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

Gerard Carter Community Center

230 Broad Street

July 20, 2015

NEW YORK CITY HOUSING AUTHORITY

Welcome

NEW YORK CITY HOUSING AUTHORITY

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

NEW YORK CITY HOUSING AUTHORITY

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

NEW YORK CITY HOUSING AUTHORITY

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

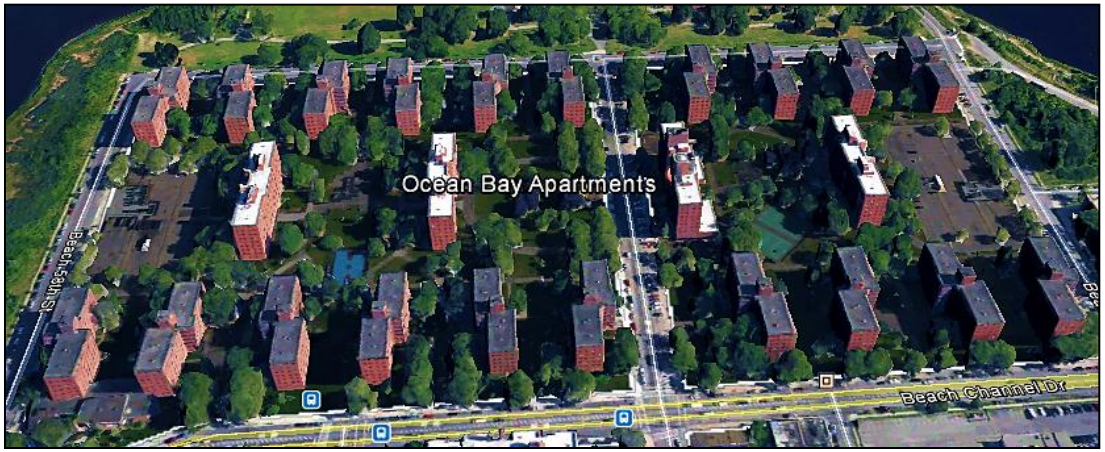
The goals of the RAD program are to:

- 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:

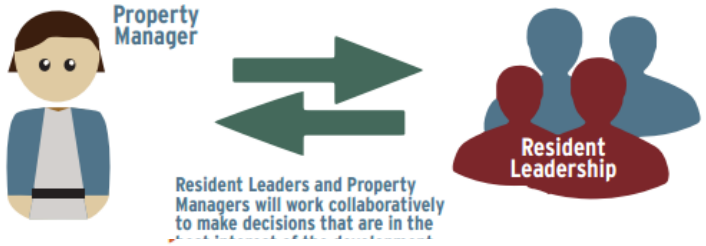
Housing: Rehabilitate distressed public and assisted housing by creating high-quality mixed-income housing that is well-managed and safe, clean and connected.

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

3) New ways to work

4) Better Financial Management

OPMOM Locations

Bronx

Millbrook

Patterson

Mott Haven

Mitchel

Melrose

Manhattan

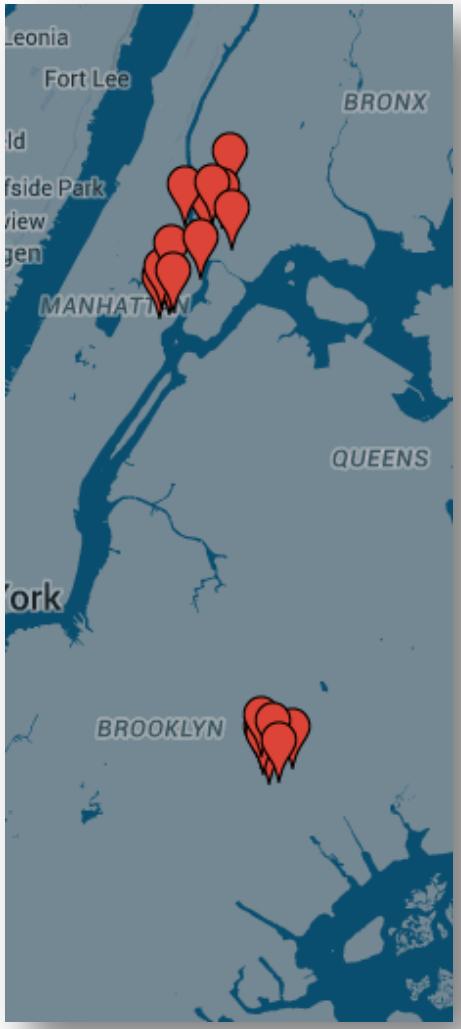
East River

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

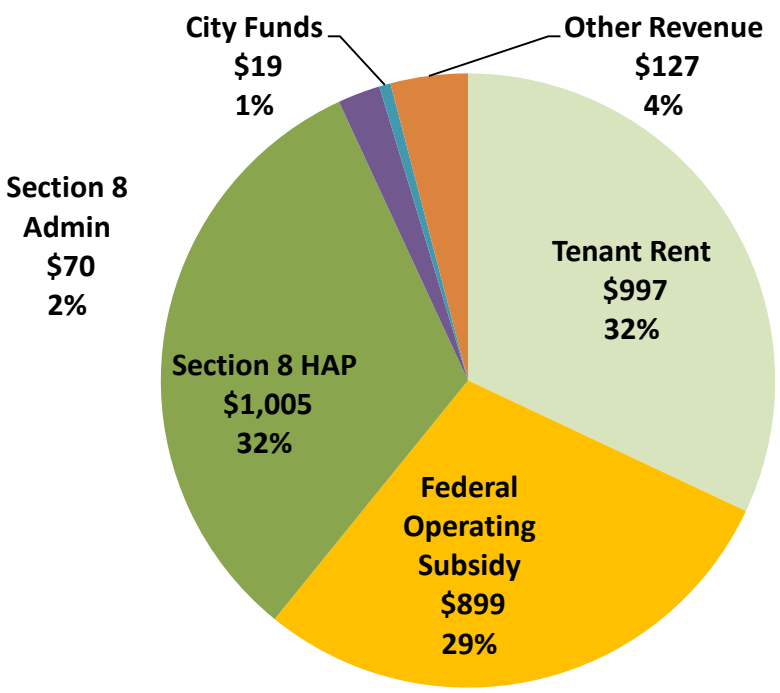
- In order to comply with HUD obligations to expedite tenant transfers for reasonable accommodation, NYCHA is considering assigning those tenants a higher transfer priority in TSAP.

- Currently the persons with a disability requesting a reasonable accommodation transfer are assigned a T3 priority.

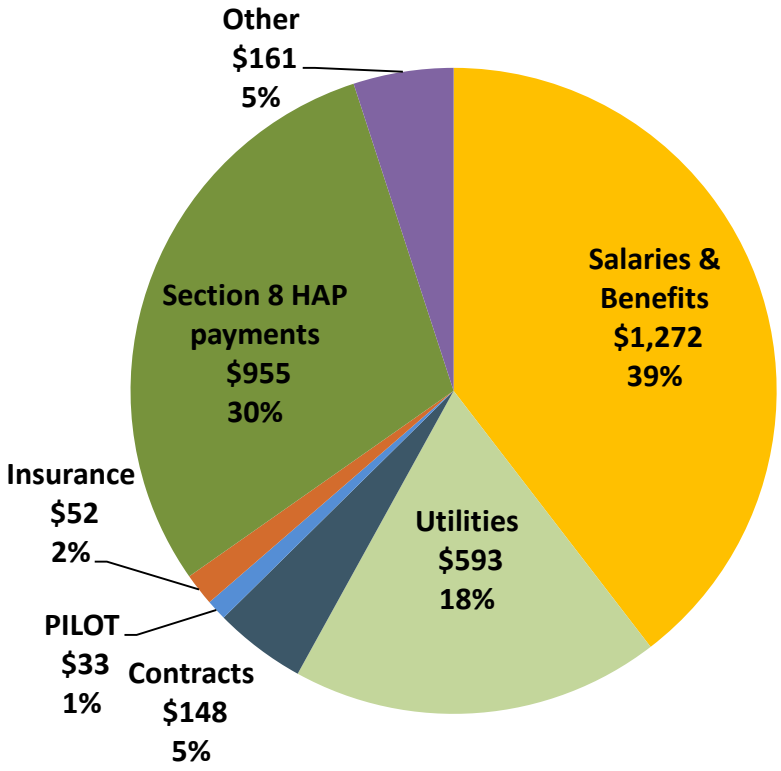
- The transfer priorities for reasonable accommodation range from T3 to T0.

Financial Resources - Operating

Revenue= $3.116B



Expense $3.214B



($ in millions)

$98M operating deficit

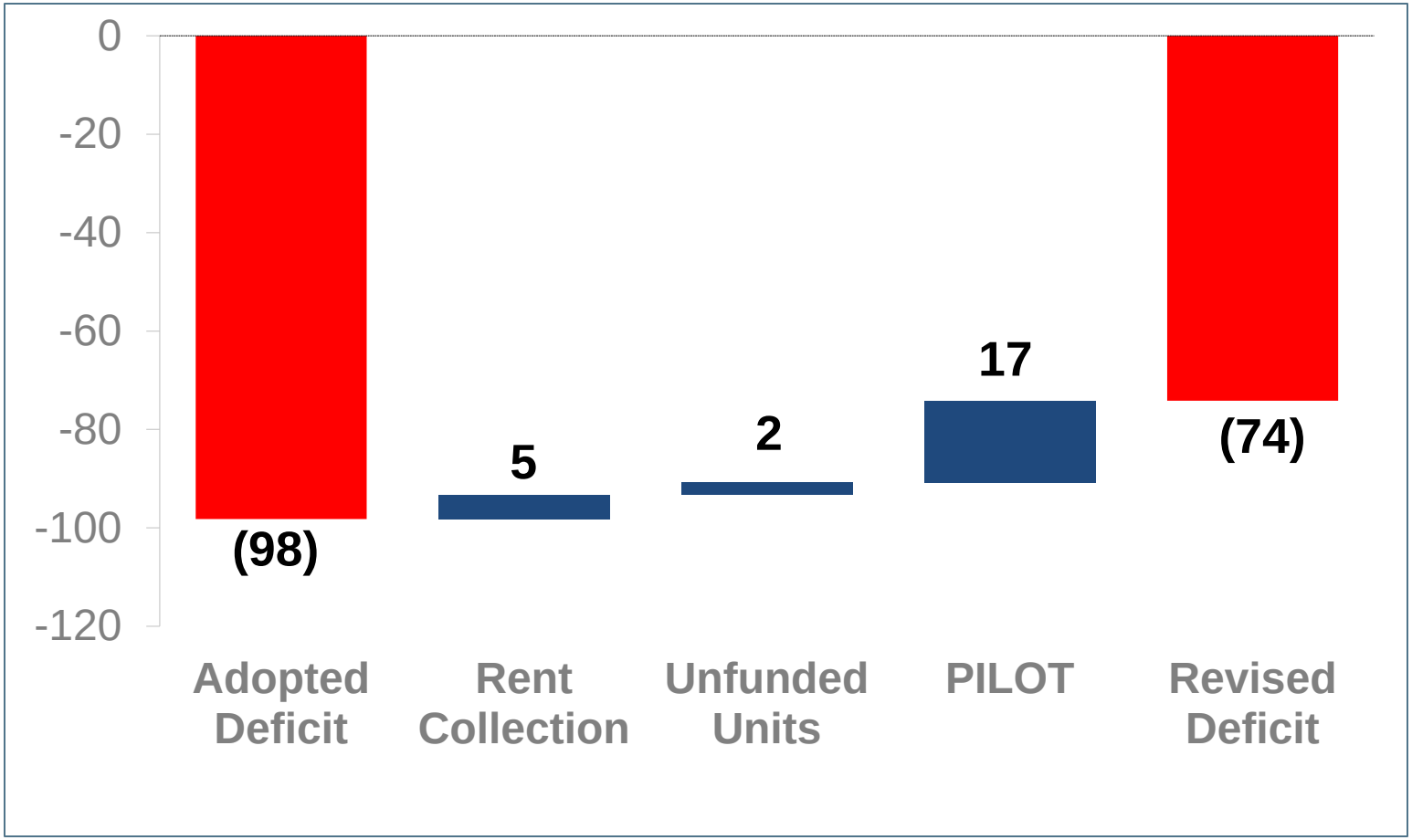
NYCHA's FY 2015 Per Unit Analysis

	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

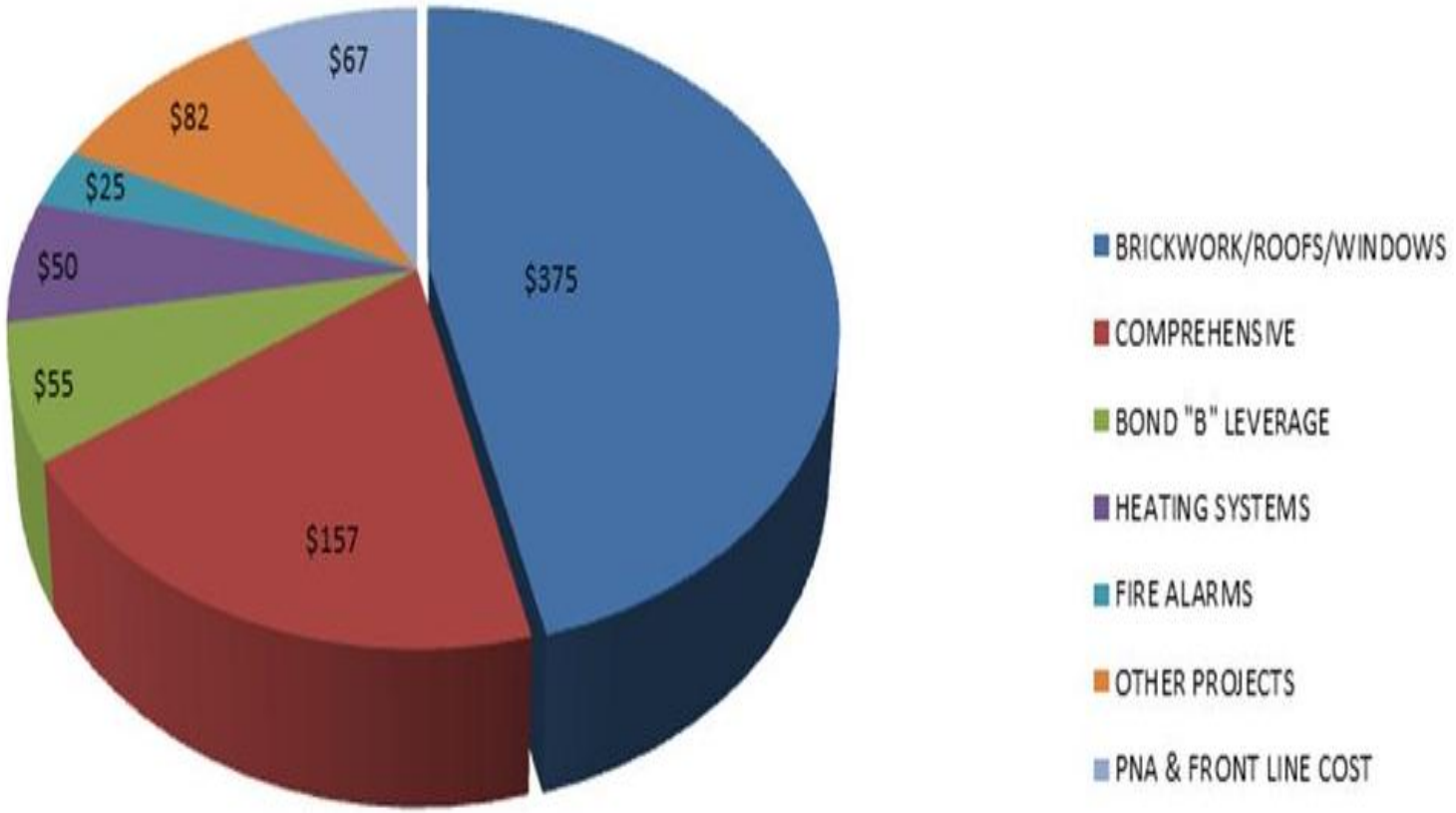
Apartment Size	Income Level I	Income Level II	Income Level III	Income Level IV
	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	**$811**	**$861**	$957	$1,017
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



FY 2015 - 2019

Sources Of Additional Capital Funding

City Capital

- Small sponsored projects
- $100m backlog of projects

Revenue
$3.116B

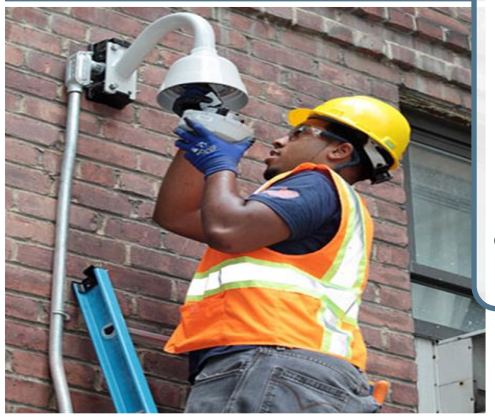
Mayor Action Plan

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

Sandy Recovery

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

Asset Forfeiture



- Security improve ments 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