U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

DRAFT Significant Amendment to the Annual PHA Plan for Fiscal Year 2017

Shola Olatoye
Chair & Chief Executive Officer

Release Date: March 17, 2017

Please note the Draft FY 2017 Capital Fund Statement and 5-Year Action Plan included in the Amendment may change as a result of the upcoming budget from the President and Congressional appropriations.

NOTICE

New York City Housing Authority Significant Amendment to the Agency Plan for FY 2017

The public is advised that the *Significant Amendment to the FY 2017 Agency Annual Plan* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting March 17, 2017 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Significant Amendment to the FY 2017 Agency Annual Plan* and supporting documents. The *Significant Amendment to the FY 2017 Agency Annual Plan* will *also* be available at the following locations:

- On NYCHA's webpage, which is located on http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 am to 7:30 pm:

Manhattan Family Partnership Center 45 Allen Street New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Senior Center 1553 University Avenue Bronx, New York	Soundview Community Center 1674 Seward Avenue Bronx, New York Queens Community Development Office 70-30 Parsons Boulevard Flushing , New York	Staten Island Family Partnership Office 90 Lafayette Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York

PUBLIC COMMENT

The public is invited to comment on the *Significant Amendment to the FY 2017 Agency Annual Plan* at a public hearing to be held on **May 2, 2017** from 5:30 p.m. to 8:00 p.m. at:

Borough of Manhattan Community College
199 Chambers Street
New York, New York 10007

The 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 *Significant Amendment to the FY 2017 Agency Annual Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than May 2, 2017.** 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.

Public Housing Agency Plan Comments
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 Significante propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2017

Se anuncia al público que la *Enmienda significante propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2017* estará disponible para su inspección pública en la oficina central de NYCHA ubicada en 250 Broadway, New York, NY, a partir del 17 de marzo de 2017 entre las 9:30 a.m. y las 4:30 p.m. Por favor llame al (212) 306-3701 para concertar una cita para revisar la *Enmienda significante propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2017 y los documentos de respaldo. La Enmienda* significante propuesta al Plan anual de vivienda pública para el año fiscal 2017 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.:

Manhattan Family Partnership Center Centro de la Sociedad Familiar de Manhattan 45 Allen Street Nueva York, Nueva York Taft Senior Center Centro Taft para Personas de la Tercera Edad 1365 5th Avenue Nueva York, Nueva York Sedgwick Senior Center Centro Comunitario de Sedgwick 1553 University Avenue Bronx, New York	Soundview Community Center Centro Comunitario de Soundview 1674 Seward Avenue Bronx, New York Queens Community Development Office Oficina Municipal de Operaciones Comunitarias de Queens 70-30 Parsons Boulevard Flushing, New York	Staten Island Family Partnership Office Oficina Municipal de Operaciones Comunitarias de Staten Island 90 Lafayette Avenue Staten Island, New York Centro Brownsville para Personas de la Tercera Edad Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York

COMENTARIO PÚBLICO

El público está invitado a participar en la asamblea pública en las cual se podrá hacer preguntas acerca de la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2017.* Esta asamblea pública se llevará a cabo el **2 de mayo de 2017** *entre las 5:30 pm y las 8:00 pm* en:

Borough of Manhattan Community College
199 Chambers Street
New York, New York 10007

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 trasporte diríjase 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 2017* . Para que se los tome en consideración, **los comentarios deben recibirse mediante correo postal de los Estados Unidos o fax a más tardar el 2 de mayo de 2017.** 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.

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

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Primera Ejecutiva

通 知
紐約市房屋局「2017財政年度公共房屋機構計劃」重大修正案

從2017年3月17日起，各界人士可前往紐約市房屋局辦公總樓索取*「2017財政年度機構計劃」重大修正案*，地址: 紐約市曼哈頓百老匯大道250號，辦公時間:上午9時30分至下午4時30分。請致電 (212) 306-3701 預約時間查閱*「2017財政年度機構計劃」重大修正案*及有關的證明文件。*「2017財政年度機構計劃」重大修正案*也可透過下列方式索取:

- 紐約市房屋局 (NYCHA) 官方網頁，網址: http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page
- 紐約市房屋局轄下各個公房區管理處 (請於正常營業時間前往)
- 下列社區中心/地區事務管理處 (辦公時間: 早上9時至晚上7時30分):

Manhattan Family Partnership Center 曼哈頓家庭合作中心 45 Allen Street New York, New York Taft Senior Center 塔芙特公房長者中心 1365 5th Avenue New York, New York Sedgwick Senior Center 塞奇威克公房長者中心 1553 University Avenue Bronx, New York	Soundview Community Center 桑德維公房社區中心 1674 Seward Avenue Bronx, New York Queens Community Development Office 皇后區社區發展辦公室 70-30 Parsons Boulevard Flushing , New York	Staten Island Family Partnership Office 史丹頓島家庭合作辦公室 90 Lafayette Avenue Staten Island, New York Brownsville Senior Center 布朗斯維爾公房長者中心 528 Mother Gaston Boulevard Brooklyn, New York

諮詢公眾意見

我們也誠邀各界人士出席於**2017年5月2日，星期二**傍晚5時30分至晚上8時舉行的公共聽證會，對*「2017財政年度機構計劃」重大修正案*發表意見並提出建議。地點如下:

Borough of Manhattan Community College
紐約市立大學曼哈頓社區學院
199 Chambers Street
New York, New York 10007

*會議地點設有無障礙通道方便殘疾人士進出並可乘搭公共交通工具抵達。*詳情請瀏覽http://tripplanner.mta.info 或致電大都會捷運局 (MTA)/紐約市交通旅游資訊熱線查詢，電話: (718) 330-1234。

歡迎各界人士對*「2017財政年度機構計劃」重大修正案*發表書面意見。我們僅會考慮**於2017年5月2日限期前以傳真或平郵方式提交的**意見書。傳真號碼: (212) 306-7905。意見書可寄至下列地址或發送電郵至 annualplancomments@nycha.nyc.gov。

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

白思豪 (Bill de Blasio)，市長　　索拉•奧拉托耶 (Shola Olatoye)，主席兼行政總監

УВЕДОМЛЕНИЕ
Значительная поправка к проекту Годового плана Жилищного управления г. Нью-Йорка (New York City Housing Authority, NYCHA) на 2017 финансовый год

Настоящим извещаем, что *Значительная поправка к проекту Годового плана агентства на 2017 финансовый год (Significant Amendment to the FY 2017 Draft Agency Annual Plan)* будет доступна для публичного ознакомления в главном офисе NYCHA, который находится по адресу: 250 Broadway, New York, NY, начиная с 17 марта 2017 года с 9:30 a.m. до 4:30 p.m. Для ознакомления с ней и сопроводительными документами позвоните, пожалуйста, по тел. (212) 306-3701 и назначьте встречу. *Также* эти документы можно будет найти:

- На вебсайте NYCHA http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page
- В офисе управления *каждого* жилищного комплекса NYCHA в обычные приемные часы.
- В нижеуказанных местных общественных центрах (Community Centers)/районных управлениях с 9:00 a.m. до 7:30 p.m.:

Manhattan Family Partnership Center, 45 Allen Street New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Senior Center 1553 University Avenue Bronx, New York	Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York Queens Community Development Office 70-30 Parsons Boulevard Flushing , New York	Staten Island Family Partnership Office 90 Lafayette Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York

Комментарии общественности

Общественность также приглашается предоставить комментарии по поводу *Значительной поправки к проекту Годового плана агентства на FY 2017* на публичном слушании, которое состоится **2 мая 2017 г.** с 5:30 p.м. до 8:00 p.м. по адресу:

Borough of Manhattan Community College
199 Chambers Street
New York, New York 10007

Вышеуказанное место проведения мероприятия оборудовано для доступа инвалидов, и туда можно добраться общественным транспортом. Для получения информации о том, как добраться туда общественным транспортом, пользуйтесь страницей на Интернете http://tripplanner.mta.info или звоните в транспортное управление MTA/NYC Transit Travel Information Line по тел. (718)330-1234.

Письменные отзывы по поводу *Значительной поправки к проекту Годового плана агентства на FY 2017* приветствуются. Чтобы их учли, **они должны быть получены по почте (United States Postal mail) не позже 2 мая 2017 г.** Принимаются также предложения по факсу (212) 306-7905 до этой же даты. Отзывы также можно выслать по адресам: annualplancomments@nycha.nyc.gov. и

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

Bill de Blasio, мэр

Shola Olatoye, председатель и исполнительный директор

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Executive Summary
NYCHA's Proposed Amendment to the Annual PHA Plan for FY 2017

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 2017 (the "Proposed Amendment") 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). NYCHA also provided a copy of the Proposed Amendment to each public housing Resident Association President.

NYCHA will hold a public hearing at the Borough of Manhattan Community College ("BMCC") in Manhattan on May 2, 2017 and will accept written comments on the Proposed Amendment through May 5, 2017. Please see the Notice on page 2. NYCHA met with the Resident Advisory Board ("RAB") members for their comments on March 2 and March 16, 2017 and will meet with them again before the final Amendment is submitted to HUD for approval.

NYCHA's New Reality

For the past three years, NYCHA was able to balance the books at the end of the year. This was accomplished through increased rent collection, more federal subsidy as a result of higher proration rates, and development revenue coupled with lower utility costs and a lower head count.

Before the year ended, NYCHA took a conservative approach to our budget and assumed a proration decrease for public housing operations, from 90 percent to 87 percent, which represents a $21 million loss.

Recently, NYCHA was informed by HUD of significant reductions to three funding streams vital to NYCHA: two cuts impacting the Authority's day-to-day operations (public housing operations and Section 8 administration) and one cut, which has the potential to impact landlords and voucher holders (the Section 8 subsidy). The HUD notice subsequently went further than our conservative estimates, lowering proration to 85 percent, which equals a $48.7 million loss. NYCHA is now left with a $27.7 million shortfall for public housing operations, in addition to a $7.6 million shortfall for Section 8 program administration.

In short, HUD instituted:

- A formula change to public housing that assumes that the rate of the rent collection has increased by 2 percent, but the rate of expenses has only risen by 0.4 percent;
- A proration rate cut for public housing, from 90 percent to 85 percent; and
- A proration rate cut to administer the Section 8 program, from 84 percent to 77 percent.
- A 95 percent proration rate (down from 99 percent) for Housing Assistance Payments, or HAP, which is the Section 8 voucher subsidy for landlords – a potential loss of $40.5 million.

At the end of last year, NYCHA's Board approved a conservative 2017 budget and projected that NYCHA could end 2017 with a $21 million operating surplus. Unfortunately, the reality today now projects a deficit of $14 million instead of a surplus.

'The Plan'

How does NYCHA plan to manage these and any future federal funding cuts?

The plan is this:

> 1) Washington does not get to walk away from public housing – NYCHA will fight any and all cuts, and we hope that the residents, elected officials, advocates and the public will join us.
>
> 2) As a City, we need to decide what level of service in public housing we can tolerate. There is no "doing more with less," which NYCHA has done every year for more than 15 years. So there will be tough choices ahead.
>
> 3) ***NextGeneration NYCHA is the plan***. It provides a valuable roadmap of how NYCHA can fundamentally change the way it does business. NYCHA would be suffering deficits in the hundreds of millions every year without the NextGen initiatives that have started to be put in place.

Cuts Have Real Consequences

It would be impossible for any landlord to operate with less revenue than they need to operate, with less capital dollars than they need to maintain their buildings, all while keeping rents the most affordable in the City.

There is no question there is more work that can and must be done by the Authority to increase efficiencies and lower expenses, but NYCHA's hands are tied on many fronts, including the cost of utilities, work rules, health care, and pensions. NYCHA is also limited in how it can bring in new revenue, because rents are capped to keep them affordable.

So a cut today means real service reductions – an impact to residents that will be felt immediately, and mostly in maintenance and repairs. NYCHA is a 24/7 operation that only works between 8:00 am and 4:30 pm and pays a premium for work to occur outside those hours. If NYCHA decided to stop paying a premium and stop work outside 8 to 4:30, residents would see longer waits and reduced customer service. And at some point the question will come: What, as a city, is a level of service we can tolerate?

Significant cuts to NYCHA's Section 8 program, which received an "A" rating from HUD, could force NYCHA to decrease the number of families served; lower the subsidy toward a voucher holder's rent, which effectively increases their rent; potentially stop issuing vouchers through attrition; and eventually, remove families from the program.

NextGen: Creating a More Efficient Organization

NYCHA's survival hinges, in part, on making its operations more efficient, a core tenet of the NextGen vision and a key way that it is providing better service to residents. One measure of NYCHA's progress in this area is the time that it takes to complete basic repairs. Last year, it was around 10 days and today it is just under six days.

NextGen NYCHA has taught us many things – none more important than local property management matters. The NextGen Operations model of localized property management is delivering faster repairs to residents at approximately 67,000 units, by making property managers more accountable as leaders of their developments. Basic repairs are being completed within five days at these developments, down from 14 days in January 2015. Emergency repairs are being completed within an average of nine hours, beating the target of 24 hours and in comparison to about 12 hours at the rest of NYCHA's portfolio.

Since operations is NYCHA's core business, it will be nearly impossible to shield it from the impacts of lost operating dollars. The hard-fought gains to improve service levels may slip backwards as one of the first casualties of cuts.

While future funding levels may slow NYCHA down, it is still proceeding with FlexOps, the Flexible Operations pilot launched last summer at 12 developments with colleagues at Local 237. It is another demonstration of NYCHA's ability to adapt, to the benefit of residents and staff alike. Through multiple, staggered shifts for front-line staff, residents are seeing cleaner hallways, elevators, and lobbies when they leave for work in the morning and can get repairs completed in their homes in the evening, so they don't have to take time off from work. NYCHA is looking to expand the pilot program at up to 12 new sites.

Through NextGen's digital initiatives, the groundwork has been laid to be more resilient in the face of fiscal uncertainty. NYCHA has joined the digital age with a host of initiatives that improve customer service by streamlining the work that its employees perform at the residents' request. More than 3,500 front-line staff are now equipped with handhelds that allow them to open and close work orders and get resident sign-off on the work on-the-spot, increasing transparency and eliminating paperwork from the process entirely. Using their handhelds, maintenance workers are now completing 15 percent more work orders. Residents can now complete their annual income certifications online, which cuts down on paperwork, back and forth, and frees up staff to assist residents in other ways. Self-service kiosks have been rolled out to property management offices, enabling residents without computer access to complete their annual recertification online, in addition to paying rent and even applying for jobs. The MyNYCHA app – which just won the Citizens Budget Commission award for Public Service Innovation – has been downloaded nearly 48,000 times by our residents.

NextGen: Making the Most Impact Possible with Capital Funding

NYCHA's capital budget includes three sources: federal funding from HUD, City funding, and federal FEMA funding.

In recent years, HUD has provided NYCHA with about $300 million annually in federal capital dollars for infrastructure improvements and major upgrades. This year, nearly three quarters of NYCHA's capital dollars will go toward structural and exterior work, such as roof and façade repairs. Sealing the buildings from the elements has a significant impact on the quality of life that residents experience in their homes.

While the capital funding is far from sufficient to meet its buildings' $17 billion in needs – and has declined by a cumulative $1.4 billion since 2001 – NYCHA is putting the money received to work for the residents faster and more efficiently. The obligation of these funds has been accelerated, from 18 months in 2013 down to eight months now, well below HUD's 24-month requirement.

On the City level, Mayor de Blasio has demonstrated his commitment to public housing in a very tangible way. He recently announced a $1 billion investment over 10 years so NYCHA can replace more than 700 of the most deteriorated roofs in its portfolio. This is on top of the $300 million he already committed as part of NextGeneration NYCHA. In total, NYCHA will be able to tackle one of the biggest structural challenges faced at more than 950 buildings, benefitting some 175,000 residents.

NYCHA is ahead of schedule with the installation of new safety lighting for the Mayor's Action Plan ("MAP") initiative, funded through the partnership between the City Council and the Speaker, the Mayor's Office, and the Manhattan District Attorney's Office. To date, NYCHA has installed an impressive 1,781 new light fixtures. And as promised, NYCHA has installed or upgraded more than 600 CCTV cameras at 121 buildings with Fiscal Year 2015 and 2016 funding, thanks to support from the City Council.

The Bond B work to complete about $500 million of major improvements at 319 buildings is nearly finished. Last year, NYCHA's Capital Projects Division had 120 projects in construction worth a total of $1.2 billion. Brick and roof repairs have been completed in all five boroughs. NYCHA has also spent nearly $500 million on Sandy recovery work, hiring 164 residents and beginning major construction at seven developments; major construction will start at every Sandy-impacted development by the end of the year.

All of this momentum to finally begin to rebuild NYCHA's infrastructure will be lost if there are devastating cuts to NYCHA's federal capital budget next year. Simply put, with fewer resources, there will be fewer rehabilitation projects. Precious dollars will be invested in the most dire properties, while other projects in the queue will be shelved for a future, uncertain date.

NextGen: Creating Revenue for NYCHA's Preservation

NYCHA's fate is tied to its infrastructure and its ability to operate. For years, these functions have been starved of the very resources they need to survive. NYCHA must pursue revenue- generating strategies to help save the developments and preserve public housing for future generations. With so much uncertainty from Washington, the debate on whether or not to build on public housing land as a revenue source should be over.

In a win-win, NextGen Neighborhoods offers the City more affordable housing and NYCHA much-needed revenue to fund building upgrades. Constructing a 50/50 mix of affordable and market-rate housing on under-utilized NYCHA land helps shore up public housing. And this spring, NYCHA will announce the selected developers for the first two NextGen Neighborhood sites, Wyckoff Gardens in Boerum Hill and Holmes Towers on the Upper East Side.

NextGeneration NYCHA - Permanent Affordability Commitment Together (PACT)

When tested, NYCHA can be entrepreneurial in the way it approaches challenges. The NextGen strategy on RAD – HUD's Rental Assistance Demonstration (RAD) program – is a public-private partnership and a path forward to preserve affordable housing for the long term, and to improve the quality of life for residents through major building repairs immediately. By leveraging the RAD program – called Permanent Affordability Commitment Together (PACT) in NYC – NYCHA is helping to improve the quality of life for thousands of public housing residents, ensuring their apartments and buildings receive much-needed repairs and upgrades, while preserving affordability and tenant protections. PACT is a component of NextGeneration NYCHA's 10 year strategic plan to preserve public housing and become a more effective and efficient landlord. Upon

program approval from HUD, NYCHA can address significant capital repair needs by converting the selected development's funding source from public housing funds to the RAD Project-Based Section 8 program. As the funding supporting this development transitions from public housing (Section 9) to Section 8, NYCHA retains ownership interests in the land and buildings, and plays a key role in decision making and oversight of the project.

Under PACT rules, the property must remain permanently affordable (a tenant's share of the rent cannot exceed 30% of resident income), which NYCHA will enforce through agreements with the developer and continued ownership of the land. Residents will retain the right to establish and operate a resident organization and will receive resident participation funding from the developer. Finally, developers will be required to propose a plan to train and hire NYCHA residents, and proactively engage residents on a regular basis as each project moves forward.

In December 2016, NYCHA entered into its first PACT agreement, converting approximately 1,400 units at Ocean Bay (Bayside) to RAD and attracting approximately $325 million of investment, including FEMA funds to address damage caused by Hurricane Sandy, to the Rockaways. In June 2016, NYCHA submitted PACT applications to HUD for 40 additional developments with approximately 5,200 units. These PACT applications may result in RAD conversions that would facilitate substantial rehabilitation of the properties, convert the public housing subsidy to project-based Section 8 Housing Assistance Payment (HAP) contracts, and preserve substantive housing rights for residents. Developments initially selected for PACT applications are scattered sites and high-need conventional public housing developments. Selection was also based on PACT's ability to improve a development's maintenance, management, and physical condition. In January 2017, HUD approved NYCHA's request to convert approximately 1,700 of the 5,200 units covered in the application. NYCHA has begun resident engagement at the selected sites and is currently drafting an RFP to invite developers, including non-profit entities and M/WBE firms, to submit proposals for the financing, major rehabilitation, and operations of the 17 selected developments as Section 8 properties. NYCHA expects to release the RFP in the summer of 2017 and will select developers by the end of 2017.

Capital Improvements – DRAFT FY 2017 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Action Plan

When it comes to our capital plan, there is a tremendous amount of uncertainty because of the ongoing federal budget process. ***Please note the Draft FY 2017 Capital Fund Statement and 5-Year Action Plan may change significantly as a result of the upcoming budget from the President and Congressional appropriations***. On March 2, 2017, NYCHA presented the Draft FY 2017 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan to the Resident Advisory Board (RAB) for its review and comments. The Annual Statement/Performance and Evaluation Report used to identify NYCHA's upcoming capital activities for the public housing developments in 2017. The 5-Year Action Plan describes NYCHA's long-term planned capital improvement projects. Residents and the public are encouraged to attend the May 2, 2017 public hearing on the proposed Amendment and the Draft FY 2017 Capital Fund.

NYCHA's Draft FY 2017 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment B, on pages 42 through 56.

ATTACHMENT A
PHA PLAN UPDATE

A) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- Hope VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, Project Based Vouchers, and RAD
- Smoke Free Housing Policy
- Capital Improvements

B) Identify the specific locations where the public may obtain copies of the Amendment to the FY 2017 Annual PHA Plan

The public is advised that the *Significant Amendment to the FY 2017 Agency Annual Plan* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting March 17, 2017 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Significant Amendment to the FY 2017 Agency Annual Plan* and supporting documents. The *Significant Amendment to the FY 2017 Agency Annual Plan* will *also* be available at the following locations:

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- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 am to 7:30 pm:

Manhattan Family Partnership Center 45 Allen Street New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Senior Center 1553 University Avenue Bronx, New York	Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York Queens Community Development Office 70-30 Parsons Boulevard Flushing , New York	Staten Island Family Partnership Office 90 Lafayette Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York

ATTACHMENT B
RENTAL ASSISTANCE DEMONSTRATION (RAD), MIXED FINANCE MODERNIZATION OR DEVELOPMENT, AND DEMOLITION AND/OR DISPOSITION

1) RENTAL ASSISTANCE DEMONSTRATION (RAD)

The New York City Housing Authority ("NYCHA") is amending its Annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration ("RAD") program. As a result, NYCHA will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers, NYCHA will adopt the resident rights, participation, waiting list, and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-3 and the Joint Housing PIH Notice H-2014-09/PIH-2014-17. These resident rights, participation, waiting list, and grievance procedures are summarized on pages 22 through 40 of this Amendment. NYCHA certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed under a Voluntary Compliance Agreement with HUD concerning accessibility of developments for individuals with mobility impairments, and other consent decrees, consent orders, final judicial rulings and administrative decisions (collectively, "VCA and related agreements"). RAD conversion at the NYCHA developments listed below will not have a negative impact on NYCHA's compliance with these existing VCA and related agreements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing public housing authorities with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, NYCHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of RAD, and that NYCHA may also borrow funds to address its capital needs. The New York City Housing Authority currently has debt under the Capital Fund Financing Program and will be working with The New York City Housing Development Corporation to address outstanding debt issues, which may result in additional reductions of Capital Funds.

Below, please find specific information related to the Public Housing Development(s) approved for RAD by HUD in January 2017:

Name of Public Housing Development: BETANCES II, 13	**PIC Development ID:** NY005010840	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 51	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 51 = $91,094

Bedroom Type	**Number of Units Pre-Conversion** 51	**Number of Units Post-Conversion** 51	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**5**	**5**	0
One Bedroom	**9**	**9**	0
Two Bedroom	**27**	**27**	0
Three Bedroom	**10**	**10**	0
Four Bedroom	**0**	**0**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES II, 18	**PIC Development ID:** NY005011450	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 78	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 78 = $139,320
Bedroom Type	**Number of Units Pre-Conversion** 78	**Number of Units Post-Conversion** 78	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**0**	**0**	0
One Bedroom	**2**	**2**	0
Two Bedroom	**17**	**17**	0
Three Bedroom	**39**	**39**	0
Four Bedroom	**20**	**20**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0

(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A

Name of Public Housing Development: BETANCES III, 18	**PIC Development ID:** NY005011450	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 19	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 19 = $33,937
Bedroom Type	**Number of Units Pre-Conversion** 19	**Number of Units Post-Conversion** 19	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**0**	**0**	0
One Bedroom	**14**	**14**	0
Two Bedroom	**0**	**0**	0
Three Bedroom	**4**	**4**	0
Four Bedroom	**1**	**1**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES III, 9A	**PIC Development ID:** NY005012110	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 26	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of**

			public housing units in PHA, multiplied by total number of units in project) $318,732,540/ 178,446 x 26 = $46,441
Bedroom Type	**Number of Units Pre-Conversion** 26	**Number of Units Post-Conversion** 26	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**3**	**3**	0
One Bedroom	**1**	**1**	0
Two Bedroom	**0**	**0**	0
Three Bedroom	**11**	**11**	0
Four Bedroom	**11**	**11**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES V	**PIC Development ID:** NY005012110	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 52	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 52 = $92,880
Bedroom Type	**Number of Units Pre-Conversion** 52	**Number of Units Post-Conversion** 52	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**1**	**1**	0

One Bedroom	**5**	**5**	0
Two Bedroom	**16**	**16**	0
Three Bedroom	**8**	**8**	0
Four Bedroom	**22**	**22**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: BETANCES VI	**PIC Development ID:** NY005012110	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 49	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 49 = $87,522
Bedroom Type	**Number of Units Pre-Conversion** 49	**Number of Units Post-Conversion** 49	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**1**	**1**	0
One Bedroom	**11**	**11**	0
Two Bedroom	**19**	**19**	0
Three Bedroom	**18**	**18**	0
Four Bedroom	**0**	**0**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: FRANKLIN AVENUE I CONVENTIONAL	**PIC Development ID:** NY005015310	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No

Total Units: 61	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 61 = $108,956
Bedroom Type	**Number of Units Pre-Conversion** 61	**Number of Units Post-Conversion** 61	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**0**	**0**	0
One Bedroom	**15**	**15**	0
Two Bedroom	**38**	**38**	0
Three Bedroom	**8**	**8**	0
Four Bedroom	**0**	**0**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: FRANKLIN AVENUE III CONVENTIONAL	**PIC Development ID:** NY005015310	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 15	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 15 = $26,792
Bedroom Type	**Number of Units Pre-Conversion** 15	**Number of Units Post-Conversion** 15	**Change in Number of Units per Bedroom Type and Why (De**

			Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	**0**	**0**	0
One Bedroom	**2**	**2**	0
Two Bedroom	**13**	**13**	0
Three Bedroom	**0**	**0**	0
Four Bedroom	**0**	**0**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: HIGHBRIDGE REHABS (ANDERSON AVENUE)	**PIC Development ID:** NY005015310	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 135	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Family	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Family	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 135 = $241,131
Bedroom Type	**Number of Units Pre-Conversion** 135	**Number of Units Post-Conversion** 135	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**0**	**0**	0
One Bedroom	**14**	**14**	0
Two Bedroom	**74**	**74**	0
Three Bedroom	**47**	**47**	0
Four Bedroom	**0**	**0**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: PALMETTO GARDENS	**PIC Development ID:** NY005012470	**Conversion type (i.e., PBV or PBRA):** Project Based Voucher (PBV)	**Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)** No
Total Units: 115	**Pre- RAD Unit Type (i.e., Family, Senior, etc.):** Senior	**Post-RAD Unit Type if different (i.e., Family, Senior, etc.)** Senior	**Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)** $318,732,540/ 178,446 x 115 = $205,408
Bedroom Type	**Number of Units Pre-Conversion** 115	**Number of Units Post-Conversion** 115	**Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)**
Studio/Efficiency	**57**	**57**	0
One Bedroom	**58**	**58**	0
Two Bedroom	**0**	**0**	0
Three Bedroom	**0**	**0**	0
Four Bedroom	**0**	**0**	0
Five Bedroom	**0**	**0**	0
Six Bedroom	**0**	**0**	0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Resident Rights and Participation – (*Please note the residents rights listed below are from HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3, Section 1.6 C and Section 1.6 D (the "Notice")*)

1. **No Rescreening of Tenants upon Conversion.** Pursuant to the RAD Statute[1], at conversion, current households cannot be excluded from occupancy at the Covered Project[2] based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project[3] will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.[4] Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to Project Based Voucher ("PBV") requirements regarding continued occupancy unless explicitly modified in HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3 (the "Notice") (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. Moving to Work ("MTW") agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, this provision shall apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD Project Based Rental Assistance ("PBRA") units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR § 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.[5]

2. **Right to Return.** See section 1.4.A.5(ii) of the Notice reference below and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return.

    i. **RAD Fair Housing, Civil Rights, and Relocation Notice.** Relocation requirements related to public housing conversions under RAD are described in Notice H 2016-17; PIH 2016-17, as may be amended from time to time ("RAD Fair Housing, Civil Rights, and Relocation

[1] RAD is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55, approved November 18, 2011), as amended by the Consolidated Appropriations Act, 2014 (Pub. L. No. 113-76, approved January 17, 2014), the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. No. 113-235, approved December 6, 2014), and Division L, Title II, Section 237 of the Consolidated Appropriations Act (Pub. L. No. 114-113, enacted December 18, 2015), collectively, the "RAD Statute."

[2] *Covered Project* - The post-conversion property with assistance converted from one form of rental assistance to another under the Demonstration.

[3] *Converting Project* - The pre-conversion property whose assistance is converting from one form of rental assistance to another under the Demonstration.

[4] These protections (as well as all protections in HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3 for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project.

[5] For non-RAD PBV households, applicable program requirements includes the requirement that any admission to the project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time.

Notice").[6] The RAD Fair Housing, Civil Rights, and Relocation Notice provides PHAs and their development partners with information and resources on RAD program requirements and Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) requirements when planning for or implementing resident moves in connection with a RAD conversion under the First Component of RAD. Specifically, the RAD Fair Housing, Civil Rights, and Relocation Notice provides guidance on relocation planning, resident right to return, relocation assistance, resident notification, initiation of relocation, and the fair housing and civil rights requirements applicable to these activities.

The appendices to the RAD Fair Housing, Civil Rights, and Relocation Notice include recommended relocation plan contents. Sample relocation notices for issuance to residents depending on RAD project characteristics are available on the RAD website at www.hud.gov/rad. Questions regarding relocation will generally be addressed in the RAD Fair Housing, Civil Rights, and Relocation Notice and not this Notice. In the event of a conflict between this Notice and the RAD Fair Housing, Civil Rights, and Relocation Notice, with regard to relocation requirements, the RAD Fair Housing, Civil Rights, and Relocation Notice controls.

ii. **Right to Return.** Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Project once rehabilitation or construction is completed. Permanent involuntary displacement of residents may not occur as a result of a project's conversion of assistance, including, but not limited to, as a result of a change in bedroom distribution, a de minimis reduction of units, the reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery. Where the transfer of assistance to a new site is warranted and approved (see Section 1.4.A.12 of the Notice), residents of the Converting Project will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. For more information on how to implement these provisions see the RAD Fair Housing, Civil Rights, and Relocation Notice.

iii. **Ineligibility of Tenant Protection Vouchers.** Conversion of assistance is not an event that triggers the issuance of Tenant Protection Vouchers to residents of public housing projects going through a RAD conversion.[7]

3. **Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR part 983 have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.

[6] "Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions" http://portal.hud.gov/hudportal/documents/huddoc?id=RAD_Notice2.pdf. For properties being redeveloped with funding under a Choice Neighborhoods Implementation (CNI) grant, the RAD Fair Housing, Civil Rights, and Relocation Notice is superseded by guidance regarding relocation included in the CNI NOFA.

[7] This provision does not preclude a PHA from receiving tenant protection vouchers for a property that has also received a Choice Neighborhoods Implementation grant.

4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or $25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

   The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "Calculated PBV TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

   Three Year Phase-in:
   - Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
   - Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
   - Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP [8]

   Five Year Phase in:
   - Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
   - Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
   - Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP
   - Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
   - Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP

[8] For example, where a resident's most recently paid TTP is $100, but the Calculated PBV TTP is $200 and remains $200 for the period of the resident's occupancy, (i.e. no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident's contribution would increase by 33% of $100 to $133. At the second AR, the resident's contribution would increase by 50% of the $66 differential to the standard TPP, increasing to $166. At the third AR, the resident's contribution would increase to $200 and the resident would continue to pay the Calculated PBV TTP for the duration of their tenancy.

Please Note: In either the three year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies must also implement a three or five-year phase-in for impacted residents, but may alter the terms above as long as it establishes a written policy setting forth the alternative terms.

5. **Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

   However, PHAs should note that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.[9] Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

   For information on FSS PIC reporting requirements for RAD conversions, see Notice PIH 2016-08 at http://portal.hud.gov/hudportal/documents/huddoc?id=pih2016-08.pdf.

   Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities.

6. **Resident Participation and Funding.** In accordance with Attachment 1B of the Notice, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

[9] The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

7. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

   i. **Termination Notification**. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :
      a. A reasonable period of time, but not to exceed 30 days:
         i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
         ii. In the event of any drug-related or violent criminal activity or any felony conviction;
      b. Not less than 14 days in the case of nonpayment of rent; and
      c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

   ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

   For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:
      a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),[10] an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
         i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
         ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
      b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
      c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
      d. The Project Owner provides opportunity for an informal hearing before an eviction.

[10] § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4 of the Notice; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

   Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

9. **Jobs Plus.** Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project.

10. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.[11] In such cases, the resident is considered a participant under

[11] For example, a public housing family residing in a property converting under RAD has a TTP of $600. The property has an initial Contract Rent of $500, with a $50 Utility Allowance. Following conversion, the residents is still responsible for paying $600 in tenant rent and utilities.

the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

11. **Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

12. Establishment of Waiting List. 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

- **i.** Transferring an existing site-based waiting list to a new site-based waiting list.
- **ii.** Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
- **iii.** Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
- **iv.** Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).[12]

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c).

13. Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV

[12] For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

2) Demolition and/or Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Affordable Housing Development Activities

Morrisania Air Rights

NYCHA proposes to ground lease a development site at 925 Courtland Avenue (Block: 2409/Lot: 98), a 21,298 square foot parcel included in the Morrisania Air Rights development. This site is non-contiguous to the rest of the NYCHA development and neighbors Railroad Park in the Bronx. The lot currently holds a waste management facility which will be relocated to another location on the development prior to construction. The proposed development will include a mix of both studios and family units, and will include a supportive housing set aside for formerly homeless individuals.

Harborview Terrace

NYCHA proposes to ground lease a development site on West 56th Street, currently a parking lot and the abutting playground and seating areas at Harborview Terrace. The disposition of the 12,000 square foot parcel of land along with the development rights will facilitate the construction of a new apartment building containing approximately 200-250 affordable apartments and a 8,000 square foot community facility.

Twin Parks West

NYCHA proposes to ground lease a development site on East 180th Street and Webster Avenue, currently a parking lot at Twin Parks West. The disposition of the 12,000 square foot parcel of land along with the development rights will facilitate the construction of a new apartment building containing approximately 200-250 affordable apartments and a 8,000 square feet of commercial or community facility space.

NextGeneration NYCHA RFP for Affordable Housing in the Bronx, Manhattan and Brooklyn

NYCHA intends to ground lease three sites located at Betances V, Betances VI, and Sumner Houses for low-income housing development. RFP was released for the sites at Betances V and Betances VI and developer selection will be completed in early 2017. Section 18 applications will be submitted in 2017 and construction is scheduled to begin in 2018. The RFEI for Sumner will be released in early 2017 and developer selection will be completed in Summer 2017.

Ocean Bay Apartments (Bayside and Oceanside)

NYCHA proposes to dispose of parcels for the purpose of constructing neighborhood retail space, inclusive of a supermarket, and a one-story mezzanine commercial retail and office space complex. The existing one-story commercial building has been deemed unsafe by the NYC Department of Buildings and will be demolished.

The first floor of the new building will consist of the supermarket and three other retail stores, as well as accessory administrative space that will be utilized by a local non-profit organization. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets south of Oceanside Apartments and east of Bayside Apartments. NYCHA acquired the property, a blighted and underused shopping strip, opposite Ocean Bay Apartments consisting of seven contiguous parcels (Block 15890, Lots 54, 55, 58, 64, 65, 69, 62) which will be merged into one parcel prior to disposition (Block 15890, Lot 54), representing an area of approximately 37,111 square feet, as part of the Ocean Bay HOPE VI Plan through eminent domain.

Demolition/Disposition Activity Description
1a. Development name: **Twin Parks West (Sites 1 & 2)** 1b. Development (project) number: **NY005012270**
2. Activity type: Demolition ☐ Disposition ☒ *Disposition of one building with 312 units with the following addresses: 353, 355, 360, and 365 Ford Street, and 355 and 365 East 183rd Street, Bronx, NY 10458*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date original application approved, submitted, or **planned** for submission: **2017**
5. Number of units affected: **312** 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or **projected** start date of activity: **2017** b. **Projected** end date of activity: **2018**
Demolition/Disposition Activity Description
1a. Development name: **Betances III**, **13** 1b. Development (project) number: **NY005010840**
2. Activity type: Demolition ☐ Disposition ☒ *Disposition of two buildings with 22 units with the following addresses: 695 and 699 East 139th Street, Bronx, NY 10454*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date original application approved, submitted, or **planned** for submission: **2017**
5. Number of units affected: **22** 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or **projected** start date of activity: **2017** b. **Projected** end date of activity: **2018**
Demolition/Disposition Activity Description
1a. Development name: **Betances II**, **9A**

1b. Development (project) number: **NY005012110**
2. Activity type: Demolition ☐ Disposition ☒ *Disposition of one building with 46 units with the following addresses: 505, 509, 511, and 517 East 144th Street, Bronx, NY 10454*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date original application approved, submitted, or **planned** for submission: **2017**
5. Number of units affected: **46** 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or **projected** start date of activity: **2017** b. **Projected** end date of activity: **2018**
Demolition/Disposition Activity Description
1a. Development name: **Franklin Avenue II Conventional** 1b. Development (project) number: **NY005015310**
2. Activity type: Demolition ☐ Disposition ☒ *Disposition of three buildings with 45 units with the following addresses: 1390, 1392, and 1394 Franklin Avenue, Bronx, NY, 10456*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date original application approved, submitted, or planned for submission: **2017**
5. Number of units affected: **45** 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: **2017** b. Projected end date of activity: **2018**
Demolition/Disposition Activity Description
1a. Development name: **Highbridge Rehabs (Nelson Avenue)** 1b. Development (project) number: **NY005015310**
2. Activity type: Demolition ☐ Disposition ☒ *Disposition of three buildings with 80 units with the following addresses: 1139, 1144, 1182, and 1184 Nelson Avenue, Bronx, NY 10452*
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date original application approved, submitted, or planned for submission: **2017**
5. Number of units affected: **80**

6. Coverage of action (select one)
☐ Part of the development
☒ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **2017**
b. Projected end date of activity: **2018**

Demolition/Disposition Activity Description

1a. Development name: **Bushwick II (Groups A & C)**
1b. Development (project) number: **NY005012470**

2. Activity type: Demolition ☐
Disposition ☒ *Disposition of 25 buildings with 300 units with the following addresses:*

- *75 and 85 Covert Street, Brooklyn, NY 11207*
- *139, 140 and 190 Harman Street, Brooklyn, NY 11221*
- *140 and 160 Himrod Street, Brooklyn, NY 11221*
- *155 Eldert Street, Brooklyn, NY 11207*
- *250 and 270 Wilson Avenue, Brooklyn, NY 11237*
- *251, 269, 270, 289, 290, and 310 Central Avenue, Brooklyn, NY 11221, and 580 Central Avenue, Brooklyn, NY 11207*
- *595, 615, 670, and 690 Evergreen Avenue, Brooklyn, NY 11207*
- *1229, 1240, 1259, and 1280 Greene Avenue, Brooklyn, NY 11221*

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐
Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **300**
6. Coverage of action (select one)
☐ Part of the development
☒ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **2017**
b. Projected end date of activity: **2018**

Demolition/Disposition Activity Description

1a. Development name: **Bushwick II CDA (Group E)**
1b. Development (project) number: **NY005012470**

2. Activity type: Demolition ☐
Disposition ☒ *Disposition of 5 buildings with 276 units with the following addresses:*

- *172 and 176 Menahan Street, and 319, 323, and 327 Wilson Avenue, Brooklyn, NY 11237*
- *226, 238, and 242 Grove Street, Brooklyn, NY, 11237, and 230 and 234 Grove Street and 339, 343, and 347 Wilson Avenue, Brooklyn, NY 11221*
- *235, 239, 243, 247, and 251 Linden Street, and 524, 528, and 532 Knickerbocker Avenue, Brooklyn, NY 11221*
- *220, 224, 228, 232, and 236 Linden Street, and 357, 361, and 365 Wilson Avenue, Brooklyn, NY 11221*
- *1389, 1393, 1397, 1411, and 1415 Gates Avenue, and 550, 554, and 558 Knickerbocker Avenue, Brooklyn, NY 11221*

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐

Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **276**
6. Coverage of action (select one)
☐ Part of the development
☒ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **2017**
b. Projected end date of activity: **2018**

Demolition/Disposition Activity Description

1a. Development name: **Forest Hills Co-Op**
1b. Development (project) number: **NY005002000**

2. Activity type: Demolition ☐
Disposition ☒ Disposition of three residential buildings with 430 units and one non-residential building (Community Center). (62-27 108th Street, 108-53 62nd Drive, 110-01 62nd Drive and 108-25 62nd Drive, Forest Hills, NY 11375).

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐
Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **430**
6. Coverage of action (select one)
☐ Part of the development
☒ **Total development**

7. Timeline for activity:
a. Actual or projected start date of activity: **2017**
b. Projected end date of activity: **2018**

Demolition/Disposition Activity Description

1a. Development name: **Ocean Bay Apartments (Oceanside)**
1b. Development (project) number: **NY005010980**

2. Activity type: Demolition ☒
Disposition ☒ Disposition
In 2003, as part of the Ocean Bay HOPE VI Plan, NYCHA acquired through eminent domain a blighted and underused shopping strip opposite Ocean Bay Apartments, consisting of seven contiguous parcels representing an area of approximately 37,111 SF.

NYCHA needs to demolish the vacant one-story buildings as a result of unsafe conditions. NYCHA also intends to sell the parcels to a developer for the purpose of constructing neighborhood retail space inclusive of a grocery store. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets across the street south of Oceanside Apartments and across the street east of Bayside Apartments.

The vacant buildings to be demolished are located at the addresses below:
1) 364-01 Beach 54th Street, Arverne, NY 11692
2) 53-01 Beach Channel Drive, Arverne, NY 11692
3) 53-05 Beach Channel Drive, Arverne, NY 11692

The vacant lots are listed below:

Borough	*Block*	*Lot*	*Address*
Queens	*15890*	*58*	*53-15 Beach Channel Drive (vacant lot)*
Queens	*15890*	*62*	*53-13 Beach Channel Drive (vacant lot)*
Queens	*15890*	*69*	*N/A Beach 53rd Street (vacant lot)*

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐
Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **0**
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **2017**
b. Projected end date of activity: **2019**

Demolition/Disposition Activity Description

1a. Development name: **Harborview Terrace**
1b. Development (project) number: **NY005010220**

2. Activity type: Demolition ☐
Disposition ☒ *In partnership with the New York City Department of Housing Preservation and Development (HPD), NYCHA intends to engage residents in the creation of 200 to 250 new, 100% affordable apartments on the site of an existing parking area and available space at Harborview Terrace*.

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐
Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **0**
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **2017**
b. Projected end date of activity: **2020**

Demolition/Disposition Activity Description

1a. Development name: **Morrisania Air Rights**
1b. Development (project) number: **NY005012670**

2. Activity type: Demolition ☐
Disposition ☒ *NYCHA intends to engage residents in the creation of 100 to 200 units new, 100% affordable and supportive apartments on the site of the vacant lot.*

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐

Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **0**

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: **2017**

b. Projected end date of activity: **2020**

Demolition/Disposition Activity Description

1a. Development name: **Twin Parks West (Sites 1 & 2)**

1b. Development (project) number: **NY005012270**

2. Activity type: Demolition ☐

Disposition ☒ *In partnership with the New York City Department of Housing Preservation and Development (HPD), NYCHA intends to engage residents in the creation of 100 to 200 new 100% affordable apartments on the site of the currently underutilized parking area.*

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **0**

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: **2017**

b. Projected end date of activity: **2020**

Demolition/Disposition Activity Description

1a. Development name: **Sumner Houses**

1b. Development (project) number: **NY005010730**

2. Activity type: Demolition ☐

Disposition ☒ *In partnership with the New York City Department of Housing Preservation and Development (HPD), NYCHA intends to engage residents in the creation of 100 to 200 units new, 100% affordable apartments on one of two sites at Sumner—a lawn area on Marcus Garvey Boulevard or at the basketball court and parking area on Lewis Avenue.*

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **0**

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: **2017**

b. Projected end date of activity: **2020**

Demolition/Disposition Activity Description

1a. Development name: **Red Hook East**
1b. Development (project) number: NY005010730

2. Activity type: Demolition ☒
Disposition ☐
In response to Hurricane Sandy, and in preparedness for future coastal storms, NYCHA has developed an expansive rehabilitation plan for Red Hook East Houses. As a result, NYCHA intends to demolish building # 28 at 590 Clinton Street with 4 residential units and commercial space at Red Hook East. This demolition will facilitate the construction of critical mechanical, electrical, and plumbing infrastructure that will serve the development.

Please note that this demolition meets the de minimis exception to demolition requirements under §970.27 since it is less than 5 residential units and therefore a Section 18 demolition application is not required.

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐
Planned application ☒

4. Date original application approved, submitted, or planned for submission: **2017**

5. Number of units affected: **4**
6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual or projected start date of activity: **2017**
b. Projected end date of activity: **2018**

ATTACHMENT C

SMOKE FREE HOUSING STATEMENT

The Department of Housing and Urban Development (HUD) recently issued new regulations requiring all housing authorities to have a smoke-free policy in place by July 30, 2018. NYCHA will develop and adopt a policy to implement HUD requirements.

The HUD regulations are intended to improve indoor air quality, benefit the health of public housing residents and staff, reduce the risk of fires, and lower overall maintenance costs. Secondhand smoke can lead to stroke, heart disease, cancer, and respiratory illness. The Centers for Disease Control and Prevention has established smoking as the leading cause of preventable death in the nation and there is no safe level of exposure to secondhand smoke.

Under New York City and New York State law, smoking is already prohibited in management offices and in common areas in NYCHA developments, such as lobbies, hallways, stairwells, and elevators. Under the new HUD regulations, smoking is also prohibited in public housing apartments, and within 25 feet of public housing buildings.

Items that cannot be smoked in apartments, public areas, or within 25 feet of public housing buildings are tobacco products that burn, including cigarettes, cigars, and pipes. Hookah pipes are also prohibited.

HUD requires that public housing leases be amended to state that it is a violation of the lease if a lessee, a member of the household, or a guest smokes inside the apartment, in common areas, or within 25 feet of the building. NYCHA will develop a policy about enforcement of the smoke-free requirements. Consistent with HUD guidance, NYCHA will adopt a graduated enforcement policy. Graduated enforcement will include escalated warnings with specific, progressive enforcement actions, while educating residents and providing smoking cessation resources or referrals.

Over the next few months, NYCHA will engage residents, city agencies, experts in smoking cessation, and others to develop strategies and resources to educate residents about the health risks of exposure to secondhand smoke, to expand access to cessation services for smokers who want to quit, and to elicit recommendations about developing NYCHA's smoke-free policy.

ATTACHMENT D

SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN

Criteria for Significant Amendment or Modification of the Agency Plan and/or Capital Fund Program Five-Year Action Plan:

NYCHA will amend or modify its agency plan and/or Capital Fund Program Five-Year Action Plan upon the occurrence of any of the following events during the term of an approved plan(s):

1. A change in federal law takes effect and, in the opinion of NYCHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
2. Any proposed demolition, disposition, homeownership, Capital Fund financing, development or mixed-finance proposals.
3. Any Capital Fund project not already in the Five-Year Action Plan for an amount greater than $500 million excluding projects arising out of federally declared major disasters.
4. Any other event that the Authority determines to be a significant amendment or modification of an approved annual plan and/or Capital Fund Program Five-Year Action Plan.
5. For purposes of any Rental Assistance Demonstration ("RAD") project, a proposed conversion of public housing units to Project Based Rental Assistance or Project Based Voucher Assistance that has not been included in an Annual Plan shall be considered a substantial deviation.

ATTACHMENT E

AGENDAS OF RESIDENT ADVISORY BOARD (RAB) MEETINGS

March 2, 2017 RAB Meeting Agenda

- **Roll Call / Introductions**
- **NYCHA's Capital Planning Program – 15 minutes**
- **FY 2017 Capital Plan & 5-Year Action Plan – 15 minutes**
- **Comments and Questions – 60 minutes**
- **Proposed Upcoming RAB Meetings**
- **Internal RAB Discussions - 30 minutes**

March 16, 2017 RAB Meeting Agenda

- **Roll Call / Introductions**
- **NYCHA's Smoke Free Housing Policy – 15 minutes**
  - **Comments and Questions – 15 minutes**
- **Real Estate Development – 30 minutes**
  - **100% Affordable Sites**
  - **Ocean Bay Retail and Community Services**
  - **Preservation of Public Housing: NYC's PACT (HUD's RAD)**
- **Comments and Questions – 60 minutes**

ATTACHMENT F

CAPITAL IMPROVEMENTS
DRAFT - FY 2017 CAPITAL FUND ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT AND 5-YEAR ACTION PLAN

On March 2, 2017, NYCHA presented the Draft FY 2017 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan to the Resident Advisory Board (RAB) for its review and comments. The Annual Statement/Performance and Evaluation Report used to identify NYCHA's upcoming capital activities for the public housing developments in 2017. The 5-Year Action Plan describes NYCHA's long-term planned capital improvement projects.

When it comes to our capital plan, there is a tremendous amount of uncertainty because of the ongoing federal budget process. ***Please note the Draft FY 2017 Capital Fund Statement and 5-Year Action Plan may change as a result of the upcoming budget from the President and Congressional appropriations***. Residents and the public are encouraged to attend the May 2, 2017 public hearing on the proposed Amendment and the Draft FY 2017 Capital Fund.

NYCHA's Draft FY 2017 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment B, on pages 42 through 56.

Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	X Original 5-Year Plan
New York City Housing Authority	Revision No:

Development Number and Name	Work Statement for Year 1 FFY Grant: FY17	Work Statement for Year 2 FFY Grant: FY18	Work Statement for Year 3 FFY Grant: FY19	Work Statement for Year 4 FFY Grant: FY20	Work Statement for Year 5* FFY Grant: FY21
Physical Improvements	224,649,252	229,051,036	233,649,467	233,888,517	216,400,038
Management Improvements	5,526,384	3,889,860	3,418,795	3,397,095	1,780,530
PHA-Wide Non-dwelling Structures and Equipment	9,483,252	8,217,992	4,090,626	3,873,276	3,978,320
Administration	0	0	0	0	0
Other	1,500,000	0	0	0	19,000,000
Operations	4,697,200	4,697,200	4,697,200	4,697,200	4,697,200
Demolition	0	0	0	0	0
Development	0	0	0	0	0
Capital Fund Financing - Debt Service	60,500,000	60,500,000	60,500,000	60,500,000	60,500,000
Total CFP Funds	**306,356,088**	**306,356,088**	**306,356,088**	**306,356,088**	**306,356,088**
Total Non-CFP Funds	**0**	**0**	**0**	**0**	**0**
Grand Total	**306,356,088**	**306,356,088**	**306,356,088**	**306,356,088**	**306,356,088**

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Programs

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No.: 2577-0226
Expires on 4/30/2011

Part I: Summary		Part I: Summary			
PHA Name: New York City Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant	Original Annual Statement Performance and Evaluation for Period Ending:	Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:) Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 OPERATIONS TOTAL	4,697,200.00	0.00	0.00	0.00
3	1408 MGMT IMPROVEMENT PROGRAMS TOTAL	5,526,384.00	0.00	0.00	0.00
4	1410 ADMINISTRATIVE SALARIES TOTAL	0.00	0.00	0.00	0.00
7	1430 FEES_AND_COSTS TOTAL	8,054,760.00	0.00	0.00	0.00
8	1440 SITE ACQUISITION TOTAL	0.00	0.00	0.00	0.00
9	1450 SITE IMPROVEMENT TOTAL	0.00	0.00	0.00	0.00
10	1460 DWELLING STRUCTURES TOTAL	216,594,492.00	0.00	0.00	0.00
11	1465.1 DWELLING EQUIPMENT TOTAL	1,500,000.00	0.00	0.00	0.00
12	1470 NONDWELLING STRUCTURES TOTAL	250,000.00	0.00	0.00	0.00
13	1475 NONDWELLING EQUIPMENT TOTAL	9,233,252.00	0.00	0.00	0.00
14	1485 ABATEMENT TOTAL	0.00	0.00	0.00	0.00
16	1495.1 RELOCATION COSTS TOTAL	0.00	0.00	0.00	0.00
17	1499 DEVELOPMENT ACTIVITY TOTAL	0.00	0.00	0.00	0.00
??	1500 FY 94 and Prior Yr. Grant Total	0.00	0.00	0.00	0.00
18a	1501 COLLATERALIZATION OR DEBT TOTAL	0.00	0.00	0.00	0.00
18b	9000 DEBT RESERVES TOTAL	0.00	0.00	0.00	0.00
18c	9001 BOND DEBT OBLIGATION TOTAL	60,500,000.00	0.00	0.00	0.00
19	1502 CONTINGENCY TOTAL	0.00	0.00	0.00	0.00
19	1503 RAD TOTAL	0.00	0.00	0.00	0.00

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Part I: Summary		Part I: Summary			
PHA Name: New York City Housing Authority		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor Grant No:	FFY of Grant: 2017 FFY of Grant Approval: 2017
Type of Grant	Original Annual Statement Performance and Evaluation for Period Ending:	Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:) Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Estimated Cost	Total Actual Cost	
		Original	Revised	Obligated	Expended
20	Amount of Annual Grant: (sum of line 2-19)	306,356,088.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	20,000,000.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director	Date	Signature of Public Housing Director	Date

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Part II: Supporting Pages PHA Name: New York City Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Billable Awards Quantity		CFFP (Yes/No): No	Federal FFY of Grant 2017		
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Budget	Original	Revised	Funds Obligated	Funds Expended	
ALBANY (NY005010310P)				**1,486**					
	WT_Brickwork_Roofs	PR_000304							Planned
			1460 DWELLING STRUCTURES		1,000,000	0	0	0	
AMSTERDAM ADDITION (NY005010220P)				**1,461**					
	WT_Brickwork	PR_007533							Planned
			1460 DWELLING STRUCTURES		6,000,000	0	0	0	
ASTORIA (NY005000260P)				**1,104**					
	WT_Roofs	PR_007689							Planned
			1460 DWELLING STRUCTURES		1,200,000	0	0	0	
ATLANTIC TERMINAL SITE 4B (NY005011630P)				**1,029**					
	WT_Elevators	PR_009161							Planned
			1460 DWELLING STRUCTURES		150,000	0	0	0	
BARUCH (NY005010600P)				**2,391**					
	WT_Boilers	PR_007625							Planned
			1460 DWELLING STRUCTURES		10,000,000	0	0	0	
BETANCES I (NY005012110P)				**918**					
	WT_General Construction	PR_008806							Planned
			1460 DWELLING STRUCTURES		250,000	0	0	0	
BETANCES IV (NY005012110P)				**918**					
	WT_General Construction	PR_008806							Planned
			1460 DWELLING STRUCTURES		400,000	0	0	0	
BOSTON ROAD PLAZA (NY005010390P)				**1,501**					
	WT_Elevators	PR_009162							Planned
			1460 DWELLING STRUCTURES		90,000	0	0	0	
BREUKELEN (NY005000560P)				**1,595**					
	WT_Brickwork_Roofs	PR_007525							Planned
			1460 DWELLING STRUCTURES		14,000,000	0	0	0	
CAREY GARDENS (NY005011660P)				**1,256**					
	WT_Elevators	PR_006725							Planned
			1460 DWELLING STRUCTURES		3,300,000	0	0	0	
CONEY ISLAND I (SITES 4 & 5) (NY005011700P)				**1,510**					
	WT_Elevators	PR_006617							Planned
			1460 DWELLING STRUCTURES		2,100,000	0	0	0	
DYCKMAN (NY005000410P)				**1,167**					
	WT_Major Renovation	PR_007685							Planned
			1460 DWELLING STRUCTURES		2,000,000	0	0	0	
GRANT (NY005000870P)				**1,940**					
	WT_Plumbing	PR_009245							Planned
			1460 DWELLING STRUCTURES		300,000	0	0	0	
HARLEM RIVER (NY005010030P)				**1,251**					
	WT_Major Renovation	PR_007682							Planned
			1460 DWELLING STRUCTURES		4,000,000	0	0	0	

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Part II: Supporting Pages			Grant Type and Number	Billable Awards			Federal FFY of Grant		
PHA Name: New York City Housing Authority			Capital Fund Program Grant No:			CFFP (Yes/No):	2017		
			Replacement Housing Factor Grant No:			No			
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Budget	Original	Revised	Funds Obligated	Funds Expended	
INGERSOLL (NY005000140P)				**1,840**					
	WT_Brickwork_Roofs	PR_007606							Planned
			1460 DWELLING STRUCTURES		20,000,000	0	0	0	
JACKSON (NY005012670P)				**1,711**					
	WT_Heating	PR_007629							Planned
			1460 DWELLING STRUCTURES		3,000,000	0	0	0	
JEFFERSON (NY005010640P)				**1,730**					
	WT_Bathrooms	PR_009256							Planned
			1460 DWELLING STRUCTURES		2,500,000	0	0	0	
JUSTICE SOTOMAYOR (NY005010670P)				**1,725**					
	WT_Major Renovation	PR_007286							Planned
			1460 DWELLING STRUCTURES		20,400,492	0	0	0	
MARCY (NY005000210P)				**1,717**					
	WT_Plumbing	PR_007643							Planned
			1460 DWELLING STRUCTURES		6,200,000	0	0	0	
MITCHEL (NY005011450P)				**1,829**					
	WT_Major Renovation	PR_007684							Planned
			1460 DWELLING STRUCTURES		9,000,000	0	0	0	
	WT_Elevators	PR_009189							Planned
			1460 DWELLING STRUCTURES		1,000,000	0	0	0	
O'DWYER GARDENS (NY005011720P)				**1,332**					
	WT_Brickwork_Roofs	PR_007457							Planned
			1460 DWELLING STRUCTURES		17,500,000	0	0	0	
PARKSIDE (NY005010470P)				**1,612**					
	WT_Brickwork_Roofs	PR_007363							Planned
			1460 DWELLING STRUCTURES		7,000,000	0	0	0	
PATTERSON (NY005000240P)				**1,791**					
	WT_Section 504	PR_008999							Planned
			1460 DWELLING STRUCTURES		10,000,000	0	0	0	
	WT_Plumbing	PR_009246							Planned
			1460 DWELLING STRUCTURES		300,000	0	0	0	
PINK (NY005000890P)				**1,500**					
	WT_Boilers	PR_008971							Planned
			1460 DWELLING STRUCTURES		1,500,000	0	0	0	
QUEENSBRIDGE NORTH (NY005005050P)				**1,543**					
	WT_Brickwork_Roofs	PR_007366							Planned
			1460 DWELLING STRUCTURES		1,000,000	0	0	0	
	WT_Elevators	PR_009190							Planned
			1460 DWELLING STRUCTURES		1,500,000	0	0	0	
QUEENSBRIDGE SOUTH (NY005000050P)				**1,604**					
	WT_Brickwork_Roofs	PR_007365							Planned
			1460 DWELLING STRUCTURES		1,000,000	0	0	0	

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Part II: Supporting Pages			Grant Type and Number	Billable Awards			Federal FFY of Grant		
PHA Name: New York City Housing Authority			Capital Fund Program Grant No:			CFFP (Yes/No):	2017		
			Replacement Housing Factor Grant No:			No			
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Budget	Original	Revised	Funds Obligated	Funds Expended	
	WT_Elevators	PR_009191							Planned
			1465.1 DWELLING EQUIPMENT		1,500,000	0	0	0	
REHAB PROGRAM (TAFT) (NY005013170P)				**608**					
	WT_Bathrooms	PR_008628							Planned
			1460 DWELLING STRUCTURES		4,000,000	0	0	0	
SAINT NICHOLAS (NY005000380P)				**1,526**					
	WT_Plumbing	PR_007658							Planned
			1460 DWELLING STRUCTURES		3,000,000	0	0	0	
THROGGS NECK (NY005010630P)				**1,724**					
	WT_Brickwork_Roofs	PR_008114							Planned
			1460 DWELLING STRUCTURES		500,000	0	0	0	
THURGOOD MARSHALL PLAZA (NY005010030P)				**1,251**					
	WT_Roofs	PR_007278							Planned
			1460 DWELLING STRUCTURES		2,904,000	0	0	0	
TWO BRIDGES URA (SITE 7) (NY005010760P)				**1,494**					
	WT_Boilers	PR_006716							Planned
			1460 DWELLING STRUCTURES		4,000,000	0	0	0	
WALD (NY005000230P)				**1,861**					
	WT_General Construction	PR_008327							Planned
			1460 DWELLING STRUCTURES		1,300,000	0	0	0	
WHITMAN (NY005005140P)				**1,659**					
	WT_Brickwork_Roofs	PR_007601							Planned
			1460 DWELLING STRUCTURES		15,000,000	0	0	0	

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Part II: Supporting Pages		Grant Type and Number		Billable Awards		Federal FFY of Grant		
PHA Name: New York City Housing Authority		Capital Fund Program Grant No:		CFFP (Yes/No):		2017		
		Replacement Housing Factor Grant No:		No				
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE ITEM (PR_003840)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		82,800	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		82,800	0	0	0	
PHA WIDE ITEM (PR_003849)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		1,000,000	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		1,000,000	0	0	0	
PHA WIDE ITEM (PR_004178)	WT_A and E							Planned
		1430 FEES_AND_COSTS		7,500,000	0	0	0	
PHA WIDE ITEM (PR_005568)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		238,722	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		238,722	0	0	0	
PHA WIDE ITEM (PR_006102)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		350,000	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		350,000	0	0	0	
PHA WIDE ITEM (PR_006162)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		621,000	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		621,000	0	0	0	
PHA WIDE ITEM (PR_006460)	WT_Debt Service							Planned
		9001 BOND DEBT OBLIGATION		60,500,000	0	0	0	
PHA WIDE ITEM (PR_006763)	WT_IT Hardware and Software							Planned
		1430 FEES_AND_COSTS		207,000	0	0	0	
								Planned
		1430 FEES_AND_COSTS		207,000	0	0	0	
PHA WIDE ITEM (PR_006785)	WT_IT Hardware and Software							Planned
		1408 MGMT IMPROVEMENT PROGRAMS		700,000	0	0	0	
								Planned
		1408 MGMT IMPROVEMENT PROGRAMS		700,000	0	0	0	
PHA WIDE ITEM (PR_006859)	WT_Reimb To Operate							Planned
		1406 OPERATIONS		4,697,200	0	0	0	
PHA WIDE ITEM (PR_006922)	WT_IT Hardware and Software							Planned
		1408 MGMT IMPROVEMENT PROGRAMS		1,000,000	0	0	0	
								Planned
		1408 MGMT IMPROVEMENT PROGRAMS		1,000,000	0	0	0	
PHA WIDE ITEM (PR_007102)	WT_IT Hardware and Software							Planned
		1430 FEES_AND_COSTS		269,100	0	0	0	
								Planned
		1430 FEES_AND_COSTS		269,100	0	0	0	

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Part II: Supporting Pages		Grant Type and Number		Billable Awards		Federal FFY of Grant		
PHA Name: New York City Housing Authority		Capital Fund Program Grant No:		CFFP (Yes/No):		2017		
		Replacement Housing Factor Grant No:		No				
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE ITEM (PR_007126)	WT_IT Hardware and Software							Planned
		1408 MGMT IMPROVEMENT PROGRAMS		1,242,000	0	0	0	
								Planned
		1408 MGMT IMPROVEMENT PROGRAMS		1,242,000	0	0	0	
PHA WIDE ITEM (PR_007430)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		103,500	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		103,500	0	0	0	
PHA WIDE ITEM (PR_007716)	WT_IT Hardware and Software							Planned
		1408 MGMT IMPROVEMENT PROGRAMS		335,500	0	0	0	
								Planned
		1408 MGMT IMPROVEMENT PROGRAMS		335,500	0	0	0	
PHA WIDE ITEM (PR_007727)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		2,475,000	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		2,475,000	0	0	0	
PHA WIDE ITEM (PR_008099)	WT_General Construction							Planned
		1460 DWELLING STRUCTURES		5,000,000	0	0	0	
PHA WIDE ITEM (PR_008171)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		396,000	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		396,000	0	0	0	
PHA WIDE ITEM (PR_008174)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		3,500,000	0	0	0	
								Planned
		1475 NONDWELLING EQUIPMENT		3,500,000	0	0	0	
PHA WIDE ITEM (PR_008178)	WT_IT Hardware and Software							Planned
		1430 FEES_AND_COSTS		78,660	0	0	0	
								Planned
		1430 FEES_AND_COSTS		78,660	0	0	0	
PHA WIDE ITEM (PR_008179)	WT_IT Hardware and Software							Planned
		1408 MGMT IMPROVEMENT PROGRAMS		225,000	0	0	0	
								Planned
		1408 MGMT IMPROVEMENT PROGRAMS		225,000	0	0	0	
PHA WIDE ITEM (PR_008183)	WT_IT Hardware and Software							Planned
		1408 MGMT IMPROVEMENT PROGRAMS		1,803,384	0	0	0	
								Planned
		1408 MGMT IMPROVEMENT PROGRAMS		1,803,384	0	0	0	
PHA WIDE ITEM (PR_008376)	WT_Heating							Planned
		1460 DWELLING STRUCTURES		1,400,000	0	0	0	
PHA WIDE ITEM (PR_008581)	WT_IT Hardware and Software							Planned
		1408 MGMT IMPROVEMENT PROGRAMS		220,500	0	0	0	

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Part II: Supporting Pages		Grant Type and Number		Billable Awards		Federal FFY of Grant		
PHA Name: New York City Housing Authority		Capital Fund Program Grant No:		CFFP (Yes/No):		2017		
		Replacement Housing Factor Grant No:		No				
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
								Planned
		1408 MGMT IMPROVEMENT PROGRAMS		220,500	0	0	0	
PHA WIDE ITEM (PR_008585)	WT_Plumbing							Planned
		1460 DWELLING STRUCTURES		2,600,000	0	0	0	
PHA WIDE ITEM (PR_008655)	WT_Heating							Planned
		1460 DWELLING STRUCTURES		2,000,000	0	0	0	
PHA WIDE ITEM (PR_008657)	WT_Fire Safety							Planned
		1460 DWELLING STRUCTURES		3,500,000	0	0	0	
PHA WIDE ITEM (PR_008799)	WT_General Construction							Planned
		1470 NONDWELLING STRUCTURES		250,000	0	0	0	
PHA WIDE ITEM (PR_008884)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		75,000	0	0	0	
PHA WIDE ITEM (PR_008886)	WT_IT Hardware and Software							Planned
		1475 NONDWELLING EQUIPMENT		391,230	0	0	0	
PHA WIDE ITEM (PR_008982)	WT_Garbage Disposal							Planned
		1460 DWELLING STRUCTURES		1,000,000	0	0	0	
PHA WIDE ITEM (PR_008983)	WT_Garbage Disposal							Planned
		1460 DWELLING STRUCTURES		1,500,000	0	0	0	
PHA WIDE ITEM (PR_008985)	WT_Garbage Disposal							Planned
		1460 DWELLING STRUCTURES		1,200,000	0	0	0	
PHA WIDE ITEM (PR_008990)	WT_Heating							Planned
		1460 DWELLING STRUCTURES		1,000,000	0	0	0	
PHA WIDE ITEM (PR_008992)	WT_Plumbing							Planned
		1460 DWELLING STRUCTURES		5,000,000	0	0	0	
PHA WIDE ITEM (PR_009249)	WT_Plumbing							Planned
		1460 DWELLING STRUCTURES		2,500,000	0	0	0	
PHA WIDE ITEM (PR_009250)	WT_Plumbing							Planned
		1460 DWELLING STRUCTURES		7,500,000	0	0	0	
PHA WIDE ITEM (PR_009257)	WT_General Construction							Planned
		1460 DWELLING STRUCTURES		5,000,000	0	0	0	
		Award Total:		306,356,088	0	0	0	

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	X Original 5-Year Plan
New York City Housing Authority	Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 3 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 4 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 5 FFY Grant: FY21 PHA FY: FY21
ATLANTIC TERMINAL SITE 4B (NY005011630P)		1,600,000	0	0	0
BOSTON ROAD PLAZA (NY005010390P)		900,000	0	0	0
BREUKELEN (NY005000560P)		45,000,000	31,000,000	50,000	0
CLASON POINT GARDENS (NY005012800P)		8,500,000	0	0	0
CONEY ISLAND I (SITE 1B) (NY005011660P)		1,800,000	0	0	0
DYCKMAN (NY005000410P)		2,500,000	15,000,000	10,000,000	0
EDENWALD (NY005000570P)		0	200,000	0	4,500,000
GOWANUS (NY005000250P)		1,500,000	10,000,000	0	0
GRANT (NY005000870P)		8,200,000	0	0	0
HARLEM RIVER (NY005010030P)		1,200,000	35,500,000	22,000,000	0
INGERSOLL (NY005000140P)		20,000,000	0	0	0
JACKSON (NY005012670P)		0	600,000	5,500,000	0
JEFFERSON (NY005010640P)		0	20,000,000	20,000,000	0
JUSTICE SOTOMAYOR (NY005010670P)		36,187,676	20,782,607	16,197,448	43,302,147
MARCY (NY005000210P)		1,000,000	18,000,000	0	0
MCKINLEY (NY005000590P)		0	800,000	5,000,000	0
MITCHEL (NY005011450P)		10,000,000	0	20,000,000	25,000,000
PATTERSON (NY005000240P)		11,600,000	16,050,000	39,000,000	23,000,000

*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2016 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	X Original 5-Year Plan
New York City Housing Authority	Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 3 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 4 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 5 FFY Grant: FY21 PHA FY: FY21
PELHAM PARKWAY (NY005010390P)		17,000,000	0	0	0
PINK (NY005000890P)		10,000,000	0	0	0
POLO GROUNDS TOWER (NY005001490P)		600,000	8,000,000	0	0
POMONOK (NY005000530P)		3,000,000	50,000	27,500,000	27,500,000
QUEENSBRIDGE NORTH (NY005005050P)		0	19,000,000	0	0
QUEENSBRIDGE SOUTH (NY005000050P)		0	0	0	19,000,000
SOUTH JAMAICA I (NY005010080P)		0	50,000	0	0
SOUTH JAMAICA II (NY005010080P)		0	50,000	0	0
TAFT (NY005010970P)		600,000	0	6,300,000	0
THROGGS NECK (NY005010630P)		0	0	15,000,000	30,000,000
TILDEN (NY005000720P)		800,000	0	5,219,109	0
UNITY PLAZA (SITES 4,5A,6,7,9,11,12,27) (NY005012610P)		600,000	0	6,000,000	0
VAN DYKE I (NY005000610P)		0	0	0	1,500,000
WAGNER (NY005010740P)		0	3,000,000	0	24,500,000
WHITMAN (NY005005140P)		10,000,000	0	0	0
PHA WIDE ITEM - WT_A and E		250,000	250,000	250,000	0
PHA WIDE ITEM - WT_Heating		4,400,000	4,400,000	4,400,000	4,400,000
PHA WIDE ITEM - WT_Plumbing		16,600,000	16,600,000	16,600,000	16,600,000

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Capital Fund Five - Year Action Plan* Part I: Summary					
PHA Name New York City Housing Authority			X Original 5-Year Plan Revision No:		
Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 3 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 4 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 5 FFY Grant: FY21 PHA FY: FY21
PHA WIDE ITEM - WT_IT Hardware and Software		12,371,212	7,876,281	7,492,331	5,715,850
PHA WIDE ITEM - WT_Fire Safety		3,500,000	2,500,000	2,500,000	2,500,000
PHA WIDE ITEM - WT_Garbage Disposal		3,700,000	3,700,000	4,400,000	6,890,891
PHA WIDE ITEM - WT_Debt Service		60,500,000	60,500,000	60,500,000	60,500,000
PHA WIDE ITEM - WT_Reimb To Operate		4,697,200	4,697,200	4,697,200	4,697,200
PHA WIDE ITEM - WT_General Construction		7,750,000	7,750,000	7,750,000	6,750,000
TOTALS		**306,356,088**	**306,356,088**	**306,356,088**	**306,356,088**

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide		Activities for Year 1 (See Annual Statement)	Activities for Year 2 FFY Grant: FY18 PHA FY: FY18	Activities for Year 3 FFY Grant: FY19 PHA FY: FY19	Activities for Year 4 FFY Grant: FY20 PHA FY: FY20	Activities for Year 5 FFY Grant: FY21 PHA FY: FY21 PHA FY: FY21
ATLANTIC TERMINAL SITE 4B (NY005011630P)	WT_Elevators		1,600,000	0	0	0
BOSTON ROAD PLAZA (NY005010390P)	WT_Elevators		900,000	0	0	0
BREUKELEN (NY005000560P)	WT_Boilers		0	0	50,000	0
	WT_Bathrooms		31,000,000	31,000,000	0	0
	WT_Brickwork_Roofs		14,000,000	0	0	0
CLASON POINT GARDENS (NY005012800P)	WT_Heating		8,500,000	0	0	0
CONEY ISLAND I (SITE 1B) (NY005011660P)	WT_Elevators		1,800,000	0	0	0
DYCKMAN (NY005000410P)	WT_Major Renovation		2,500,000	15,000,000	10,000,000	0
EDENWALD (NY005000570P)	WT_Roofs		0	200,000	0	4,500,000
GOWANUS (NY005000250P)	WT_Boilers		1,500,000	10,000,000	0	0
GRANT (NY005000870P)	WT_Plumbing		8,200,000	0	0	0
HARLEM RIVER (NY005010030P)	WT_Plumbing		1,200,000	13,500,000	0	0
	WT_Major Renovation		0	22,000,000	22,000,000	0
INGERSOLL (NY005000140P)	WT_Brickwork_Roofs		20,000,000	0	0	0
JACKSON (NY005012670P)	WT_Boilers		0	600,000	5,500,000	0
JEFFERSON (NY005010640P)	WT_Bathrooms		0	20,000,000	20,000,000	0
JUSTICE SOTOMAYOR (NY005010670P)	WT_Major Renovation		36,187,676	20,782,607	16,197,448	43,302,147
MARCY (NY005000210P)	WT_Boilers		1,000,000	18,000,000	0	0
MCKINLEY (NY005000590P)	WT_Boilers		0	800,000	5,000,000	0
MITCHEL (NY005011450P)	WT_Elevators		10,000,000	0	0	0
	WT_Major Renovation		0	0	20,000,000	25,000,000
PATTERSON (NY005000240P)	WT_Boilers		0	50,000	0	0
	WT_Plumbing		7,600,000	0	0	0
	WT_Bathrooms		2,500,000	0	23,000,000	23,000,000
	WT_Brickwork_Roofs		1,500,000	16,000,000	16,000,000	0

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide		Activities for Year 1 (See Annual Statement)	Activities for Year 2 FFY Grant: FY18 PHA FY: FY18	Activities for Year 3 FFY Grant: FY19 PHA FY: FY19	Activities for Year 4 FFY Grant: FY20 PHA FY: FY20	Activities for Year 5 FFY Grant: FY21 PHA FY: FY21 PHA FY: FY21
PELHAM PARKWAY (NY005010390P)	WT_Boilers		17,000,000	0	0	0
PINK (NY005000890P)	WT_Boilers		10,000,000	0	0	0
POLO GROUNDS TOWER (NY005001490P)	WT_Plumbing		600,000	8,000,000	0	0
POMONOK (NY005000530P)	WT_Boilers		0	50,000	0	0
	WT_Bathrooms		3,000,000	0	27,500,000	27,500,000
QUEENSBRIDGE NORTH (NY005005050P)	WT_Elevators		0	19,000,000	0	0
QUEENSBRIDGE SOUTH (NY005000050P)	WT_Elevators		0	0	0	19,000,000
SOUTH JAMAICA I (NY005010080P)	WT_Boilers		0	50,000	0	0
SOUTH JAMAICA II (NY005010080P)	WT_Boilers		0	50,000	0	0
TAFT (NY005010970P)	WT_Heating		600,000	0	6,300,000	0
THROGGS NECK (NY005010630P)	WT_Brickwork_Roofs		0	0	15,000,000	30,000,000
TILDEN (NY005000720P)	WT_Boilers		800,000	0	5,219,109	0
UNITY PLAZA (SITES 4,5A,6,7,9,11,12,27) (NY005012610P)	WT_Elevators		600,000	0	6,000,000	0
VAN DYKE I (NY005000610P)	WT_Brickwork_Roofs		0	0	0	1,500,000
WAGNER (NY005010740P)	WT_Bathrooms		0	3,000,000	0	24,500,000
WHITMAN (NY005005140P)	WT_Brickwork_Roofs		10,000,000	0	0	0
PHA WIDE ITEM	WT_A and E		250,000	250,000	250,000	0
	WT_Heating		4,400,000	4,400,000	4,400,000	4,400,000
	WT_Plumbing		16,600,000	16,600,000	16,600,000	16,600,000
	WT_IT Hardware and Software		12,371,212	7,876,281	7,492,331	5,715,850
	WT_Fire Safety		3,500,000	2,500,000	2,500,000	2,500,000
	WT_Garbage Disposal		3,700,000	3,700,000	4,400,000	6,890,891
	WT_Debt Service		60,500,000	60,500,000	60,500,000	60,500,000
	WT_Reimb To Operate		4,697,200	4,697,200	4,697,200	4,697,200
	WT_General Construction		7,750,000	7,750,000	7,750,000	6,750,000

*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2018 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages – Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 (See Annual Statement)	Activities for Year 2 FFY Grant: FY18 PHA FY: FY18	Activities for Year 3 FFY Grant: FY19 PHA FY: FY19	Activities for Year 4 FFY Grant: FY20 PHA FY: FY20	Activities for Year 5 FFY Grant: FY21 PHA FY: FY21 PHA FY: FY21
TOTAL		306,356,088	306,356,088	306,356,088	306,356,088

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