

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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## **Amendment to the Annual PHA Plan for Fiscal Year 2015**



**Shola Olatoye**  
Chair & Chief Executive Officer

**Date: February 25, 2015**

**NOTICE**

***New York City Housing Authority Proposed Amendment to the Annual PHA Plan for FY 2015 and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan***

**AVAILABILITY OF THE PROPOSED AMENDMENT AND CAPITAL FUND GRANT FOR PUBLIC INSPECTION**

The public is advised that the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan* will be available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY, starting February 23, 2015 between the hours of 9:30 a.m. and 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Grant and 5-Year Action Plan* and supporting documents. The *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan* will also be available at the following locations:

- On NYCHA’s webpage, which is located on <http://www.nyc.gov/nycha>
- At the Management Office of each NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below between the hours of 9:00 am and 7:30 pm:

<p>Clinton Community Center 120 East 110<sup>th</sup> Street New York, New York</p>	<p>Pelham Parkway Community Center 785 Pelham Parkway North Bronx, New York</p>	<p>Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York</p>
<p>Seward Park Community Center 56 Essex Street New York, New York</p>	<p>Woodside Community Center 50-19 Broadway Woodside, New York</p>	<p>Breukelen Community Center 715 East 105<sup>th</sup> Street Brooklyn, New York</p>
<p>St. Mary’s Park Community Center 595 Trinity Avenue Bronx, New York</p>	<p>Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing , New York</p>	<p>Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York</p>

**PUBLIC COMMENT**

The public is invited to attend any of the five scheduled town hall discussions at which the public may raise questions regarding the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan*. These town hall discussions will be held from 6:00 pm to 8:30 pm on the dates and locations shown below **unless noted otherwise**.

<b>Tuesday, March 3, 2015</b>		<b>Monday, March 9, 2015</b>	
<i>Queens</i> <b>Joint Industry Board</b> 158-11 Jewel Avenue Flushing, New York 11365		<i>Brooklyn</i> <b>St. Francis College</b> 180 Remsen Street Brooklyn, New York 11201	
<b>Monday, March 16, 2015</b>	<b>Monday, March 23, 2015</b>	<b>Thursday, March 26, 2015</b>	
<i>Manhattan</i> <b>Johnson Community Center</b> 1833 Lexington Avenue New York, New York 10029	<i>Staten Island</i> <b>Stapleton (Gerard Carter) Community Center</b> 230 Broad Street Staten Island, New York 10304	<i>Bronx</i> <b>Betances Community Center</b> 465 St. Ann’s Avenue Bronx, New York 10455	

The public is also invited to comment on the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan* at a public hearing to be held on **April 14, 2015** from 5:30 p.m. to 8:00 p.m. at:

**New York Institute of Technology Auditorium**  
1871 Broadway (at West 61<sup>st</sup> Street)  
New York, New York 10023

*Each location listed above is both handicapped accessible and can be reached using public transportation.* For transportation information go to <http://tripplanner.mta.info> or call the MTA/NYC Transit Travel Information Line (718) 330-1234.

Written comments regarding the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than April 20, 2015**. Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to [annualplancomments@nycha.nyc.gov](mailto:annualplancomments@nycha.nyc.gov).

**Church Street Station**  
**P.O. Box 3422**  
**New York, New York 10008-3422**

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

**AVISO**

**Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y el Plan de acción a 5 años para el año fiscal 2015 de la Autoridad de Vivienda de la Ciudad de Nueva York**

**DISPONIBILIDAD DE LA ENMIENDA PROPUESTA Y DEL SUBSIDIO DEL FONDO DE INVERSIÓN PARA SU INSPECCIÓN PÚBLICA**

Se anuncia al público que la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015* estará disponible para su inspección pública en la oficina central de NYCHA ubicada en 250 Broadway, New York, NY, a partir del 23 de febrero de 2015 entre las 9:30 a.m. y las 4:30 p.m. Si desea concertar una cita para revisar la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015* y los documentos de respaldo, llame al (212) 306-3701. La *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015* también se encontrará disponible en los siguientes lugares:

- En el sitio de NYCHA en Internet, que se encuentra en <http://www.nyc.gov/nycha>
- En la oficina de la administración de todos los residenciales de vivienda pública de NYCHA, en horario de oficina.
- En los centros comunitarios/oficinas municipales que se enumeran a continuación entre las 9:00 a.m. y las 7:30 p.m.:

<p>Centro comunitario de Clinton 120 East 110<sup>th</sup> Street Nueva York, Nueva York</p>	<p>Centro comunitario de Pelham Parkway 785 Pelham Parkway North Bronx, New York</p>	<p>Centro comunitario de Atlantic Terminal 501 Carlton Avenue Brooklyn, New York</p>
<p>Centro comunitario de Seward Park 56 Essex Street Nueva York, Nueva York</p>	<p>Centro comunitario de Woodside 50-19 Broadway Woodside, New York</p>	<p>Centro comunitario de Breukelen 715 East 105<sup>th</sup> Street Brooklyn, New York</p>
<p>Centro comunitario de St. Mary's Park 595 Trinity Avenue Bronx, New York</p>	<p>Oficina Municipal de Operaciones Comunitarias de Queens 70-30 Parsons Boulevard Flushing, New York</p>	<p>Oficina Municipal de Operaciones Comunitarias de Staten Island 126 Lamport Avenue Staten Island, New York</p>

**COMENTARIO PÚBLICO**

El público está invitado a participar de cualquiera de las cinco asambleas públicas en las cuales se podrá hacer preguntas acerca de la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015*. Estas asambleas públicas se llevarán a cabo entre las 6:00 pm y las 8:30 pm en las fechas y localidades que se muestran a continuación, **a menos que se indique lo contrario.**

<b>Martes 3 de marzo de 2015</b>		<b>Lunes 9 de marzo de 2015</b>	
<p><i>Queens</i> <b>Joint Industry Board</b> 158-11 Jewel Avenue Flushing, New York 11365</p>		<p><i>Brooklyn</i> <b>St. Francis College</b> 180 Remsen Street Brooklyn, New York 11201</p>	
<b>Lunes 16 de marzo de 2015</b>	<b>Lunes 23 de marzo de 2015</b>	<b>Jueves 26 de marzo de 2015</b>	
<p><i>Manhattan:</i> <b>Johnson Community Center</b> 1833 Lexington Avenue New York, New York 10029</p>	<p><i>Staten Island</i> <b>Stapleton (Gerard Carter) Community Center</b> 230 Broad Street New York, New York 10304</p>	<p><i>Bronx</i> <b>Betances Community Center</b> 465 St. Ann's Avenue Bronx, New York 10455</p>	

También invitamos al público a expresar sus comentarios acerca de la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015* durante una audiencia pública que se celebrará el **14 de abril de 2015** entre las 5:30 p.m. y las 8:00 p.m. en:

**New York Institute of Technology Auditorium**  
1871 Broadway (at West 61<sup>st</sup> Street)  
New York, New York 10023

Todas las localidades que se mencionan anteriormente son accesibles para personas con limitaciones físicas y se puede llegar a ellas utilizando transporte público. Si desea obtener información acerca de opciones de transporte dirjase a <http://tripplanner.mta.info> o llame a la línea de información sobre transporte público de la MTA/NYC al (718) 330-1234.

Alentamos la presentación de comentarios escritos sobre la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015*. Para que se los tome en consideración, **los comentarios deben recibirse mediante correo postal de los Estados Unidos o fax a más tardar el 20 de abril de 2015.** Los comentarios escritos pueden enviarse por fax al (212) 306-7905, por correo postal a la dirección que aparece a continuación y por correo electrónico a [annualplancomments@nycha.nyc.gov](mailto:annualplancomments@nycha.nyc.gov).

**Church Street Station**  
**P.O. Box 3422**  
**New York, New York 10008-3422**

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Primera Ejecutiva

# Table of Contents

<b>EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>PHA PLAN ELEMENTS .....</b>	<b>8</b>
2. <i>Rent Determination</i> .....	8
2. <i>Capital Improvements – FY 2015 Capital Fund Annual Statement and 5-Year Action Plan</i> .....	12
<b>ATTACHMENT A: FY 2015 CAPITAL FUND ANNUAL STATEMENT AND 5-YEAR ACTION PLAN...</b>	<b>13</b>
<b>ATTACHMENT B: AGENDAS OF RESIDENT ADVISORY BOARD MEETINGS.....</b>	<b>34</b>

## **Executive Summary**

### **NYCHA's Proposed Amendment to the Annual PHA Plan for FY 2015**

Federal law allows a public housing authority to modify or amend its Annual PHA Plan or "Plan." Significant amendments to the Plan are subject to the same requirements as the original plan.

NYCHA's Proposed Amendment to the Annual PHA Plan for FY 2015 is available for public review at NYCHA's Central Office and at each development's management office, as well as on NYCHA's web page ([www.nyc.gov/nycha](http://www.nyc.gov/nycha)). NYCHA also provided a copy of the Proposed Amendment to each public housing Resident Association President.

During March, NYCHA will hold a total of five town hall meetings in each borough and a public hearing at the New York Institute of Technology's Auditorium in Manhattan on April 14, 2015. NYCHA will accept written comments on the Proposed Amendment at its post office box and by fax and email through April 20, 2015. Please see the Notice on page 2. NYCHA met with the Resident Advisory Board ("RAB") members for their comments on February 5, 2015 and will meet again before the Amendment is submitted to the United States Department of Housing and Urban Development (HUD) for approval.

NYCHA's Proposed Amendment will be submitted to HUD on May 1, 2015.

#### ***Changes to Flat Rent Requirements – FY 2014 Omnibus Appropriations Act***

The FY 2014 Omnibus Appropriations Act (PL 113-76), which funded federal discretionary programs through September 30, 2014, was passed by Congress and signed into law by President Obama on January 17, 2014. Under Section 210 of the law, housing authorities are required to increase public housing flat rents to a minimum of 80 percent of Fair Market Rent (FMR). The law required all public housing authorities to make mandatory adjustments in rent and to come into compliance by June 1, 2014; with the understanding that that no family's rent will be increased by more than 35 percent in any year.

On July 25, 2014, NYCHA submitted a Significant Amendment to its FY 2014 Annual Plan to amend its flat rent policies to comply with the new HUD requirements. As part of the submission to HUD, NYCHA requested HUD approval to phase in the flat rent increase over a five-year period for families with incomes less than 80 percent of FMR due to the potential financial burden the rent increase would cause the households affected. HUD approved a 3 year phase a three-year phase-in of flat rent increases.

The Brooke Amendment concerning income-based rents remains in effect even with this change in law. Rent will not exceed 30 percent of a households' income because public housing households will still pay the lower of the two - flat rent or 30 percent of income.

#### **The following households will NOT be affected by the rent increase**

- 80 percent of NYCHA households (141,000) who pay 30 percent of their income toward rent will not be impacted by this increase.
- Flat rent households with incomes between 80 percent and 100 percent AMI were charged 80 percent of the FMR for their flat rents with the 2014 fourth quarter annual income reviews and are in compliance

with the FY 2014 Appropriations Act. These households will not have additional rent increases due to the proposed Amendment.

- Flat rent households with incomes greater than 100 percent of AMI currently pay 85 percent of the FMR for their flat rent and are in compliance with the FY 2014 Appropriations Act. These households will not have additional rent increases due to the proposed Amendment.

**The following households ARE affected by the rent increase**

- There are approximately 14,700 flat rent households at NYCHA with incomes less than 60 percent Area Median Income (AMI) that currently pay less than 30 percent of their income for rent. This is 8 percent of the total number of NYCHA households. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will increase their rents over the next three years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less.
  - The proposed rent increase of 12% percent will result in an average increase of \$89 per month for 2015.
  - The average household income for these families is \$37,000 and on average they currently pay \$730 a month in rent.
  - NYCHA will increase their rents over the next three years starting June 1, 2015 as part of the annual income review process.
- There are approximately 10,500 flat rent households at NYCHA with incomes between 60 percent and 80 percent AMI that pay less than 30 percent of their income for rent. This is 6% of the total number of NYCHA households. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will increase their rents over the next three years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less.
  - The proposed rent increase of 9% will result in an average increase of \$78 per month for 2015.
  - The average household income for these families is \$50,186 and an average they currently pay \$979 a month in rent.
  - NYCHA will increase their rents over the next three years starting with June 1, 2015 as part of the annual income review process.

More detailed information on the proposed flat rent increases and flat rent schedules by bedroom size on NYCHA's web site at <http://www.nyc.gov/html/nycha/html/about/agencyplan.shtml>.

***Capital Improvements – FY 2015 Capital Fund Annual Statement and 5-Year Action Plan***

As provided under Section 9 of the U.S. Housing Act of 1937, as amended by Section 519(a) of the Quality Housing and Work Responsibility Act of 1998, the Annual PHA Plan served as the PHA's application for Capital Fund formula grants. Effective November 25, 2013, based on a change in HUD regulations, the PHA reporting process on capital funding has been separated from the Annual PHA Plan process. Specifically, the Annual Statement/Performance and Evaluation Report used to identify the upcoming capital activities the PHA is proposing for its public housing developments, and the PHA's 5-Year Action Plan describing its long-term planned capital improvement projects, are no longer required elements of the Annual PHA Plan. These documents, part of the PHA's Capital Fund Annual Submission, may still be provided to HUD along with the

Annual PHA Plan, but the PHA must consult with the RAB and must conduct an annual public hearing on the Capital Fund Annual Submission.

On April 14, 2015, NYCHA will hold the public hearing on its FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan along with at the same time as the Proposed Amendment to the FY 2015 Annual PHA Plan.

On February 5, 2015, NYCHA presented the FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan to the Resident Advisory Board (RAB). NYCHA will meet with the RAB again before submitting the FY 2015 Capital Fund Annual Submission to HUD on May 1, 2015. NYCHA's FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Proposed Amendment in Appendix A, on pages 13 through page 36, and will be discussed at the town hall meetings scheduled for March 2015 in each borough. Residents and the public are encouraged to attend these meetings to voice their comments for consideration. NYCHA also encourages residents and the public to attend the public hearing scheduled for April 14, 2015. Please see the Notice on page 2 for information about the location and times for town hall meetings and the public hearing on April 14, 2015.