 12:21 PM
To: Fuleihan, Dean (OMB); Banks, Steven (HRA); Patchett, James; Shorris, Anthony
Cc: 'AnantharamP@omb.nyc.gov'; Hagelgans, Andrea; Norvell, Wiley; Williams, Dominic; 'yeawj@hra.nyc.gov'; Barrios-Paoli, Lilliam
Subject: Re: PLS REVIEW- Media pitches

Can someone literally do a map/walk me through what the "radius" for the legal program would be when we get on the 12:30 call?

The chart I saw seemed more expansive (good thing) even withing the constraints of the 36mm total (ramping up).

From: Fuleihan, Dean (OMB) [mailto:FuleihanD@omb.nyc.gov]
Sent: Sunday, February 01, 2015 12:16 PM
To: Banks, Steven (HRA); Patchett, James; Shorris, Anthony; Glen, Alicia
Cc: Anantharam, P.V. (OMB) <AnantharamP@omb.nyc.gov>; Hagelgans, Andrea; Norvell, Wiley; Williams, Dominic; Yeaw, Jennifer <yeawj@hra.nyc.gov>; Barrios-Paoli, Lilliam
Subject: RE: PLS REVIEW- Media pitches

Please do not comit to expansion. We agree to the 6 areas. Also, the funding grows over time to \$36 million

From: Banks, Steven [banksst@hra.nyc.gov]
Sent: Sunday, February 01, 2015 12:12 PM
To: Patchett, James; Shorris, Anthony; Fuleihan, Dean (OMB); Glen, Alicia
Cc: Anantharam, P.V. (OMB); Hagelgans, Andrea; Norvell, Wiley; Williams, Dominic; Yeaw, Jennifer; Barrios-Paoli, Lilliam
Subject: Re: PLS REVIEW- Media pitches

Correct as James states it. If you want to, you could say if this works in these areas as James described them, it could be a model for other areas, without any commitment to do so because we need to see if it works.

Sent from my BlackBerry 10 smartphone on the Verizon Wireless 4G LTE network.

From: Patchett, James
Sent: Sunday, February 1, 2015 12:09 PM
To: Shorris, Anthony; Banks, Steven; Fuleihan, Dean (OMB); Glen, Alicia
Cc: 'AnantharamP@omb.nyc.gov'; Hagelgans, Andrea; Norvell, Wiley; Williams, Dominic; Yeaw, Jennifer; Barrios-Paoli, Lilliam
Subject: Re: Fwd: PLS REVIEW- Media pitches

The 35M is an estimate Steve's made based on rezoning areas and immediately surrounding locations. It provides enough funds, according to HRA, to provide counsel to everyone in those neighborhoods who is legitimately being harassed.

However, as we discussed with the Mayor, it ONLY covers the six we've named / are naming. Not the other nine that we'll roll out over time...

From: Shorris, Anthony
Sent: Sunday, February 01, 2015 12:05 PM
To: Banks, Steven (HRA); Fuleihan, Dean (OMB); Glen, Alicia
Cc: P. V. Anantharam (OMB) <AnantharamP@omb.nyc.gov>; Patchett, James; Hagelgans, Andrea; Norvell, Wiley; Williams, Dominic
Subject: Fwd: PLS REVIEW- Media pitches

Let's all be clear here: does our \$35 million plan to provide legal assistance to people in housing court cover folks in re-zoning neighborhoods only or does it also allow us to assist people in areas of demonstrably rapid gentrification? If the latter, how do we define the program's scope? Need to be clear on this before we roll this out.

Many thanks.

Anthony E. Shorris
First Deputy Mayor
City of New York
City Hall
New York, NY 10007
212-788-3191

Begin forwarded message:

From: "Glen, Alicia" <AGlen@cityhall.nyc.gov>
Date: February 1, 2015 at 11:54:21 AM EST
To: "Fuleihan, Dean (OMB)" <fuleihand@omb.nyc.gov>
Cc: "Shorris, Anthony" <AShorris@cityhall.nyc.gov>, "Patchett, James" <JPatchett@cityhall.nyc.gov>, "Williams, Dominic" <DWilliams@cityhall.nyc.gov>, "Hagelgans, Andrea" <AHagelgans@cityhall.nyc.gov>
Subject: Re: PLS REVIEW- Media pitches

I believe that the proposal includes zip codes that are not in current or planned rezonings but are very "hot" markets like bush wick.

Can someone please confirm with Steve banks?

Sent from my iPad

On Feb 1, 2015, at 11:45 AM, Fuleihan, Dean (OMB) <FuleihanD@omb.nyc.gov> wrote:

Just to be clear, there will be no appropriation in the current fiscal year. There will be funds in FY16 that will grow to \$36 million in the outyears

From: Shorris, Anthony [AShorris@cityhall.nyc.gov]
Sent: Sunday, February 01, 2015 11:00 AM
To: Fuleihan, Dean (OMB)
Cc: Glen, Alicia; Patchett, James; Williams, Dominic
Subject: Fwd: PLS REVIEW- Media pitches

Are we ready to give this to NYT today? Last call...

Anthony E. Shorris
First Deputy Mayor
City of New York
City Hall
New York, NY 10007
212-788-3191

Begin forwarded message:

From: "Blumm, Kate" <KBlumm@cityhall.nyc.gov>
Date: February 1, 2015 at 10:57:38 AM EST
To: "Hagelgans, Andrea" <AHagelgans@cityhall.nyc.gov>, "Shorris, Anthony" <AShorris@cityhall.nyc.gov>
Cc: "Williams, Dominic" <DWilliams@cityhall.nyc.gov>, "Wolfe, Emma" <EWolfe@cityhall.nyc.gov>, "Patchett, James" <JPatchett@cityhall.nyc.gov>, "Glen, Alicia" <AGlen@cityhall.nyc.gov>, "Ragone, Peter" <pragone@cityhall.nyc.gov>, "Walzak, Phil" <PWalzak@cityhall.nyc.gov>, "Norvell, Wiley" <WNorvell@cityhall.nyc.gov>, "Gunaratna, Mahen" <MGunaratna@cityhall.nyc.gov>, "Kadushin, Peter" <pkadushin@cityhall.nyc.gov>
Subject: RE: PLS REVIEW- Media pitches

As of last night I have background information on the planned \$36M investment in 2015 for legal representation for tenants living in areas currently identified for rezoning, but I am not aware that this is fully approved so someone needs to confirm. Excerpts:

ANTI-HARASSMENT/NEIGHBORHOOD AND TENANT PROTECTION INITIATIVE

DESCRIPTION: The City will provide access to legal assistance for residents currently living in neighborhoods identified for rezoning in order to prevent tenant harassment and displacement, keep families and individuals in their homes, and maintain affordable housing. By directly providing counsel in Housing Court to those who we identify as victims of harassment in these neighborhoods, the City will protect tenants from displacement and stabilize neighborhoods as rezoning for the affordable housing and neighborhood development plan moves forward.

The City will make an initial investment in 2015 of \$36 million to target the first six neighborhoods identified for rezoning and surrounding areas. The initial investment includes the cost of representation

for 13,741 cases (\$31 million) as well as administrative costs and rental arrears payments by HRA for program participants (\$5 million).

From: Hagelgans, Andrea
Sent: Sunday, February 01, 2015 10:46 AM
To: Shorris, Anthony
Cc: Williams, Dominic; Wolfe, Emma; Patchett, James; Glen, Alicia; Ragone, Peter; Walzak, Phil; Norvell, Wiley; Blumm, Kate; Gunaratna, Mahen; Kadushin, Peter
Subject: Re: PLS REVIEW- Media pitches

I think we need tenant stuff. What is ready today? Other than calling on state to strengthen and expand?

From: Shorris, Anthony
Sent: Sunday, February 01, 2015 10:45 AM
To: Hagelgans, Andrea
Cc: Williams, Dominic; Wolfe, Emma; Patchett, James; Glen, Alicia; Ragone, Peter; Walzak, Phil; Norvell, Wiley; Blumm, Kate; Gunaratna, Mahen; Kadushin, Peter
Subject: Re: PLS REVIEW- Media pitches

I'll talk to BDB again but I think he is OK with my giving Mulrow SOC highlights the night before (with Alicia providing more detail on the housing plans) but not before. We should make sure to have that discussion sometime today.

One other framing issue I want to raise: if the whole NYT lead-in story is density-driven, without mention of the tenant-related stuff, so we worry that looks somehow gentrification/pro-development when in fact we have a much more balanced approach? Just want to make sure we are OK with that kind of story and the pro-tenant stuff coming later or if we'd like to see them together in which we'd have to give The Times both.

Anthony E. Shorris
First Deputy Mayor
City of New York
City Hall
New York, NY 10007
212-788-3191

On Feb 1, 2015, at 10:22 AM, Hagelgans, Andrea <AHagelgans@cityhall.nyc.gov> wrote:

We need to move soon. Let's not include. Thanks.

From: Williams, Dominic
Sent: Sunday, February 01, 2015 10:20 AM
To: Wolfe, Emma

Cc: Shorris, Anthony; Patchett, James; Hagelgans, Andrea; Glen, Alicia; Ragone, Peter; Walzak, Phil; Norvell, Wiley; Blumm, Kate; Gunaratna, Mahen; Kadushin, Peter
Subject: Re: PLS REVIEW- Media pitches

I vote strongly against including. Let the curtain-raiser be about our plans and framing. If we include, they have to call state and MTA for their take, and us vs. state drama will overtake the broader story. Is way less about Mulrow's tone in reaction, and way more about their tone in response in the press, which is Gov. driven and I think because of that cannot be that helpful.

Sent from my iPhone

On Feb 1, 2015, at 7:14 AM, Wolfe, Emma <EWolfe@cityhall.nyc.gov> wrote:

But we went over this - the exclu will require a call from them to state earlier. If we want to give the state days of lead up we can risk it. If we want the element of surprise we shouldn't do in the exclusive. I defer predicting what the state's reaction will be to Alicia and tony. As of Friday Alicia felt like we shouldn't give them lead up because they will not react well. And we don't want a negative back and forth heading into the speech overshadowing stuff. But if you both think mulrow will appreciate the heads up and that he truly has the agency to prevent a bad reaction then the right governmental thing to do is tell them before we do exclusive and trust that they won't mess things up for us.

On Jan 31, 2015, at 10:10 PM, Shorris, Anthony <AShorris@cityhall.nyc.gov> wrote:

If it is going to be Tuesday morning and I can tell Mulrow Monday night, that might be OK. Just don't want them to read it in the papers.

Anthony E. Shorris
First Deputy Mayor
City of New York
City Hall
New York, NY 10007
212-788-3191

On Jan 31, 2015, at 10:06 PM, Patchett, James
<JPatchett@cityhall.nyc.gov> wrote:

We did. Just thought maybe it changed because story is now tues morning.

From: Wolfe, Emma
Sent: Saturday, January 31, 2015 10:05 PM
To: Hagelgans, Andrea; Patchett, James; Glen, Alicia; Shorris, Anthony; Williams, Dominic
Cc: Ragone, Peter; Walzak, Phil; Norvell, Wiley; Blumm, Kate; Gunaratna, Mahen; Kadushin, Peter
Subject: Re: PLS REVIEW- Media pitches

Thought we litigated sunnyside?

From: Hagelgans, Andrea
Sent: Saturday, January 31, 2015 09:59 PM
To: Patchett, James; Wolfe, Emma; Glen, Alicia; Shorris, Anthony; Williams, Dominic
Cc: Ragone, Peter; Walzak, Phil; Norvell, Wiley; Blumm, Kate; Gunaratna, Mahen; Kadushin, Peter
Subject: Re: PLS REVIEW- Media pitches

EW- thoughts on sunnyside?

From: Patchett, James
Sent: Saturday, January 31, 2015 09:58 PM
To: Hagelgans, Andrea; Wolfe, Emma; Glen, Alicia; Shorris, Anthony; Williams, Dominic
Cc: Ragone, Peter; Walzak, Phil; Norvell, Wiley; Blumm, Kate; Gunaratna, Mahen; Kadushin, Peter
Subject: Re: PLS REVIEW- Media pitches

NYT looks good. Fairly certain that we can add guaranteed legal representation--paid for by the City--if you're a tenant being harassed in one of the rezoning communities.

Jobs / economic impacts of total real estate investment are in speech text. (I can dig up if necessary.)

Given that this is breaking Sunday, can/should we add Sunnyside? Or would that overtake?

From: Hagelgans, Andrea
Sent: Saturday, January 31, 2015 09:13 PM
To: Wolfe, Emma; Glen, Alicia; Patchett, James; Shorris, Anthony; Williams, Dominic
Cc: Ragone, Peter; Walzak, Phil; Norvell, Wiley; Blumm, Kate; Gunaratna, Mahen; Kadushin, Peter

Subject: PLS REVIEW- Media pitches

Please review closely. Below contains:

- 1) New York Times pitch -- this is the A-1 framing story that focuses on our affordable housing campaign. It does not include Sunnyside Yards or ferries, which we are keeping for the speech
- 2) Additional individual story pitches on Artist Housing, Senior Housing (we need more details on how this works), and ending veterans homelessness
- 3) We would like to consider rolling out "Build it Back" new goal and Community Health Centers but need more details before making that determination

Biggest priority is NYT review--- need to determine how we are coming down on tenant harassment. Phil/Wiley will engage the reporter tomorrow AM.

Media Roll-In

New York Times Pitch

- This is not your typical SOTC – instead of a laundry list of programs, you’ll see a core adhesion to housing. In 2015 the Administration is doubling down on its efforts to ensure that New Yorkers can afford to live and work and STAY in the city they love.
- And that is necessary because housing is at the heart of the inequality crisis in New York City.
- This effort will happen, as it did for pre-K, via engagement every single stakeholder in this City – from community leaders to everyday New Yorkers from all walks of life – to DEMAND the results New Yorkers need, and to help us find the space, the will, and the money to build and preserve affordable housing. This will be a massive organizing and coalition-building effort, bringing together elected officials, advocacy groups and voices from business and labor.
- The speech will center on the ways the City will be building UP: increasing density across the city to create the units of housing New Yorkers need to so they aren’t priced out of the neighborhoods they call home, and as more and more people call NYC home. We need to build a supply that meets the ever-increasing demand of people across the City at all rungs of the economic ladder.
- We know we have a duty to honor the culture and character of every neighborhood in every borough. Each neighborhood has its own DNA and that is why we will develop holistic plans with communities that integrate zoning tools with preservation, infrastructure and City services to ensure communities can grow in a sustainable way.

- A new major tool in this effort is our Mandatory Inclusionary Housing program that will apply to ALL major residential re-zonings. Affordable housing will now be a REQUIREMENT of ANY development in rezoned areas, not a bargaining chip for developers.
- We're pursuing 6 Neighborhood Plans in 2015 that will help generate tens of thousands of units of housing. Through MIZ, no development will happen in these neighborhoods without affordable housing.
- **[Which have been announced:]** Jerome Avenue Corridor, Flushing West, East New York
- **[Which have leaked:]** LIC Core (<http://www.wsj.com/articles/setting-sights-on-more-high-rises-in-long-island-city-1421374499?tesla=y>)
- **[News:]** East Harlem, Stapleton/Bay St Corridor
- It's not going to be easy, but this is how we're going to create the housing units that will relieve the financial pressure that defines the lives of so many people in this City.
- We know that all over the City, communities are being disrupted, tenants are being harassed and displaced. We're going after the bad actors. The Mayor has a long history of tackling bad landlords
- And MIZ includes a community preference so local residents in these neighborhoods will have first crack at places to live where they won't be subject to these abuses.

Mandatory Inclusionary Housing: a program that will apply to ALL major residential re-zonings from this moment on. It means that for the very first time in New York's history, providing affordable housing will be a CONDITION of residential development. (And the City itself will play an active role in building the affordable housing in many neighborhoods.)

There are neighborhoods that have great transit access, rich in assets, but don't have the "permission" to build UP right now. In 2015 we're working w/the following neighborhoods:

Rezoning/Upzonings: tens of thousands of units to be generated, both market rate and affordable

- a. East New York
- b. Long Island City
- c. Flushing West
- d. Jerome Avenue Corridor
- e. East Harlem (not yet announced)
- f. Stapleton (not yet announced)

Market-Rate Housing.

- a. Over the next ten years, the City of New York will need an additional 240,000 housing units to meet the needs of our growing City and replace older buildings as they fall into disrepair. That includes not only the 80,000 affordable units we will build with our plan, but also an additional 160,000 market rate units.
- b. Real estate is an important economic driver for our city
- c. 240,000 new units of housing will lead to TKTK jobs and \$TKTK billions in economic activity.

Tenant Harrassment/Laws

- Calling on Albany to extend and strengthen rent laws
- TBD—Any other policies?

OTHER NEWS ITEMS --- FOR INDIVIDUAL NEWS COVERAGE

Senior Housing

Idea: proposing 10,000 units for seniors on fixed incomes, who have worked hard all their lives, and want to retire here – who deserve to live their with some dignity, especially when they can't meet rising housing costs by working towards a raise.

How it works: TBD

Artist Housing

Idea: produce 1,500 units of affordable live/work space for NYC artists over the next ten years to help artists remain in New York City.

How it works: Via partnership between HPD (who will use capital allocated for housing plan), the City's Department of Cultural Affairs (\$3M) and private foundations TBD (\$3M) , create ~150 units/yr (one project) for 10 years.

Work closely w/local arts organizations as program partners on project. What's new: everything! We anticipate issuing the first affordable artist housing RFP by the end of 2015.

Flags:

- Communities could argue this is contributing to gentrification
- Need to identify local arts organizations to partner with who can assist with the lottery and interview process, and develop the artist certification (City does not want to be in the business of defining who qualifies as an artist)
- Need to work with local elected to work through issues related to filling artist preferences vs. CB preference

End vet homelessness

Idea: end homelessness for the hundreds of Veterans in New York City by 2015 and sustain this achievement for the long term.

How it works:

With guidance from HUD, the VA and advocates for Veterans and the homeless, the NYC Continuum of Care Veterans Task Force and the City will finalize the work of determining the housing needs of every homeless Veteran, enact and enforce Veteran preferences in existing housing, and boost efforts to prioritize them for a range of housing resources.

What's new (CONFIRMING ALL OF BELOW):

- newly coordinated efforts among DHS, HPD and MOVA to create specific housing plan for every vet in shelter
- prioritization of vets in City's new LINC program and in section 8
- newly aggressive work to place vets in supportive units described below (Gen Pop, NY/NY 3, MRT)
- since Jan 12, ability to get immediate SSVF referral (is this our action or fed gov't?)
- new tech platform in works to efficiently track resources and outcomes

Flags:

- Heads up that in OCT 2014 we signed on to the President's Mayors Challenge to End Vet Homelessness in 2015 (have not found any coverage of our participation-- not picked up)
- We could reach functional zero in December, make an announcement, and then in January 2016, have a reporter find a Veteran who is new on the street or a Veteran who has refused to relocate and is still in shelter.
- Functional zero, as currently defined by the Task Force, allows for 300 homeless Veterans at a given time (refusing relocation, turnover, new entrants, etc), something we will have to review over the year. The Mayor's Initiative requires continued successful coordination, and support from the highest levels to push if resources are not being adequately targeted.

Other New Pieces – still being fleshed out

Sandy/ Build it Back – Announcing our new goal of having every Build it Back check in people's hands by the end of the year

Community health centers --- Committing to building 6 new health centers this year and a total of 16 health centers over the next three years. [DOHMH/ Tony/LBP]

Borough President Recommendation

City Planning Commission
120 Broadway, New York, NY 10007
Fax # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Application No.: **C 200052 ZMM, C200050 ZSM, N 200051 ZRM, 200054 ZSM, N 200053 ZAM**

Docket Description:

IN THE MATTER OF a private application by Lenox Terrace Development Associates, an affiliate of the Olnick Organization, Inc. ("Applicant") pursuant to §§ 197-c and 200 of the New York City Charter, seeking approval of five land use actions to facilitate the development of 5 new 28-story mixed-use buildings and one 6-story building containing a total of approximately 1,533,389 zoning square feet located at the Lenox Terrace superblock (Block 1730, Lots 33, 36, 40, 45, 50, 52, 64, 68, and 75), Borough of Manhattan, Community District 10.

IN THE MATTER OF a private application by Lenox Terrace Development Associates, an affiliate of the Olnick Organization, Inc. ("Applicant") seeking approval of:

1. An amendment to Zoning Map 6a to rezone the Project Area from R7-2/C1-4, to a C6-2 zoning district
2. A Zoning Text Amendment to Appendix F of the Zoning Resolution of the City of New York to designate the Project Area as a Mandatory Inclusionary Housing Area
3. A Special Permit for a large scale general development pursuant to Zoning Resolution § 74-743(a)(2);
4. Special Permit to waive parking requirements pursuant to ZR § 74-533;
5. An authorization pursuant to Zoning Resolution § 25-631(f)(2) to modify curb cut requirements

To facilitate to facilitate the development of 5 new 28-story mixed-use buildings and one 6-story building containing a total of approximately 1,642 new dwelling units ("DU"), Borough of Manhattan, Community District 10.

COMMUNITY BOARD NO: 10

BOROUGH: Manhattan

RECOMMENDATION

- ☐ APPROVE
- ☐ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- ☒ DISAPPROVE
- ☐ DISAPPROVE WITH MODIFICATIONS/CONDITONS (Listed below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

John A. Brewer

December 16, 2019

BOROUGH PRESIDENT

DATE

Table 1. Program for Proposed Project

	Dwelling Units (Affordable)	Retail gsf	Community Facility gsf
Building NW	326 (82-98)	24,593	0
Building SW	77 (19-23)	25,211	0
Mid-rise Podium	410 (103 - 123)	25,728	0
Building NE	280 (70 - 84)	19,779	4,966
Total, Phase 1	1,094 (274 - 328)	95,311	4,966
Building N	245 (61 - 74)	16,877	4,236
Building SE	303 (76 - 91)	23,312	5,853
Total, Phase 2	548 (137 - 164)	40,189	10,089

COMMUNITY BOARD RECOMMENDATION

On September 19 and October 17, 2019, Community Board 10's ("CB10") Land Use Committee held public hearings on this application. During the hearings, the Applicant was given the opportunity to present the Proposed Project, and address any outstanding concerns. The Lenox Terrace Tenants Association, known as LT-ACT, was also given an opportunity to present their position in opposition to the current application.

At its November 6, 2019 CB10 General Board Meeting, CB10 passed a resolution declining to support the current land use application. The vote tally was 20 in favor, 15 opposed, and 1 abstention.

On November 8, 2019, CB10 issued its official recommendation on the current application. The recommendation contains several concerns serving as the basis for their decision to disapprove the application. One concern was the fear that the restrictive declaration would do nothing to prevent out-of-scale development at the sites not owned by the Olnick organization. Another concern was the overall effect the development would have on the community district's demographic character. CB10 takes the position that the creation of 1,700 dwelling units, 80-percent of them market-rate, would introduce a significant increase in residents from racial and income groups that would diminish the area's Black American political base. The third concern expressed in CB10's recommendation is the record of stewardship of Lenox Terrace by the Applicant. Residents and members of the Harlem community have developed mistrust of the Applicant, and therefore remain skeptical of their ability to fulfill any commitments connected to this application. CB10 also expressed dissatisfaction with the proposed affordable housing component.

The community's concerns are not unreasonable or unfounded. 1,200 of the proposed 1,700 dwelling units will be market-rate. This would result in a significant shift in the area's demographic composition; new residents will have much higher income levels. For a century, Harlem has been the epicenter of Black culture in America, but recent real estate trends have resulted in gentrification and led to a decrease in the area's Black population.

While no plan can insulate a community from market pressures leading to displacement, a project as large as the proposed project should include a plan that is equitable. An equitable plan would: 1) create significantly more affordable housing; 2) further preserve the current affordable housing stock; 3) provide support to local entrepreneurs and small businesses; 4) improve public transportation resources; and 5) create and improve open space.

The current proposal fails to meet these criteria. For the reasons stated below, I am recommending disapproval of Land Use Application Nos. C 200050 ZSM, N 200051 ZRM, 200054 ZSM, N 200053 ZAM.

Size and Scale of the Proposed Project

In order to achieve an equitable result, a project the size and scale of the one proposed here requires extensive efforts from the private and public sector. The Proposed Project is expected to take place on a single development site. It is expected to create 1,700 DUs, a population increase of approximately 4,000. That is nearly half the amount of the East Harlem Rezoning (3,500 DUs) to the south of the Project Area, and 40% of the size of the Inwood Rezoning (4,908 DUs) to the north. However, the East Harlem rezoning covered 69 square blocks; Inwood covered 62. By comparison, the increase in housing units and population expected at this site will occupy just 3 square blocks, and cause a disproportionate impact on local residents, infrastructure, economy, and educational resources.

For a plan like the one proposed in this application to provide equitable solutions it must also contain commitments proportional to the ones in the rezonings cited above. Both the East Harlem and Inwood rezonings led to commitments from the City in the amount of approximately \$300 to \$500 million for investments in infrastructure, housing preservation, open space, schools, and other elements essential to a neighborhood's high quality of life.

One area in need of attention is public transit. Substantial improvements to the area's public transit resources must be made to ensure an equitable result. According to the DEIS's line-haul analysis, the 2 and 3 lines are currently operating beyond capacity. With 85% of the public transit usage generated by the Proposed Development forecasted to utilize the West 135th Street Station on the 2 and 3 lines, serious overcrowding is foreseeable.

Open Space

The DEIS study area has an overall open space ratio of 0.678 acres per 1,000 residents. This is significantly lower than the CEQR guideline of 2.5 acres of combined active and passive open space per 1,000 residents. The DEIS concludes that the open space expected to be created in connection with the Proposed Project would offset an anticipated loss of existing open space.

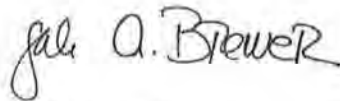
However, the open space created will be exclusive to residents of the Lenox Terrace complex. This proposal creates a disparity in access and in the amount of open space available to area residents and those of the new development.

Trust

3. Building elements should be contextual in substance. This means that the exteriors should consist of materials similar to those found in the existing Lenox Terrace buildings.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, the Manhattan Borough President recommends Disapproval of ULURP Application No. C 200052 ZMM, C 200050 ZSM, N 200051 ZRM, 200054 ZSM, N200053 ZAM - Lenox Terrace.

A handwritten signature in black ink, reading "Gale A. Brewer". The signature is written in a cursive, flowing style.

Gale A. Brewer
Manhattan Borough President

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

-----x
JANELL WINFIELD, TRACEY STEWART
and SHAUNA NOEL,

Plaintiffs,

-against-

Civil Action No.:
15-CV-5236 (LTS) (KHP)

CITY OF NEW YORK,
Defendant.

-----x

April 10, 2018

9:20 a.m.

VIDEOTAPED DEPOSITION of VICKI BEEN, held
at the law offices of the Anti-Discrimination
Center, located at 1745 Broadway, New York, New
York 10019, before Anthony Giarro, a Registered
Professional Reporter and a Notary Public of the
State of New York.

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VICKI BEEN

Exhibit 105 for identification, as of
this date.)

Q This is one of the policy
briefs, titled How Recent Rezoning
Affected the City's Ability to Grow.

You're familiar with this
one --right?-- because you coauthored it?

A I did.

Q I recognize there are a lot
of factors that go into whether or not
one has the ability to build Affordable
Housing. I'm not trying to say that
upzoning or downzoning is the only factor
as I'm sure you weren't in the report.

Is it fair in general to say
that when there's upzoning, greater
density permitted, that that creates more
of an opportunity for Affordable Housing
construction than would otherwise be the
case?

MS. SADOK: Objection.

A It's fair to say that the
more -- yes. It's fair to say that if
there's been a rezoning to add capacity,

1 VICKI BEEN

2 right, that it's more likely that the
3 Fair Housing will pencil out.

4 Q And conversely in a
5 downzoning circumstance, it's less likely
6 that the Affordable Housing or as much
7 Affordable Housing would pencil out; is
8 that fair?

9 MS. SADOK: Objection.

10 A That is correct.

11 Q So may I ask you to look at
12 page 9 of the report? I guess I should
13 say this also, though not quite as vivid
14 as Housing 2.0 is also a very handsome
15 report.

16 Do you see in that last
17 paragraph where it says, "Upzoned lots
18 tended to be located in census tracks
19 with a higher proportion of non-white
20 residents than the median track in the
21 city. Downzoned lots, on the other hand,
22 were more likely to be located in tracks
23 with a higher share of non-Hispanic white
24 residents than the city median. And
25 contextual only rezoned lots were located

1 VICKI BEEN

2 in areas with still higher shares of
3 non-Hispanic white residents." Do you
4 see that?

5 A Mm-hmm.

6 Q You believe those findings
7 to be true?

8 MS. SADOK: Objection.

9 A Yes.

10 Q And then continuing on page
11 10, "The opposite trend exists for both
12 black and Hispanic residents. Upzoned
13 lots were more likely to be in areas that
14 have a higher share of black and Hispanic
15 residents than the city median while
16 downzoned and contextual-only rezoned
17 lots both were in areas with smaller
18 shares of black and Hispanic residents."

19 Do you see that?

20 A Mm-hmm.

21 Q Is that true?

22 MS. SADOK: Objection.

23 A True, to the best of my
24 ability, yes.

25 Q And lastly, if I may ask you

1 VICKI BEEN

2 to turn to page 16.

3 A I'm sorry. I just need to
4 understand if this is -- is this the
5 report that was based upon the regression
6 analysis? Just one second. Okay. Go
7 ahead.

8 Q On page 16, that last
9 sentence, you and your colleagues wrote,
10 "The variation in the patterns of
11 rezonings among communities with
12 different socioeconomic characteristics
13 calls for a larger conversation about how
14 the benefits and burdens of development
15 should be shared across the city." Do
16 you see that?

17 A Yes.

18 Q When the term "socioeconomic
19 characteristics" was used, was that
20 intended to encompass racial
21 characteristics?

22 A Yes.

23 Q Thank you. I'll take those
24 two back, if you don't mind.

25 A (handing.)

1
2 STATE OF NEW YORK)
3) : ss
4 COUNTY OF NEW YORK)
5
6

7 I, VICKI BEEN, the witness
8 herein, having read the foregoing
9 testimony of the pages of this deposition,
10 do hereby certify it to be a true and
11 correct transcript, subject to the
12 corrections, if any, shown on the attached
13 page.
14

15 Vicki Been
16

VICKI BEEN

17
18
19
20 Sworn and subscribed to before me,
21 this 25th day of May, 2018.
22

23 Kristin E. Silberman
24

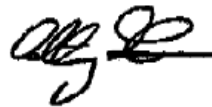
Notary Public

KRISTIN E. SILBERMAN
NOTARY PUBLIC STATE OF NEW YORK
NEW YORK COUNTY
LIC. #01916137116
COMM. EXP. 2/22/22
25

C E R T I F I C A T I O N

I, ANTHONY GIARRO, a Shorthand Reporter
and a Notary Public, do hereby certify that the
foregoing witness, VICKI BEEN, was duly sworn on
the date indicated, and that the foregoing, to
the best of my ability, is a true and accurate
transcription of my stenographic notes.

I further certify that I am not employed
by nor related to any party to this action.



ANTHONY GIARRO

Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it has completed an analysis of impediments to fair housing choice within the jurisdiction, is taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintains records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;



6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.


Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Anthony P. Coles
Deputy Mayor, City of New York



Date

K. Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

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6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
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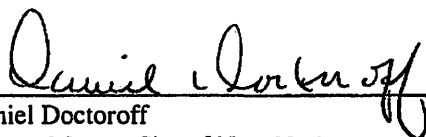
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Daniel Doctoroff
Deputy Mayor, City of New York

11/14/02
Date

K. Certifications

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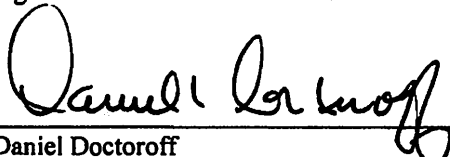
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Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Daniel Doctoroff
Deputy Mayor, City of New York

11/24/23
Date

K. Certifications

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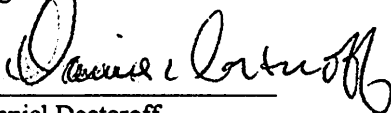
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Section 3 – It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Daniel Doctoroff
Deputy Mayor, City of New York

4/6/104
Date

Certifications

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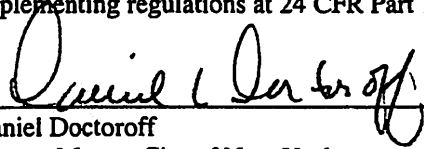
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Daniel Doctoroff
Deputy Mayor, City of New York

10/27/05
Date

K. Certifications

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Daniel Doctoroff
Deputy Mayor, City of New York

11/08/06
Date

Certifications

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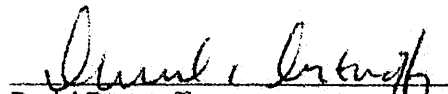
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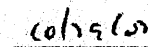
- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Daniel Doctoroff
Deputy Mayor, City of New York


Date

K. Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it has completed an analysis of impediments to fair housing choice within the jurisdiction, is taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintains records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

II-113



- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

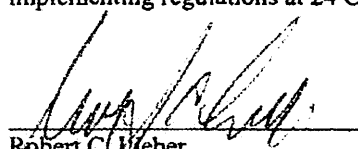
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
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Robert C. Lieber
Deputy Mayor, City of New York


Date

K. Certifications

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 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
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 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(h) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

IV-107



- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

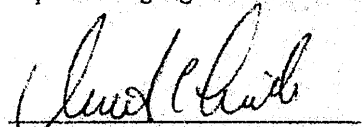
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Robert C. Lieber
Deputy Mayor, City of New York

10/26/09
Date

K. Certifications

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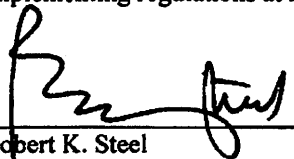
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Robert K. Steel
Deputy Mayor, City of New York

10/27/2010
Date

K. Certifications

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Robert K. Steel
Deputy Mayor, City of New York

11-1-11
Date

K. Certifications

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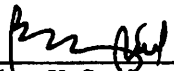
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Robert K. Steel
Deputy Mayor, City of New York

11-8-12
Date

M. Certifications

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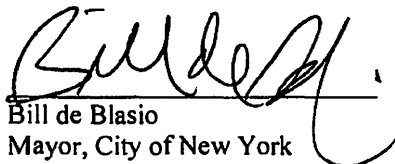
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Bill de Blasio
Mayor, City of New York

8/15/14
Date

Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it has completed an analysis of impediments to fair housing choice within the jurisdiction, is taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintains records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title,

Proposed
Consolidated Plan

THE CITY OF NEW YORK

Certifications-1



to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

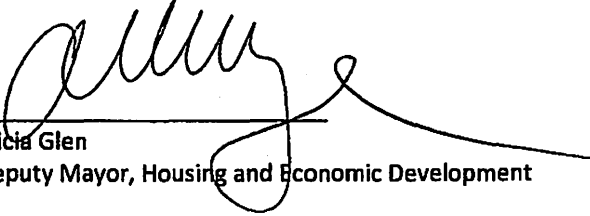
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Alicia Glen
Deputy Mayor, Housing and Economic Development

4/6/15
Date

Appendix 5., Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it has completed an analysis of impediments to fair housing choice within the jurisdiction, is taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintains records reflecting that analysis and actions in this regard.

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 - (a) Abide by the terms of the statement; and
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5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every



grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

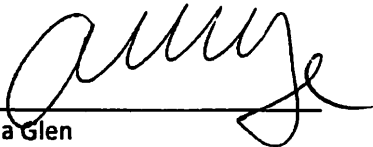
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1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Alicia Glen
Deputy Mayor for Housing and Economic Development
The City of New York

4/15/16
Date



DEVELOPMENT	INDEX
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1044-1046 SCOTT STREET	J19
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335 EAST 111TH STREET	D14
344 EAST 28TH STREET	D14
45 ALLEN STREET	E19
572 WARREN STREET	D16
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BELMONT-SUTTER AREA	M19
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BROWN RIVER ADDITION	K7
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CLAREMONT REHAB (GROUP 5)	K7
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EAST 165TH STREET-BRYANT AVENUE	J7
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HARLEM RIVER II	H8
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HARRISON AVENUE REHAB (GROUP B)	H5
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HIGHBRIDGE REHABS (NELSON AVENUE)	G7
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HOWARD AVENUE-PARK PLACE	K19
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LA GUARDIA ADDITION	H7
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LOWER EAST SIDE II	E16
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PROSPECT PLAZA PHASE II	J19
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RED HOOK WEST	C20
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REHAB PROGRAM (TAFI REHABS)	E10
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RIS	E15
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ROOSEVELT II	H17
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SAMUEL (MHOP I)	F8
SAMUEL (MHOP II)	F8
SAMUEL (MHOP III)	J19
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SOUTH JAMAICA II	T16
STANTON STREET	D16
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STERLING PLACE REHABS (STERLING-BUFFALO)	J19
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STUYVESANT GARDENS II	H17
STUYVESANT GARDENS III	F27
SUMNER	F10
TAFI	J20
TAPSCOTT STREET REHAB	F17
TAYLOR STREET-WYTHE AVENUE	H7
TELLER AVENUE-EAST 165TH STREET	D11
THOMAS APARTMENTS	Q7
THROGGS NECK ADDITION	O7
TILDEN	K19
TODT HILL	E29
TOWNSHIP	H17
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TWIN PARKS WEST (SITES 1 & 2)	I5
UNION AVENUE-EAST 163RD STREET	I7
UNION AVENUE-EAST 165TH STREET	I7
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UNITY PLAZA (SITES 4, 27)	L19
UPAC (SITE 5)	F10
UPAC (SITE 6)	F10
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VAN DYKE II	L19
VANDALIA AVENUE	M20
VLADECK II	D17
WALD	G16
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WASHINGTON HEIGHTS REHAB (GROUPS 1 & 2)	F8
WASHINGTON HEIGHTS REHAB PHASE III (HR)	F7
WASHINGTON HEIGHTS REHAB PHASE III (RW)	F7
WASHINGTON HEIGHTS REHAB PHASE IV (C)	F8
WASHINGTON HEIGHTS REHAB PHASE IV (D)	H7
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WEST GARDENS	E28
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WEST BRIGHTON II	J7
WEST FARMS ROAD REHAB	J7
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WHITE	F10
WHITMAN	F17
WILLIAMS PLAZA	H16
WILSON	G11
WOODSIDE	H13
WOODSON	L19
WSUR (BROWNSTONES)	D11
WSUR (SITE A) 120 WEST 84TH STREET	D11
WSUR (SITE B) 74 WEST 52ND STREET	D11
WSUR (SITE C) 589 AMSTERDAM AVENUE	D11
WYCKOFF GARDENS	E19

Visit the NYCHA Development Interactive Map at:
<https://www1.nyc.gov/site/nycha/about/developments.page>

Prepared by: New York City Housing Authority [NYCHA] Performance Tracking & Analytics Department (February 2020).
Data Sources: New Jersey Office of GIS (2019), New York City [NYC] Department of City Planning (2019), NYC Department of Parks & Recreation, NYC Office of Emergency Management (2016), NYCHA (2020), New York State GIS Clearinghouse (2019), United States Geological Survey (2019).



OFFICIAL MAP 2020

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

----- X
SHAUNA NOEL and EMMANUELLA SENAT,

Plaintiffs,

-against-

CITY OF NEW YORK,

Defendant.

**DEFENDANT'S AMENDED
RESPONSES AND
OBJECTIONS TO
PLAINTIFFS' REQUESTS
TO ADMIT**

15-CV-5236 (LTS) (KHP)

----- X
Pursuant to Rule 36(a) of the Federal Rules of Civil Procedure, defendant responds and objects to plaintiffs' Requests to Admit as follows:

GENERAL STATEMENT

1. By responding to any request, defendant does not concede the materiality of the subject to which it refers. Defendant's responses are made expressly subject to, and without waiving or intending to waive, any questions, or objections as to the competency, relevancy, materiality, privilege, or admissibility as evidence or for any other purpose, of any of the documents or information produced, or of the subject matter thereof, in any proceeding including the trial of this action or any subsequent proceeding.

2. Defendant objects to these Requests to Admit to the extent that they demand information which is protected by the attorney-client or work-product privilege, or which constitute material prepared for litigation purposes.

explanation and/or qualifications and/or clarification in the City's responses. Notwithstanding this general objection, the City has also noted specific objections in its responses below.

9. These general responses and objections apply to all of the Requests for Admission, and are incorporated by reference into each and every response set forth below.

ADMISSIONS

ADMISSION NO. 1:

Admit that eligibility for community preference is open to all insiders and is not limited to insiders who:

- a. Have been long-term residents of the community preference area;
- b. Have had to persevere through years of difficult conditions;
- c. Are at risk of involuntary displacement from their household's existing residence; or
- d. Are at risk of involuntary displacement from their household's existing neighborhood.

OBJECTION AND RESPONSE TO ADMISSION NO. 1:

Defendant objects to this request insofar as the terms "long-term residents" and "risk of involuntary displacement" are undefined, vague and unclear. Subject to those objections, Defendant denies this request, and its subparts, except admits that the community preference policy is applicable to any applicant who resides in the community district(s) that is(are) subject to the community preference in a given lottery and is not limited to residents of the applicable community district(s) who: (1) have been long-term residents of the applicable community district(s); (2) have had to persevere through years of difficult conditions; (3) are at risk of involuntary displacement from their household's existing residence; or (4) are at risk of involuntary displacement from their household's existing neighborhood.

ADMISSION NO. 179:

Admit that another accurate way to describe the operational goal of the community preference policy is to reduce the percentage of outsiders who are awarded lottery apartments as compared to the percentage of outsiders who would be awarded lottery apartments absent the policy.

OBJECTION AND RESPONSE TO ADMISSION NO. 179:

Defendant objects to this request insofar as the term “operational goal” is not defined, vague and unclear. Subject to those objections, Defendant denies this request.

ADMISSION NO. 180:

Admit that five of seven members of HDC’s governing body are either: (a) mayoral appointees; or (b) defendant’s commissioners who were appointed to their commissionerships by the mayor.

OBJECTION AND RESPONSE TO ADMISSION NO. 180:

Defendant admits this request.

ADMISSION NO. 181:

Admit that, as a practical and functional matter, a principal mission of HDC is to help achieve defendant’s housing policies and priorities.

OBJECTION AND RESPONSE TO ADMISSION NO. 181:

Defendant objects to this request insofar as the terms “practical matter,” “functional matter” and “principal” not defined, vague and unclear. Subject to those objections, Defendant denies this request

ADMISSION NO. 182:

Admit that all seven members of NYCHA’s board are appointed by the mayor.

OBJECTION AND RESPONSE TO ADMISSION NO. 182:

Defendant admits this request.

ADMISSION NO. 183:

Admit that, as a practical and functional matter, a principal mission of NYCHA is to help achieve defendant's housing policies and priorities.

OBJECTION AND RESPONSE TO ADMISSION NO. 183:

Defendant objects to this request insofar as the terms "practical matter," "functional matter" and "principal" not defined, vague and unclear. Subject to those objections, Defendant denies this request

Dated: New York, New York
October 2, 2019

GEORGIA M. PESTANA
Acting Corporation Counsel of the
City of New York
Attorney for Defendants
100 Church Street, Room 5-143
New York, N.Y. 10007
(212) 356-2172

By:


FRANCES POLIFIONE
Assistant Corporation Counsel

TO: ANTI-DISCRIMINATION CENTER, INC.
CRAIG GURIAN
Co-counsel for Plaintiff
250 Park Avenue, Suite 7097
New York, New York 10177
(212) 537-5824

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

-----x
JANELL WINFIELD, TRACEY STEWART
and SHAUNA NOEL,

Plaintiffs,

-against-

Civil Action No.:
15-CV-5236 (LTS)(KHP)

CITY OF NEW YORK,

Defendant.

-----x

DEPOSITION OF JERILYN PERINE

New York, New York

October 26, 2017

9:15 a.m.

Reported by:
JUDITH CASTORE, CLR
Job No. 52427

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PERINE

Q Who did you report to?

A When I was commissioner?

Q Yes.

A When I was commissioner in the Giuliani administration, I reported -- I always reported to the deputy mayor for whatever their title would be, economic development or economic development and housing. People had different titles.

Q That would be Mr. Coles?

A No. It was -- it was Bob Harding in the Giuliani administration. And then it was Dan Doctoroff in the Bloomberg administration.

Q As far as you knew, at any point when you were commissioner, was it a goal of New York City to end residential segregation?

A I have no idea if that was a goal of New York City.

Q Did either Mayor Bloomberg or Mayor Giuliani tell you that it was a goal of New York City to end

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PERINE

residential segregation?

A No.

Q Did either of the deputy
mayors that you referred to, either
Mr. Harding or Mr. Doctoroff, tell you
that it was the goal of New York City
to end racial segregation?

MR. VIDAL: Objection.

A No.

Q Are you aware of anything
that was done during your tenure as
commissioner of HPD to tackle
residential segregation?

MR. VIDAL: Objection.

A Our obligation wasn't to
enforce laws. I mean, our laws that we
focused on were the things we had
obligations to enforce which was the
housing maintenance code and the
multiple dwelling law.

So our jurisdiction was
around the conditions that people were
living in, making sure they had heat
and hot water, making sure -- lead

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PERINE

paint was a big issue. So that was on the enforcement side. That's what we did.

We had code inspectors who had that responsibility to look at the physical -- it was about the physical conditions of housing.

Q So "no" is the answer to my question?

MR. VIDAL: Objection.

A Well, that was my answer.

MR. GURIAN: Read back the question.

(Whereupon, the record was read.)

A And I think I gave my answer, if you would like to read it back.

Q No. What you gave was an explanation of what you were focused on.

I asked you and I'm asking you again whether you are aware of anything that was done to tackle residential segregation during your

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PERINE

tenure? I think the answer is yes or
no.

MR. VIDAL: Objection. Asked
and answered.

A And actually --

MR. VIDAL: You may proceed.

A I think I said, No, we were
focused on enforcement activity around
the housing maintenance code and
multiple dwelling law and the physical
conditions in buildings, dealing with
heat and hot water and issues like
that.

Q Thank you.

Were you familiar with the
concept of "not in my backyard" or
NIMBY during your tenure as
commissioner?

A Of course.


Q As far as you knew, and,
again, I'm limiting this question to
your tenure as commissioner, as far as
you knew, were any of those NIMBY
concerns motivated in whole or in part

1 STATE OF New York)


2) :ss

3 COUNTY OF New York)

4
5
6 I, JERILYN PERINE, the witness
7 herein, having read the foregoing
8 testimony of the pages of this deposition,
9 do hereby certify it to be a true and
10 correct transcript, subject to the
11 corrections, if any, shown on the attached
12 page.

13
14 
15 JERILYN PERINE

16
17
18
19 Sworn and subscribed to before
20 me, this 13th day of
21 December, 2017.

22
23 
24 Notary Public

25
LOUISE LIPPIN
Notary Public, State of New York
Registration #02L14992429
Qualified in Kings County
Commission Expires 2/24/18

C E R T I F I C A T I O N

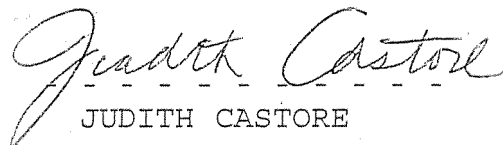
STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

I, JUDITH CASTORE, Shorthand Reporter
and Notary Public within and for the State
of New York, do hereby certify:

That JERILYN PERINE, the witness
whose deposition is hereinbefore set
forth, was duly sworn by me and that this
transcript of such examination is a true
record of the testimony given by such
witness.

I further certify that I am not
related to any of the parties to this
action by blood or marriage and that I am
in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 9th day of November,
2017.


JUDITH CASTORE

1
2 UNITED STATES DISTRICT COURT
3 SOUTHERN DISTRICT OF NEW YORK

4 -----x
5 JANELL WINFIELD, TRACEY
6 STEWART and SHAUNA NOEL,
7 Plaintiffs,
8 -against-

Civil Action No.:
15-CV-5236 (LTS) (KHP)

9 CITY OF NEW YORK,
10 Defendant.
11 -----x

12 DEPOSITION OF
13 LEILA BOZORG
14 New York, New York
15 January 10, 2019
16 9:54 a.m.

17
18
19
20
21 Reported by:
22 JUDITH CASTORE, CLR
23
24
25

1 BOZORG

2 Q What is your role in the
3 Where We Live process?

4 A My role is I lead the team
5 that has designed our public engagement
6 and our community engagement around --
7 that will help inform our goals and
8 strategies that we plan to identify as
9 part of our assessment.

10 Q Do you have any other role?

11 A My role is around the
12 community engagement.

13 Q You understand that the
14 submission of an analysis of impediment
15 or an AI is a federal obligation, yes?

16 MS. POLIFIONE: Objection.

17 A That is my understanding.

18 Q Are there any circumstances
19 you are aware of under which HPD would
20 compromise the presentation of a full
21 and complete presentation of the
22 barriers to fair housing choice in New
23 York City?

24 MS. POLIFIONE: Objection.

25 A Can you repeat that question?

A C K N O W L E D G E M E N T

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

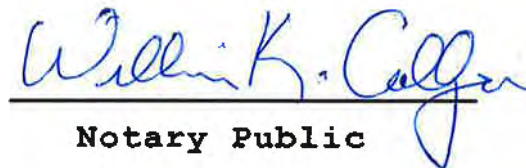
I, LEILA BOZORG, certify, I have read the transcript of my testimony taken under oath in my deposition of January 10, 2019; that the transcript is a true, complete and correct record of what was asked, answered and said during this deposition, and that the answers on the record as given by me are true and correct.



LEILA BOZORG

Sworn and subscribed to before me

this 20 day of February, 2019.



Notary Public

WILLIAM K. COLLAZO
Notary Public, State of New York
No. 01CO5052389
Qualified in Bronx County
My Commission Expires 11-20-2021

C E R T I F I C A T I O N

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

I, JUDITH CASTORE, Shorthand Reporter
and Notary Public within and for the State
of New York, do hereby certify:

That LEILA BOZORG, the witness whose
deposition is hereinbefore set forth, was
duly sworn by me and that this transcript
of such examination is a true record of
the testimony given by such witness.

I further certify that I am not
related to any of the parties to this
action by blood or marriage and that I am
in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of January,
2019.


%17436,Signature%>

JUDITH CASTORE

ERRATA

I, Leila Bozorg, wish to make the following changes, for the following reasons:

PAGE LINE

3 13 CHANGE: “FRANCIS” to “FRANCES”

REASON: typographical error.

3 14 CHANGE: “fpolifione@law.nyc.gov” to “fpolifio@law.nyc.gov”

REASON: typographical error.

8 4 CHANGE: “is I” to “is that I”

REASON: to clarify the intent of the sentence.

11 10 CHANGE: “but that is” to “but those are”

REASON: deponent misspoke.

12 13 CHANGE: remove the word “it’s”

REASON: to clarify the intent of the sentence.

19 15 CHANGE: “my understanding of kind of HUD’s” to “my understanding of HUD’s”

REASON: to clarify the intent of the sentence.

20 9 CHANGE: “when” to “what”

REASON: to clarify intent of the sentence.

54 23 CHANGE: “see” to “oversee”

REASON: to clarify intent of the sentence.

57 11 CHANGE: remove the word “and”

REASON: to clarify the intent of the sentence.

86 18 CHANGE: remove the word “as”

REASON: to clarify the intent of sentence.

89 8 CHANGE: remove “versus” and add “as” after “well”

REASON: to clarify the intent of the sentence.

90 2 CHANGE: remove “kind of the part that are not”

REASON: to clarify the intent of the sentence.

90 5 CHANGE: “we’ve” to “we’re”

REASON: incorrect transcription.

95 15 CHANGE: add the word “with” between “familiar” and “is”
REASON: to clarify the intent of the sentence.

96 6 CHANGE: “work” to “works”
REASON: incorrect transcription.

105 13 CHANGE: “taken” to “taking”
REASON: incorrect transcription.

105 15 CHANGE: remove the word “the”
REASON: incorrect transcription.

109 13, 14 CHANGE: add “,” in between “that” and “and,” and add “,” after the word
“summary”
REASON: to clarify the intent of the sentence.

110 19 CHANGE: “stockholders” to “stakeholders”
REASON: incorrect transcription.

129 24 CHANGE: “severe” to “fear”
REASON: incorrect transcription.

142 13 CHANGE: add the word “any” in between “seen” and “that”
REASON: incorrect transcription.

216 8 CHANGE: “inclusive enclaves” to “exclusive enclaves”
REASON: deponent misspoke.

228 12 CHANGE: “and demographics” to in demographics”
REASON: to clarify the intent of the sentence.

228 15 CHANGE: add comma after “in”
REASON: to clarify the intent of the sentence.

228 16: CHANGE: add double dash after “that”
REASON: to clarify the intent of the sentence.

237 5-7 CHANGE: “it very well could be happening of that kind of analysis” to “that
kind of analysis very well could be happening”
REASON: to clarify the intent of the sentence.

253 19 CHANGE: add “,” after the word “conflict”
REASON: to clarify the intent of the sentence.

253 22 CHANGE: add “,” after the word “recognized”
REASON: to clarify the intent of the sentence.

266 2 CHANGE: “a” to “an”
REASON: incorrect transcription.

283 18 CHANGE: “that” to “where”
REASON: to clarify the intent of the sentence.

284 10 CHANGE: add “,” after “factors” and remove “that go into kind of what”
REASON: to clarify the intent of the sentence.

285 12 CHANGE: “that’s” to “that”
REASON: incorrect transcription

294 23 CHANGE: add “ - - ” after “housing”
REASON: to clarify the intent of the sentence.

307 17 CHANGE: remove “though” and replace it with “with what”
REASON: to clarify the intent of the sentence.


LEILA BOZORG

2/20/2019
DATE

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 20th DAY OF February, 2019.


NOTARY PUBLIC

11-20-2021
COMMISSION EXPIRES

WILLIAM K. COLLAZO
Notary Public, State of New York
No. 01CO5052389
Qualified in Bronx County
My Commission Expires 11-20-2021

(additions noted by underlining and yellow highlighting)

Goetz 2019 02 13 Report (p. 7)

Estimates of the severity of displacement vary. By its nature, the phenomenon is difficult to measure; displaced persons are hard to find.

Aug. 2020 Declaration, ECF 898

(Page 14-15, ¶ 24)

Estimates of the severity of displacement vary. By its nature, the phenomenon is difficult to measure; displaced persons are hard to find and the various types of displacement add another layer of complexity (one can be displaced from one's home, neighborhood, or city).

Goetz 2019 02 13 Report (p. 18)

This reflects a common understanding that fighting displacement and creating/preserving affordable housing requires a multi-pronged policy approach.

Aug. 2020 Declaration, ECF 898

(Page 30, ¶ 51)

This reflects a common understanding that fighting displacement and creating and preserving affordable housing require a multi-pronged policy approach, in part due to the different types of displacement (e.g. from one's home, neighborhood, or city), which result from various different causes (harassment by landlord, lack of affordability, eviction, market pressures).

Goetz 2019 02 13 Report (p. 21)

The City has designed a patchwork quilt of interventions that are directed at different stages of the housing process, that incentivize different actors in the process, and that apply to different obstacles that exist to solving the housing affordability problems for low- and moderate-income New Yorkers.

Aug. 2020 Declaration, ECF 898

(Page 32, ¶ 56)

Displacement has different causes and one can be displaced from various geographies. Each cause and type of displacement warrants a policy response to address it. The City has multi-faceted components to its housing policy for this very reason. The City has designed a patchwork quilt of interventions that are directed at different stages of the housing process, that incentivize different actors in the process, and that apply to different obstacles to solve the housing affordability problems for low- and moderate-income New Yorkers.

(additions noted by underlining and yellow highlighting)

Goetz 2019 02 13 Report (p. 21)

The Community Preference policy is an important and unique element of that overall strategy.

Aug. 2020 Declaration, ECF 898

(P. 33, ¶ 60)

In sum, the CP policy is a necessary and unique element of the City's overall affordable housing strategy and, in particular, in mitigating displacement and the fear of displacement from one's neighborhood.



MayorFirst LadyNewsOfficials

De Blasio Administration Launches Neighborhood Pillars Program to Protect Tenants and Preserve Affordability

December 20, 2018

Dedicated fund will help non-profit and mission-driven organizations acquire rent-stabilized and unregulated buildings to preserve as affordable housing

NEW YORK— Mayor de Blasio, Department of Housing Preservation and Development Commissioner Maria Torres-Springer, and Housing Development Corporation President Eric Enderlin announced today the official launch of the City's Neighborhood Pillars Program. First announced as part of Housing New York 2.0, the Mayor's ambitious housing plan to finance 300,000 affordable homes by 2026, Neighborhood Pillars will help finance each stage of the process of acquiring and rehabilitating existing rent-stabilized and unregulated buildings to protect current tenants and preserve affordability in neighborhoods across the city. The Neighborhood Pillars program aims to fund the acquisition and preservation of nearly 7,500 homes over the next eight years, an effort made possible by funding commitments from the Community Preservation Corporation, Wells Fargo Foundation, HDC and HPD in coordination with Neighborhood Restore HDFC.

"We are using every tool available to fight the affordability crisis, and with Neighborhood Pillars, we are adding one more," said **Mayor de Blasio**. "Now, non-profit developers will have access to the capital required to purchase buildings and ensure their long-term affordability for over 18,000 New Yorkers."

"Neighborhood Pillars will help level the playing field for non-profits and mission-driven organizations and will provide the resources needed for these organizations to buy affordable housing in the communities they know best," said **Deputy Mayor Alicia Glen**.

"Preservation is the cornerstone of the Mayor's housing plan and our efforts to keep New Yorkers in their homes and neighborhoods. Through our new Neighborhood Pillars program, we're giving community-based organizations the tools they need to compete in a fast-changing market. Now, pre-qualified non-profits will have greater access to the capital and technical assistance they need to purchase rent-stabilized and unregulated buildings and finance their long-term quality and affordability," said **HPD Commissioner Maria Torres-Springer**. "I want to thank our partners at Wells Fargo, CPC, and HDC for their generous support and forward-thinking in our fight to keep this city affordable for generations to come."

"Local nonprofits are central to protecting the long-term affordability of our city," said **HDC President Eric Enderlin**. "The new Neighborhood Pillars program will equip these organizations with the tools they need to compete in today's challenging real estate market and ensure greater housing opportunities for future generations of New Yorkers. I thank all the partners who have contributed to launching this exciting and important new initiative."



where we live nyc

FAIR HOUSING TOGETHER

Confronting segregation and taking action
to advance opportunity for all.



The City of New York
Mayor Bill de Blasio

Vicki Been
Deputy Mayor for Housing and
Economic Development



Strategy 4.1: Expand the number of homes available to New Yorkers who receive rental assistance benefits

Key Metrics

- Percentage of vouchers newly used in amenity-rich neighborhoods
- 4.1.1. Expand resources for addressing discrimination complaints based on New Yorkers' source of income and coordination among City agencies (see Goal 1 for more information).
 - 4.1.2. Ensure that all rental assistance programs provide information, when appropriate, about Housing Connect to their clients and direct clients in need of assistance to HPD Housing Ambassadors. By improving coordination between rental assistance programs and HPD's Housing Connect team, the City can ensure that residents participating in rental assistance programs are aware of the opportunity to use their voucher in HPD's lottery process to access high quality, affordable housing in a range of neighborhoods.
 - 4.1.3. Evaluate new initiatives that assist HPD voucher holders who are seeking to move to amenity-rich neighborhoods, including higher payment standards in certain neighborhoods and intensive counseling and financial assistance for a limited number of families who are interested in moving.
 - 4.1.4. In collaboration with the Department of Social Services, HPD will increase the number of referrals in its marketing process for homeless households who use City-funded rental assistance. This new program will open more affordable apartments to homeless households, quickening the transition to permanent, high-quality housing. HPD estimates that over 300 households will benefit from this program in 2020.

Strategy 4.2: Improve the effectiveness, efficiency, and experience of services provided to rental assistance clients and landlords

Key Metrics

- Number of Section 8 tenants and owners using HPD's online portals
- 4.2.1. Comprehensively evaluate the service-design in rental assistance programs, based upon expanded forms of outreach to voucher holders, in order to improve the effectiveness, efficiency, and experience of services provided.
 - 4.2.2. Develop online portals to help HPD voucher holders and their landlords submit and receive documents and payments electronically. These new portals will improve efficiency and reduce the number of necessary in-person visits.

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The Official Website of the City of New York



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MayorFirst LadyNewsOfficials

State of the City 2021: Mayor de Blasio Announces A Recovery for All of Us

January 28, 2021

NEW YORK—Mayor Bill de Blasio today announced a bold recovery plan for all New Yorkers as part of his 2021 State of the City address and unveiled the City’s recovery website: RecoveryForAll.nyc.gov. The address can be viewed [here](#).

“New York City always fights back,” said **Mayor Bill de Blasio**. “And we will do so again. Together, we will create a stronger, fairer and safer city for all New Yorkers.”

The Mayor’s 2021 agenda is centered around using public health to drive a fair recovery for all New Yorkers. The plan prioritizes vaccinating against COVID-19 to jumpstart the recovery, using the City government to fight inequality, building a fairer economy, helping our children recover emotionally and academically from the impact of COVID, strengthening community based solutions to public safety and fighting the climate crisis.

VACCINATE TO JUMPSTART THE RECOVERY

The foundation of a recovery for all of us is a massive vaccination effort. In 2021, New York City will lead the largest vaccination effort in our history to defeat COVID-19 and supercharge our recovery.

Reaching the 5 Million Milestone in June

New York City’s Vaccine for All campaign has already vaccinated more than half a million New Yorkers and has reached a pace of one New Yorker every three seconds. Last week alone, New York City vaccinated more people than the equivalent of six sold-out crowds at the next World Series game in Citi Field. With 412 vaccination sites spread across the city, from 24/7 mega vaccination sites to dozens of community health clinics, New York City will meet our aggressive goals if we receive enough supply and the freedom to vaccinate.

New York City's vaccination effort is the foundation of a recovery for all of us. With every vaccine shot, New York City moves closer and closer to fully reopening our economy, restoring the jobs we lost and ensuring equality in our comeback.

New York City is staking out a radical new goal to supercharge that recovery. We will reach a high level of immunity by achieving the 5 million New Yorkers vaccinated milestone in June. That is the pace we must meet to drive a recovery that works for all of us.

Full City Government Workforce Return Begins in May

The City of New York's diverse workforce will lead the way in driving a recovery for all of us. While tens of thousands of City workers have been working on the frontlines during the pandemic, thousands of City workers, just like private sector workers, have been working remotely in response to COVID-19.

With multiple workforce sites vaccinating over 3,000 workers a day, New York City is announcing a new goal: We will begin to bring back the rest of our City workforce in May.

The return of City workers across the five boroughs will be a signal to the world that the comeback is happening right here, right now, as New York City vaccinates millions of New Yorkers.

Expand NYC's Vaccine for All Corps

New York City will reach our new vaccination goals because of the workers ready to staff and vaccinate at the City's vaccination sites. To reach these new heights, New York City will immediately recruit 2,000 new Vaccine for All Corps members.

Recruitment of these new workers will be focused in the communities hit hardest by COVID-19. Working within partnerships already established with local nonprofits, the City will aim to recruit workers to serve their own neighborhoods. This will not only ensure there are familiar, friendly faces greeting New Yorkers at their local vaccination site—it will help drive trust and combat hesitancy.

These new Vaccine for All Corps members will join over 3,900 current vaccination workers at NYC Department of Health sites across the city. The new Vaccine for All Corps members will serve as vaccinators as well as general staff at vaccination sites. The NYC Vaccine Command Center will oversee staffing needs by sites in real-time, shifting and adjusting staff levels to meet demand.

BEND GOVERNMENT TO FIGHT INEQUALITY

A recovery for all of us means reimagining what New York City government can do to confront the inequalities and systemic racism that pervade America. This year, we will enact real structural reforms to change the nature of government and ensure the Office of the Mayor of New York City is permanently positioned to combat racism and inequality.

Permanent Taskforce on Racial Inclusion and Equity

Established during an historic nationwide push for racial justice in 2020, the NYC Taskforce on Racial Inclusion and Equity quickly became a force for equality. The Taskforce is comprised of leaders of color from across city government who identify new opportunities to push for progress and address inequality.