Agency Status Report
New York City Department of Housing Preservation & Development (HPD)
and New York City Housing Development Corporation (HDC)
to the Office of the New York State Comptroller (OSC)
Housing for Seniors – 2021-N-4
Date: January 4, 2024

Recommendation 1: Take appropriate actions, including periodically reviewing rent rolls/vacancy reports, and coordinating with managing agents, to identify and promptly fill vacant apartments.
Original Response: HPD and HDC already engage in these processes and have recently enhanced their efforts via implementation of the new Housing Connect platform.
Updated Status: No updates; see Original Response.

Recommendation 2: Ensure that managing/marketing agents have valid, documented reasons for rejecting applicants from award consideration and prioritize placement of individuals who were incorrectly rejected or passed over.
Original Response: HPD and HDC already engage in these processes and have recently enhanced their efforts via implementation of the new Housing Connect platform.
Updated Status: No updates; see Original Response.

Recommendation 3: Work with Parodneck to follow up with SCHAP loan recipients to ensure recipients meet program requirements, and to take appropriate remedial action including collecting amounts owed from borrowers who default on their loans and ensuring that outstanding violations are removed.
Original Response: HPD already engages in these processes, as noted in the section above responding to the report findings. This said, HPD commits to conducting additional engagement with Parodneck, meeting with them on an annual basis to review loan defaults and violation data and to discuss HPD's individual outreach approaches for applicable borrowers.
Updated Status: HPD has initiated this cycle of meetings with Parodneck.

Recommendation 4: Review waiting lists and increase oversight of marketing/managing agents to ensure applicants are selected in the correct order for receiving apartments or removed from waiting lists if they are no longer eligible, and to ensure they prioritize placement of individuals who were incorrectly rejected or passed over.

Original Response: HPD and HDC already engage in these processes and have recently enhanced their efforts via implementation of the new Housing Connect platform. Moreover, HPD and HDC expect the use of wait lists to decrease as more projects begin to use the updated functionality in this platform. (The exceptions are projects in which wait lists are monitored by HUD or NYCHA, as neither HPD nor HDC have the authority to monitor or amend these agencies' wait list requirements.)
Updated Status: No updates; see Original Response.

Recommendation 5: Ensure that managing agents review applicant files and update waiting lists to reflect accurate information, including preference categories and reasons for passing over applicants.

Original Response: HPD and HDC already engage in these processes and have recently enhanced their efforts via implementation of the new Housing Connect platform. Moreover, HPD and HDC expect the use of wait lists to decrease as more projects begin to use the updated functionality in this platform. (The exceptions are projects in which wait lists are monitored by HUD or NYCHA, as neither HPD nor HDC has the authority to monitor or amend these agencies' wait list requirements.)
Updated Status: No updates; see Original Response.

Recommendation 6: Consider using Housing Connect for selecting and approving applicants for apartment when working with NYCHA on future projects.

Original Response: HPD and HDC are not in a position to commit NYCHA, a separate agency, to the use of a specific system in the context of an audit response. However, HPD and HDC note that their collaboration with NYCHA has introduced Housing Connect to some of NYCHA's leasing processes, and HPD and HDC commit to continuing this collaboration in order to implement the most efficient and fair systems in as many leasing processes as possible.
Updated Status: No updates; see Original Response.