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# **New York City Housing Authority FY 2016 Draft Annual Plan & Significant Amendment to the FY 2015 Annual Plan**

Brooklyn Town Hall Meeting

St. Francis College

July 9, 2015



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**Welcome**



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## Meeting Guidelines

- Let's hear from everyone
- No interruptions
- Treat everyone with respect
- Respect different opinions
- Speaker slips are available to register for the open comment time at the end of the presentations



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## Public Comment on the Annual Plan Town Hall Meetings 6 PM to 8 PM

### **JULY 9, 2015 – BROOKLYN**

St. Francis College  
180 Remsen Street

### **JULY 16, 2015 – QUEENS**

Joint Industry Board  
158-11 Jewel Avenue

### **JULY 20, 2015 – STATEN ISLAND**

Gerard Carter Community Center  
230 Broad Street

### **JULY 22, 2015 – BRONX**

Cardinal Hayes High School  
650 Grand Concourse

### **JULY 27– MANHATTAN**

Borough of Manhattan Community College  
199 Chambers Street



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## **Public Comment on the Annual Plan Public Hearing**

**Tuesday, August 11, 2015**

**5:30 pm to 8:00 pm**

Pace University

Michael Schimmel Theater

3 Spruce Street (near Gold Street)

New York, NY 10038



# Annual Plan Town Hall Meetings: Topics

## 1. NextGeneration NYCHA

- NextGen NYCHA Development Sites
- Rental Assistance Demonstration (RAD) at Ocean Bay (Bayside)
- Choice Neighborhood Initiative (CNI)

## 2. Maintenance and Repairs (OPMOM Update)

## 3. Eligibility, Selection & Admission Policies

## 4. Financial Resources

## 5. Capital Projects



# NextGeneration NYCHA Vision



*Safe,  
Clean,  
and*



*Connected  
Communities*



# Why NextGeneration NYCHA Now?

## **NYCHA must fundamentally change its model to preserve the precious resource of public housing**

- Aging buildings in need of repair
- Significantly reduced funding from the federal government---for repairs, supplies & renovations
- Large senior population that is aging in place
- Low-income families in need of affordable housing



# NextGeneration NYCHA Goals

## **Fund:**

Achieve short-term financial stability and diversify funding for the long term

## **Operate:**

Be an efficient and effective landlord

## **(Re)build:**

Rebuild, expand and preserve public and affordable housing

## **Engage:**

Develop sustainable resident services and engagement models



# Call to Action

## Sign up for a focus group!

- Attend your local Police Service Area (PSA) meeting
- Talk to your property manager
- Sign up for NYCHA Alerts
- Read the NYCHA Journal
- Follow us on Facebook and Twitter





# NextGen NYCHA Development Sites

- Expanding affordable housing and leveraging NYCHA's real estate assets to preserve public housing will help achieve safe, clean and connected communities for current and future public housing residents.
- RFP is scheduled to be released in June for development of three sites to be ground leased.
- NYCHA will negotiate with selected developers to obtain a share of the developer fee. NYCHA residents will have the opportunity to apply for the units in the new buildings through a HUD regulated lottery.

**Ingersoll, Brooklyn** – 11,400 SF,  
Approx. 125 senior housing units.



**Mill Brook, Bronx** – 29,850 SF,  
Approx. 125 senior housing units  
with community space.



**Van Dyke, Brooklyn** – 36,000 SF,  
Approx. 220 family units.





# Rental Assistance Demonstration (RAD) (Ocean Bay – Bayside)

## The benefits include:

- Ability to fully rehabilitate properties in NYCHA's aging housing portfolio
- Conversion of public housing subsidy to long-term Section 8 contracts that provide stable Federal funding
- Ensuring permanent affordability
- Continuing Tenant Protection Association funding

## The goals of the RAD program are to:

- Safeguard long-term housing assistance
- Improve and modernize properties
- Stabilize developments by placing them on solid financial footing

**Total Current Public Housing Units: 1389**

**Total Buildings: 24**

**Total Rehabbed Units: 1389**

**Approximate 20 Yr. Capital Need: \$ 161 Million**

**Anticipated RFP: Winter 2015**

**Anticipated Project Closing:**

Spring/Summer 2016

**Anticipated Rehab Start: 2017**





# Choice Neighborhoods Initiative (Betances IV, V, VI)

NYCHA submitted grant application to HUD for Choice Neighborhood Initiative to **implement a neighborhood revitalization plan for Mott Haven.**

**Current Status:** Decision from HUD is still pending

**Planned Scope:** The major planning components include redevelopment of the one-story commercial building for a residential building with ground floor retail at Willis Avenue and East 146<sup>th</sup> Street; and rehabilitation of tenement buildings along East 146<sup>th</sup> Street.

**Overall goals of the Choice program are threefold:**

**Housing:** Rehabilitate distressed public and assisted housing by creating high-quality mixed-income housing that is well-managed and safe, clean and connected.

**People:** Improve educational outcomes and intergenerational mobility for youth with services and programs.

**Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity.



# Maintenance & Repairs (OPMOM Update)

## 1) Collaborate with residents



## 2) Improve Customer Service



## 3) New ways to work

**Property Manager responsible for:**

- Development operations
- Flexible decision making processes
- Establishing staffing levels using the new budget

**Who will report to the Property Manager?**

- All location staff
- Skilled trades for the development



## 4) Better Financial Management

### 4. Better financial management



Bottom-up budgeting process incorporates resident and staff input



Budget decisions tailored to each development's needs



Use of central office services can be customized for each development



# OPMOM Locations

## **Bronx**

*Millbrook*

*Patterson*

*Mott Haven*

*Mitchel*

*Melrose*

## **Manhattan**

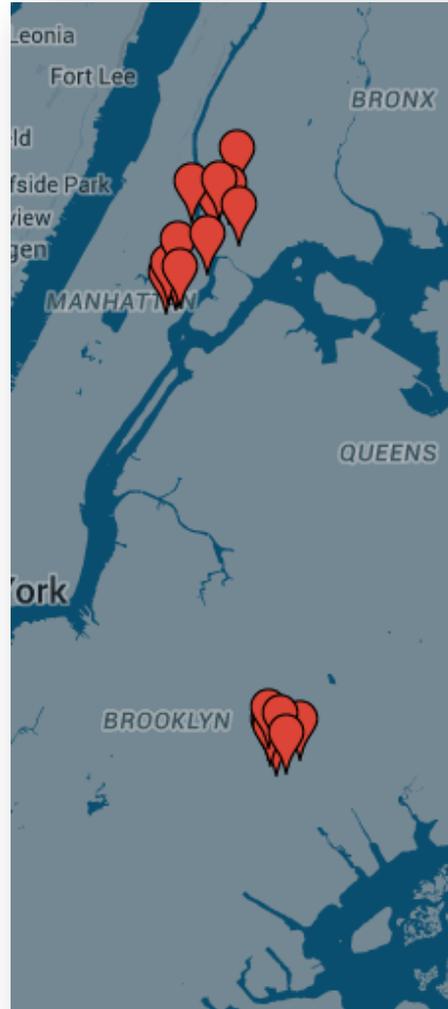
*East River*

*Wilson/White/Metro North*

*Jefferson*

*Wagner*

*Lincoln*



## **Brooklyn**

*Howard*

*Tilden*

*Seth Low*

*Langston Hughes*

*Woodson*

*Unity Plaza*

*Van Dyke*

*Brownsville*



# Eligibility, Selection & Admission Policies

## Proposed Changes to Eligibility, Selection and Admissions Policies

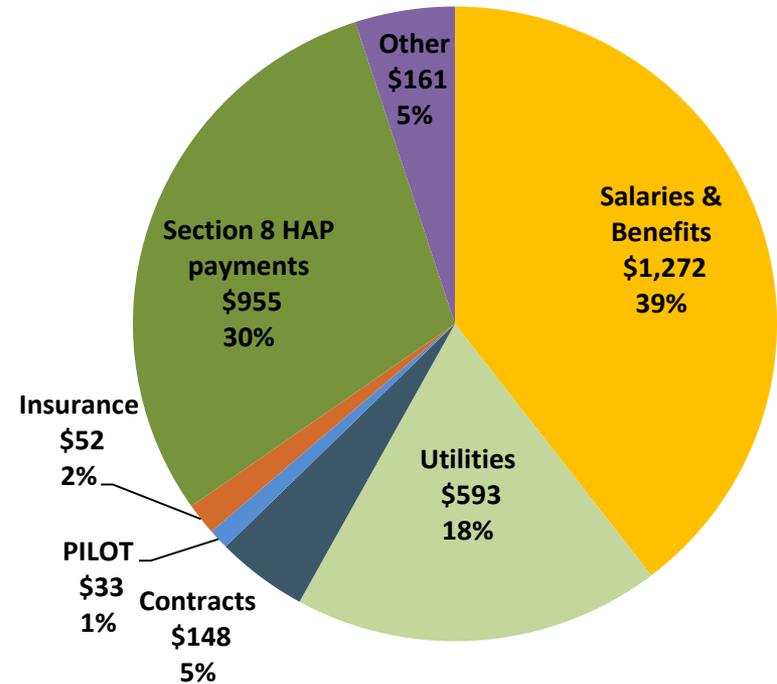
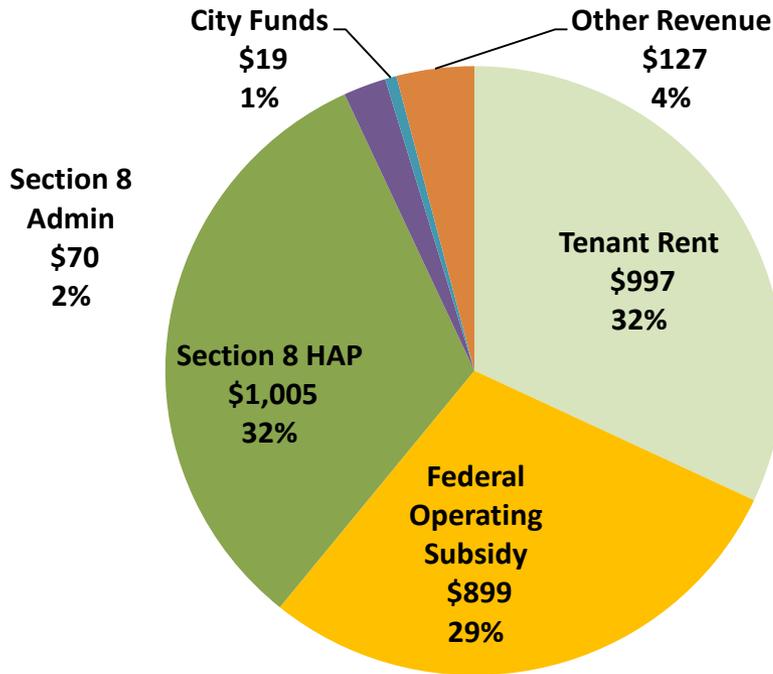
- In order to comply with HUD obligations to expedite tenant transfers for reasonable accommodation, NYCHA is considering assigning those tenants a higher transfer priority in TSAP.
- Currently the persons with a disability requesting a reasonable accommodation transfer are assigned a T3 priority.
- The transfer priorities for reasonable accommodation range from T3 to T0.



# Financial Resources - Operating

Revenue= \$3.116B

Expense \$3.214B



(\$ in millions)

## \$98m operating deficit



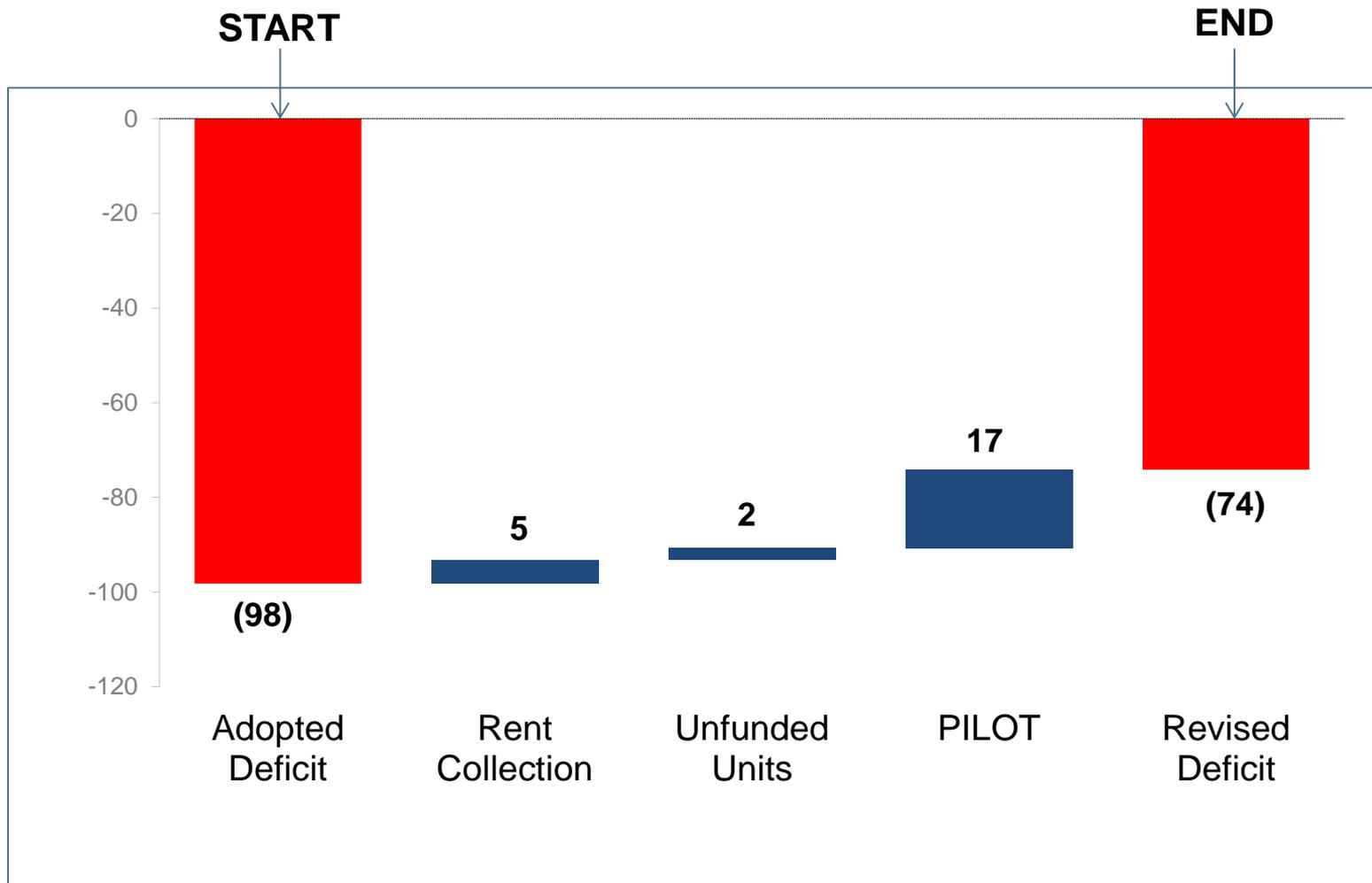
# NYCHA's FY 2015 Per Unit Analysis

	2015 Adopted Budget	
	Total <i>(\$ in millions)</i>	Monthly Avg. Per Unit <i>(\$ full dollars)</i>
<b>Revenue</b>		
Rent and Fees	\$1,015	\$489
Federal Subsidies	899	433
Other	170	82
<b>Total Revenue</b>	<b>2,084</b>	<b>\$1,004</b>
<b>Expenses</b>		
Operating Expense	\$1,537	\$741
Utilities	593	286
Insurance	52	25
<b>Total Expenses</b>	<b>2,182</b>	<b>\$1,052</b>
<b>Surplus/(Deficit)</b>	<b>(\$98)</b>	<b>(\$47)</b>

\* Assumes only Public Housing Units



# 2015 Budget: Where We are Today





# NYCHA's Proposed 2016 Flat Rent Schedule - June 1, 2016

*The change in the Flat Rent schedule will impact **14,000** households*

Apartment Size	Income Level I	Income Level II	Income Level III	Income Level IV
	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	<b>\$811</b>	<b>\$861</b>	\$957	\$1,017
1 Bedroom	<b>\$846</b>	<b>\$900</b>	\$999	\$1,062
2 Bedroom	<b>\$1,003</b>	<b>\$1,065</b>	\$1,185	\$1,259
3 Bedroom	<b>\$1,290</b>	<b>\$1,370</b>	\$1,523	\$1,618
4 Bedroom	<b>\$1,446</b>	<b>\$1,536</b>	\$1,707	\$1,814
5 Bedroom	<b>\$1,661</b>	<b>\$1,766</b>	\$1,963	\$2,086
6 Bedroom	<b>\$1,879</b>	<b>\$1,997</b>	\$2,219	\$2,358

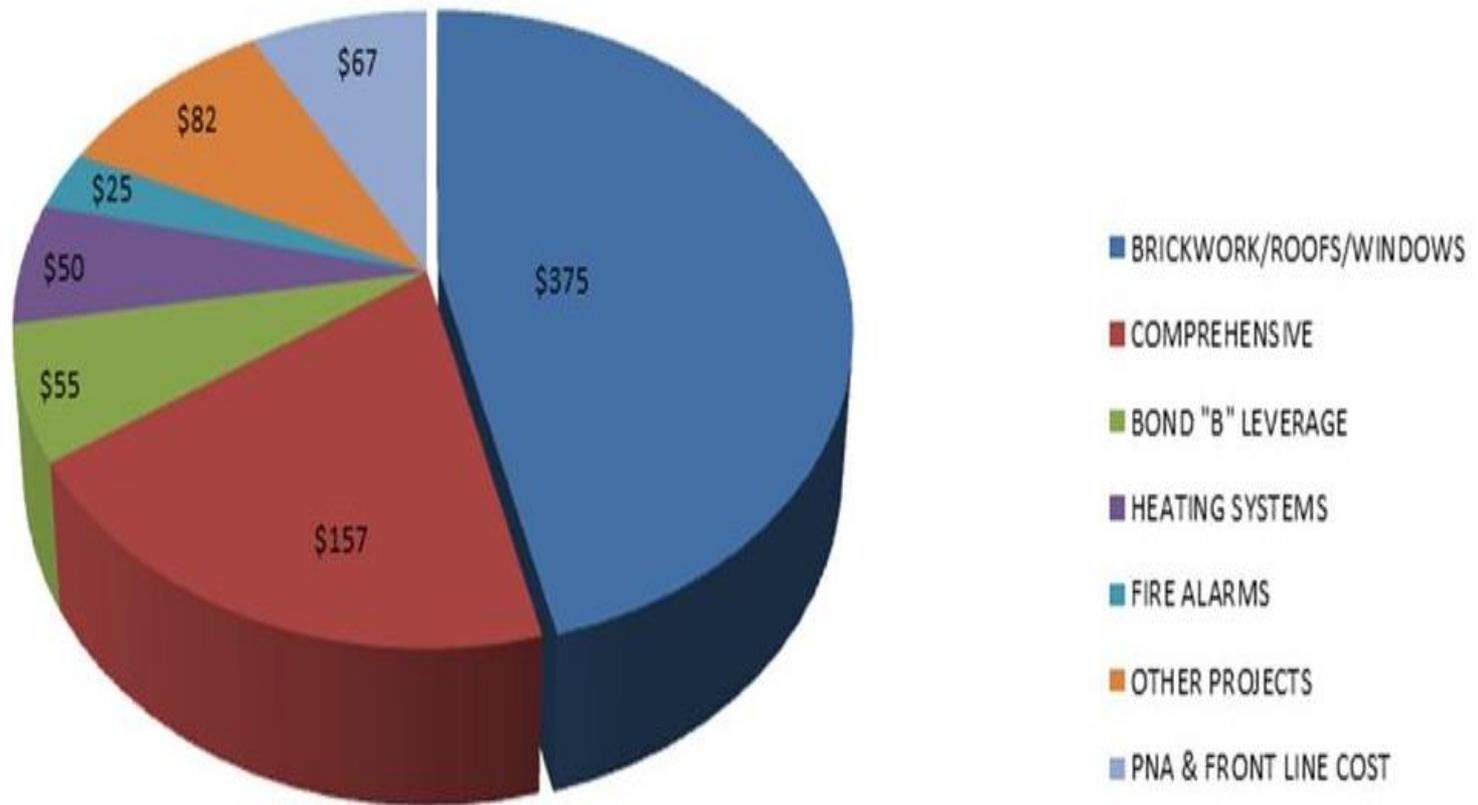
**The Flat Rent schedule shown above will go into effect with the annual reviews starting in **June 1, 2016**.**

**The new rents become effective **November 1, 2016**.**



# Capital Plan Details

## 5 Year Capital Plan - Federal



# Sources Of Additional Capital Funding

## City Capital



- Small sponsored projects
- \$100m backlog of projects

## Mayor Action Plan



- Anti violence campaign
- \$35m in exterior lighting imp

**Revenue  
\$3.116B**

## Sandy Recovery



- Insurance, FEMA and CDBG funds
- Over \$3B projected

## Asset Forfeiture



- Security improvements at high crime locations
- \$100m allocation



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## Comments and Questions

Submit your written comments regarding the Draft Annual Agency Plan for FY 2016 and Significant Amendment to the FY 2015 Annual Plan by mail to:

Public Housing Agency Plan Comments  
Church Street Station  
P.O. Box 3422  
New York, New York 10008-3422

or

[annualplancomments@nycha.nyc.gov](mailto:annualplancomments@nycha.nyc.gov)