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

Borough Of Manhattan Community College

199 Chambers Street

July 27, 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)
- Make Mott Haven

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 Participation 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





Make Mott Haven (Betances IV, V, VI)

Make Mott Haven is a neighborhood revitalization plan developed by residents, community stakeholders, City agencies and NYCHA.

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 Make Mott Haven 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

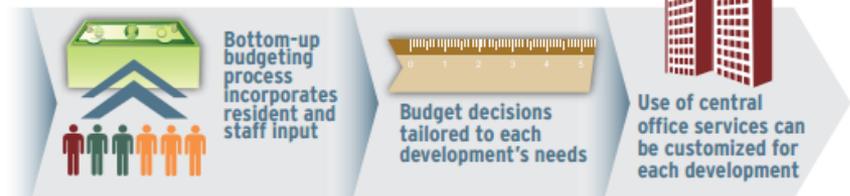
Who will report to the Property Manager?

- All location staff
- Skilled trades for the development



4) Better Financial Management

4. Better financial management





OPMOM Locations

Bronx

Millbrook

Patterson

Mott Haven

Mitchel

Melrose

Manhattan

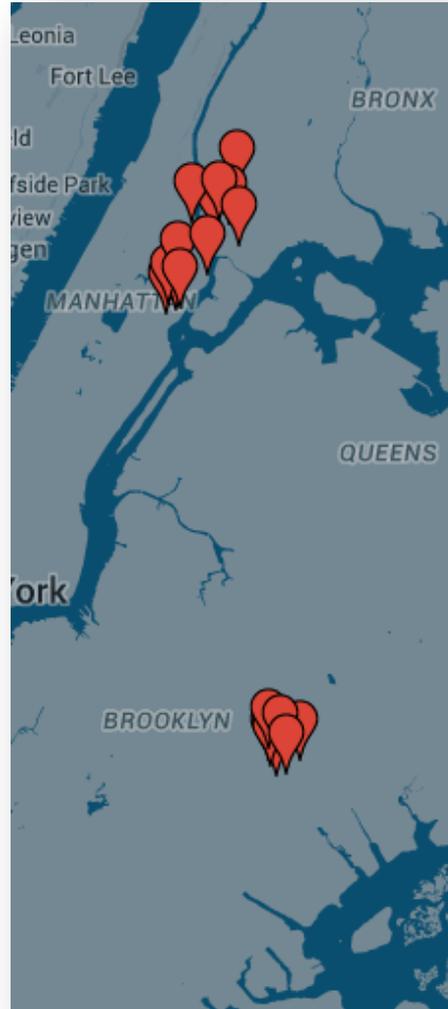
East River

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

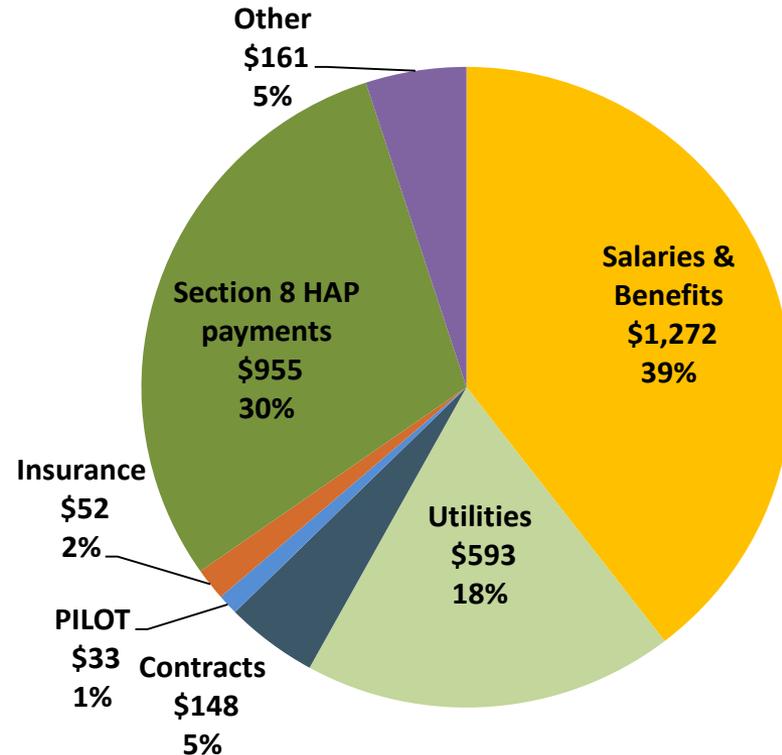
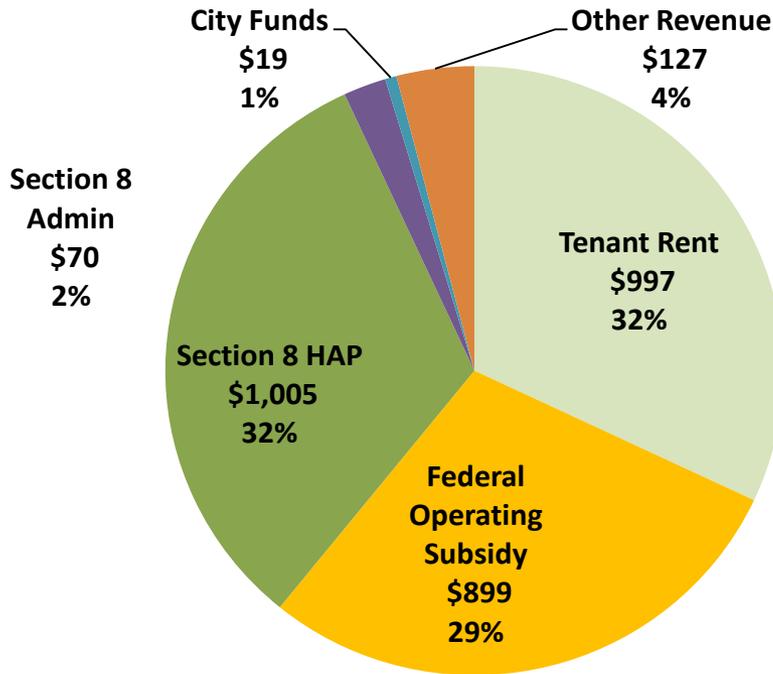
- In order to comply with HUD obligations to expedite tenant transfers for reasonable accommodation, NYCHA is considering assigning those tenants a higher transfer priority in TSAP.
- Currently the persons with a disability requesting a reasonable accommodation transfer are assigned a T3 priority.
-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

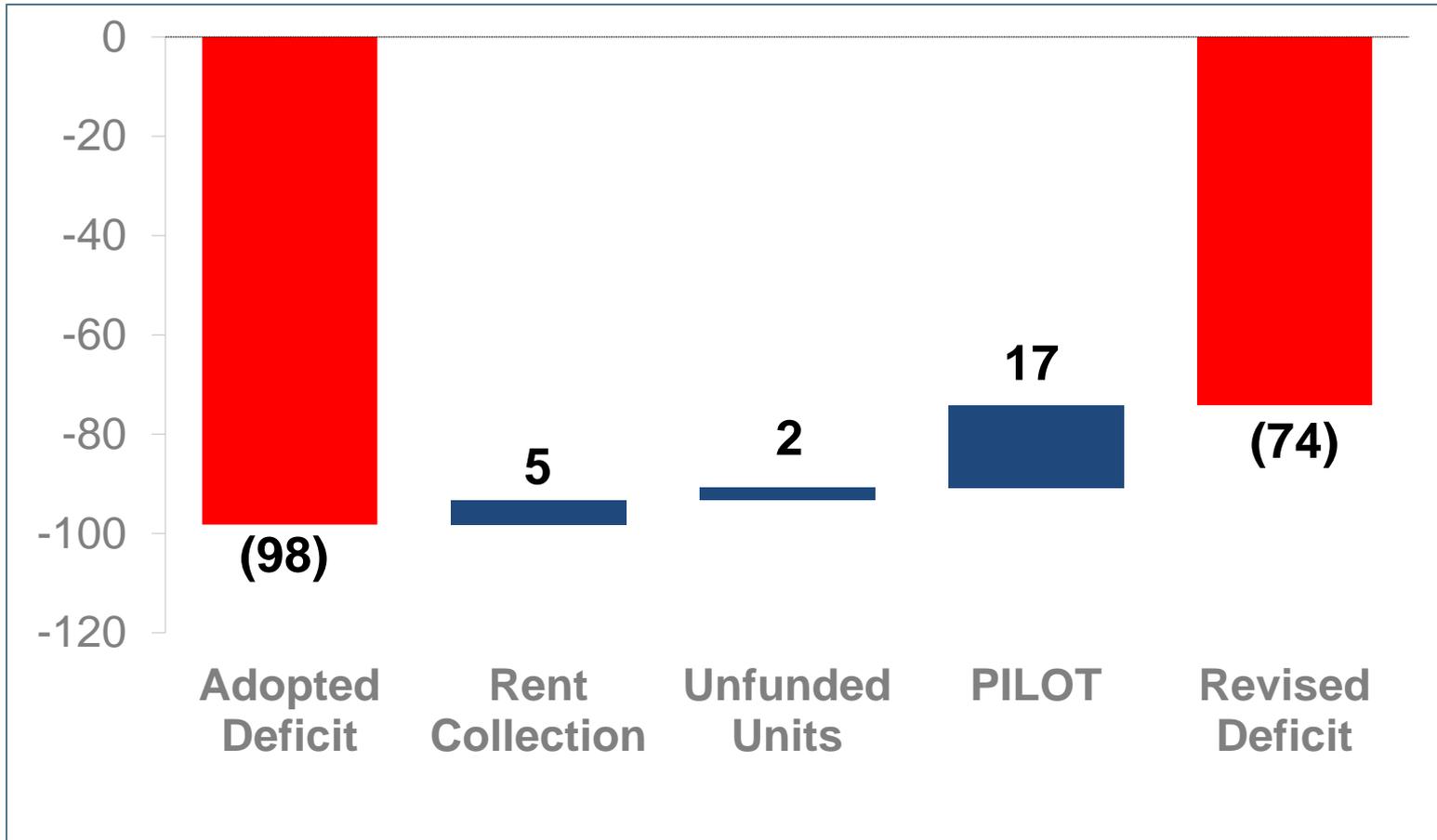
	2015 Adopted Budget	
	Total (\$ In Millions)	Mthly Avg Per Unit (\$ In Dollars)
Rental Revenue	\$997	\$468
Federal Subsidies	897	421
Other	165	77
Total Revenue	\$2,059	\$966
Operating Expense	\$1,512	\$709
Utilities	593	278
Insurance	52	24
Total Expenses	\$2,157	\$1,012
Surplus/(Deficit)	(\$98)	(\$46)

* 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

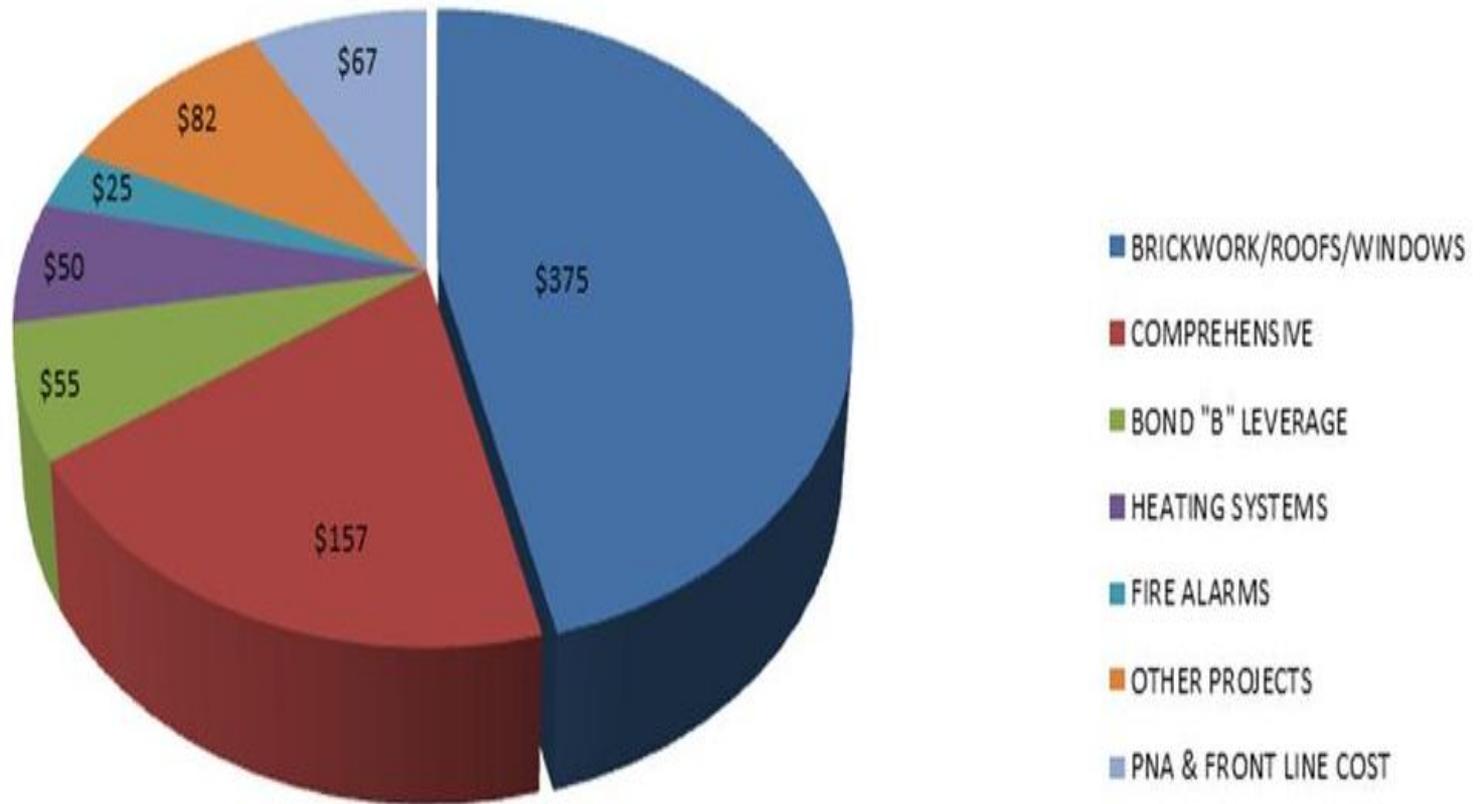
The Flat Rent schedule shown above will go into effect with the annual reviews starting in **June 1, 2016.**

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



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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