



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

Joint Industry Board
158-11 Jewel Avenue
July 16, 2015



Welcome



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



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



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:

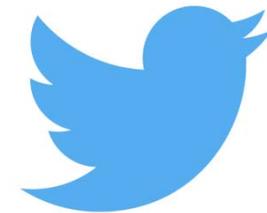
Develop sustainable resident services and engagement models



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 146th Street; and rehabilitation of tenement buildings along East 146th 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



Consistent levels of professionalism



Performance metrics



Clear standards based on best practices

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

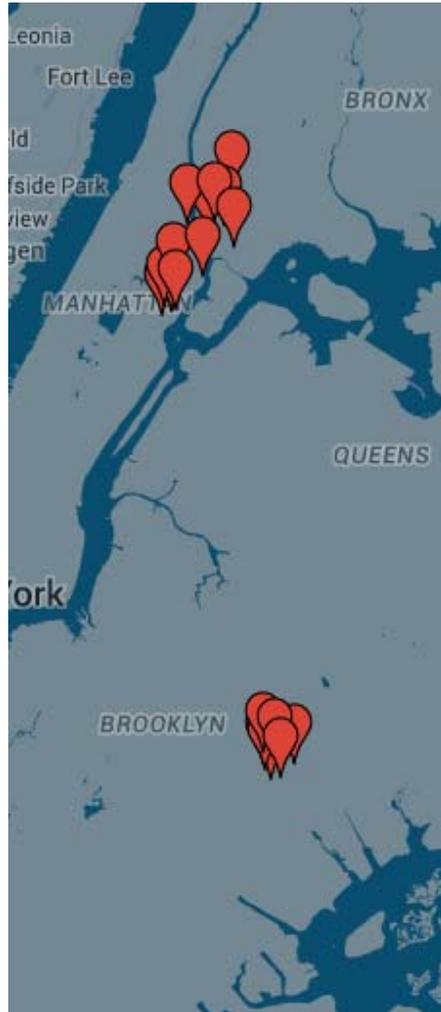
East River

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

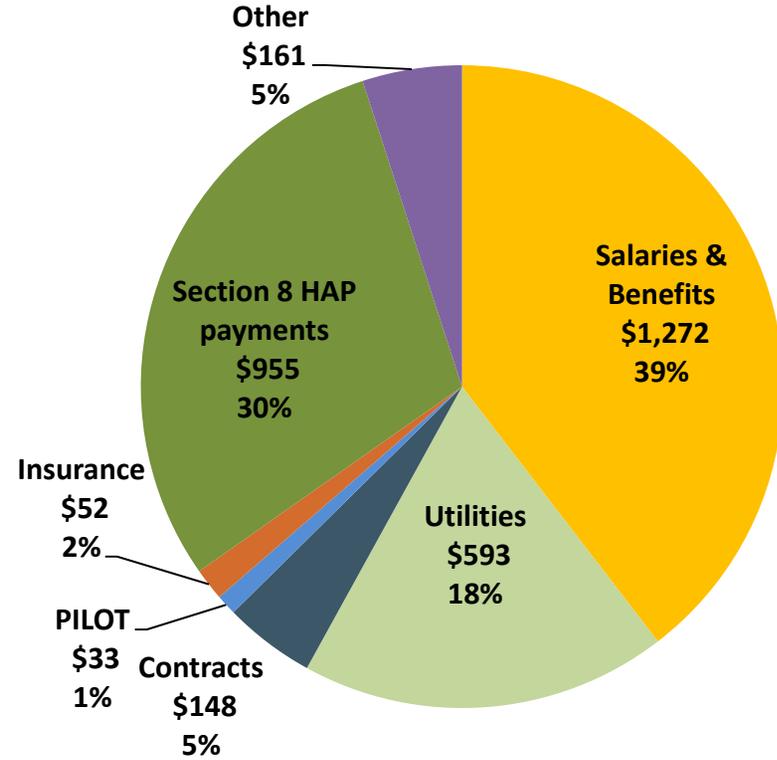
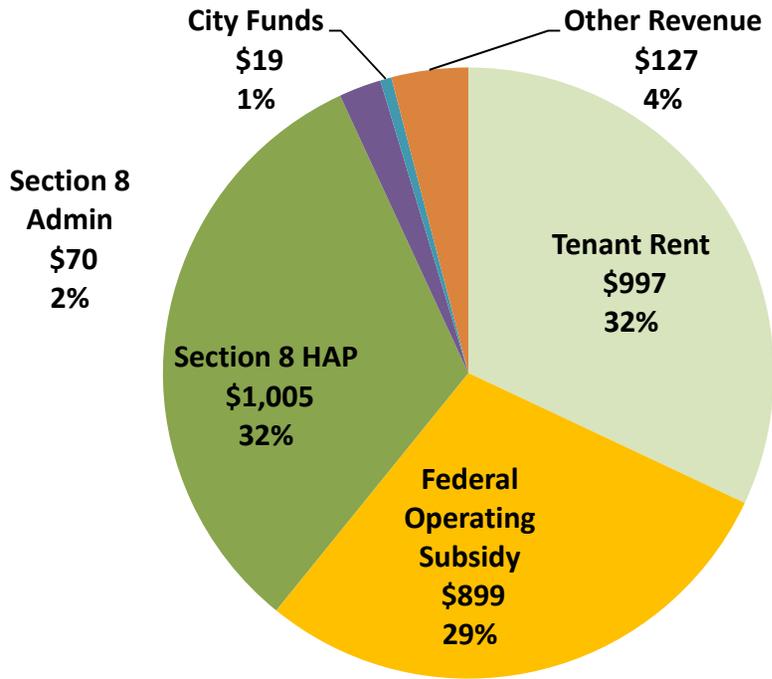
- In order to comply with HUD obligations to expedite tenant transfers for reasonable accommodation, NYCHA is considering assigning those tenants a higher transfer priority in TSAP.
- Currently the persons with a disability requesting a reasonable accommodation transfer are assigned a T3 priority.
-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

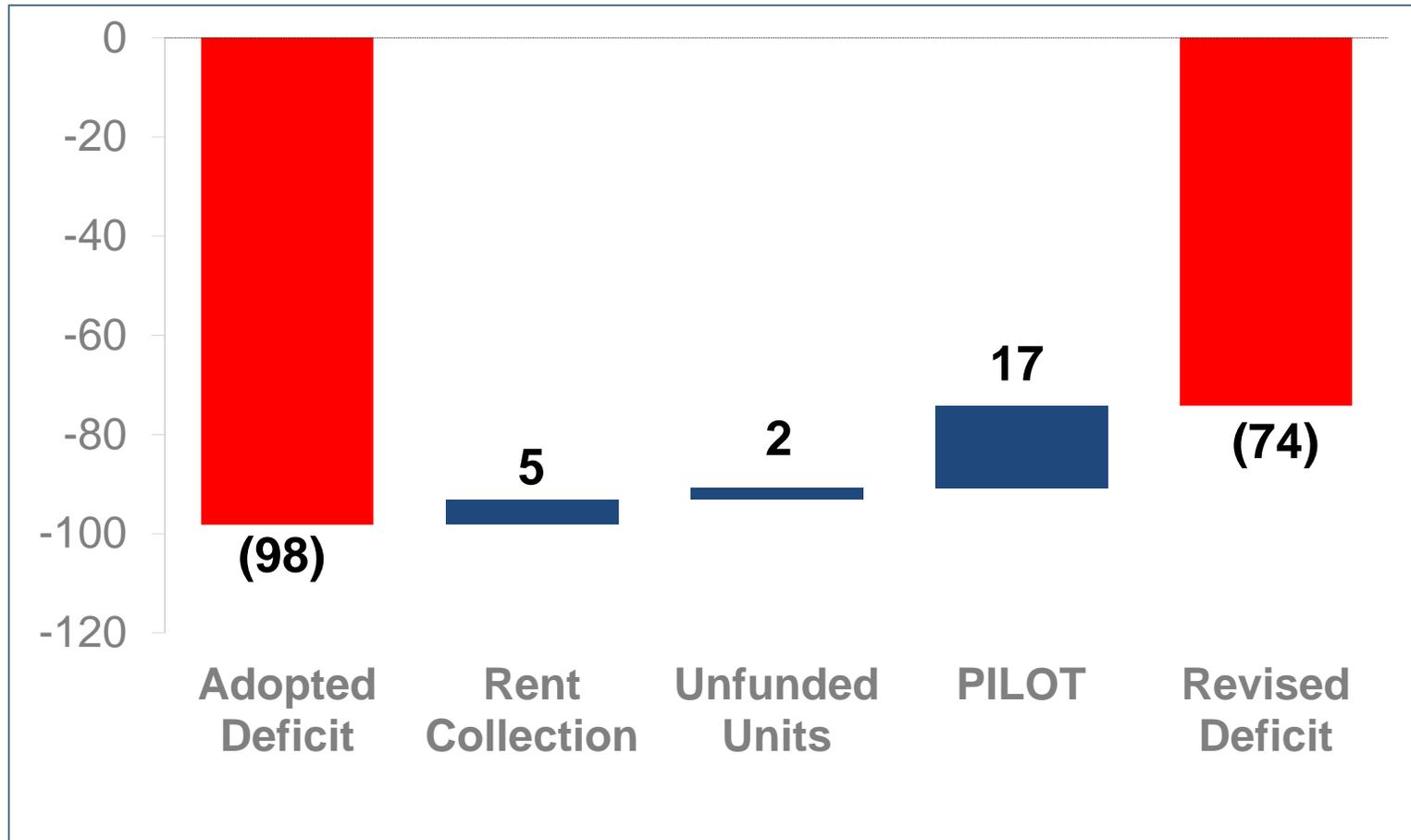
	2015 Adopted Budget	
	Total (\$ In Millions)	Mthly Avg Per Unit (\$ In Dollars)
Rental Revenue	\$997	\$468
Federal Subsidies	897	421
Other	165	77
Total Revenue	\$2,059	\$966
Operating Expense	\$1,512	\$709
Utilities	593	278
Insurance	52	24
Total Expenses	\$2,157	\$1,012
Surplus/(Deficit)	(\$98)	(\$46)

* Assumes only Public Housing Units



2015 Budget: Where We are Today

(\$ in millions)





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	\$811	\$861	\$957	\$1,017
1 Bedroom	\$846	\$900	\$999	\$1,062
2 Bedroom	\$1,003	\$1,065	\$1,185	\$1,259
3 Bedroom	\$1,290	\$1,370	\$1,523	\$1,618
4 Bedroom	\$1,446	\$1,536	\$1,707	\$1,814
5 Bedroom	\$1,661	\$1,766	\$1,963	\$2,086
6 Bedroom	\$1,879	\$1,997	\$2,219	\$2,358

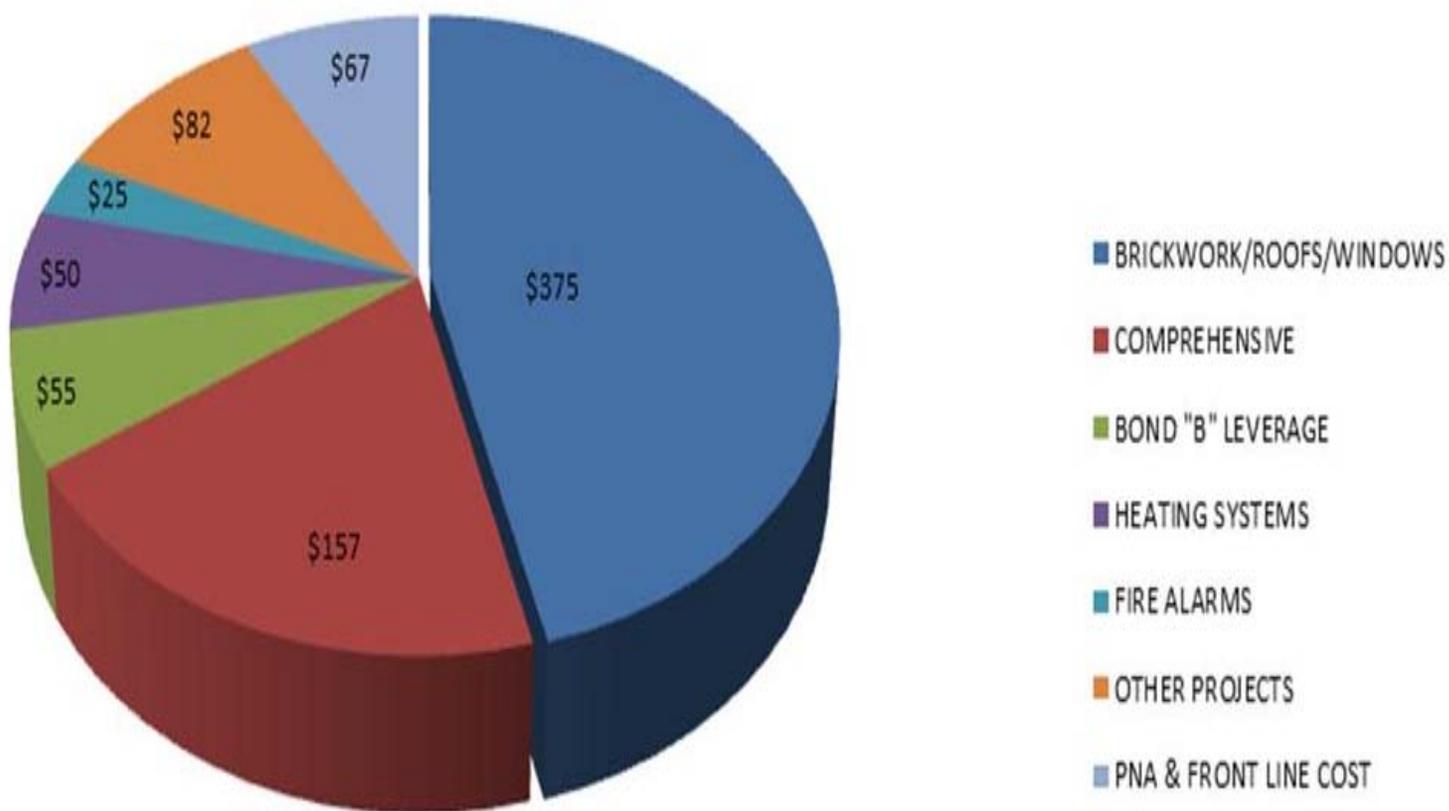
The Flat Rent schedule shown above will go into effect with the annual reviews starting in **June 1, 2016.**

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



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