

# New York City Housing Authority Journal

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MAY 2006

## NYCHA OUTLINES THE 'PLAN TO PRESERVE PUBLIC HOUSING' Highlights Include \$100 Million Mayoral Allocation and Limited Rent Increase

ON APRIL 20TH, IN THE NEW YORK CITY HOUSING AUTHORITY'S (NYCHA'S) CENTRAL OFFICE IN LOWER MANHATTAN, JOINED BY NYCHA'S BOARD AND MEMBERS OF THE EXECUTIVE STAFF, CHAIRMAN TINO HERNANDEZ OUTLINED AN AGGRESSIVE SEVEN-POINT PLAN TO PRESERVE THE 179,000 APARTMENTS IN 344 DEVELOPMENTS ACROSS THE CITY THAT CONSTITUTE NEW YORK CITY'S PUBLIC HOUSING. Highlights of the "Plan to Preserve Public Housing" (PPPH) include an unprecedented allocation of \$100 million from New York City to NYCHA, to help close the Housing Authority's \$168 million budget gap for Fiscal Year 2006, and proposed rent increases for the 27% of residents who currently pay much less than 30% of their incomes in rent. The allocation by Mayor Michael R. Bloomberg will allow NYCHA to continue to provide services to residents while it implements its budget-balancing plan.

"NYCHA is at a defining moment in its history, facing recurring annual deficits that have reached \$168 million in Fiscal Year 2006 alone," the Chairman stated. "In response, NYCHA has made cost containment a priority, cutting over \$408 million from our budget already. We have also used our cash reserves to cover these deficits, allowing us to continue providing essential

services to our residents and to maintain our 344 developments. "The preservation of public housing is of paramount importance to Mayor Michael R. Bloomberg," the Chairman continued. "So it is with the Mayor's steadfast support that I present a plan that ensures NYCHA's future and preserves public housing. Our residents,

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NYCHA Chairman Tino Hernandez with Vice-Chairman Earl Andrews, Jr. at NYCHA's Central Office in Lower Manhattan, announcing a seven-point "Plan to Preserve Public Housing." The Plan provides solutions for closing a \$168 million gap in the operating budget for Fiscal Year 2006 and establishing long-term structural fiscal balance.

### The Plan To Preserve Public Housing

El Plan Para Preservar La Vivienda Pública

A translation of this document is available in Russian, Chinese, French and Haitian-Creole at your Management Office and on our website at nyc.gov/nycha.  
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 Tradiksyon kreyòl pou dokiman sa chita lan bèr ki okipé kayé ou lan nyc.gov/nycha  
 翻译此文件可在各管理办公室或我们的网站nyc.gov/nycha上找到  
 Превод цього документа на російській мові знаходиться в Бюро Управління офісу а на вебсайті nyc.gov/nycha.

## NYCHA Basketball Championship Play-off



**NUMBER ONE!** NYCHA held its final Basketball Tournament Championship Games on April 8th at City College in Upper Manhattan. Over 200 teams from all five boroughs participated in the Citywide basketball program, which began in January and ended with the Championship. The winners for the Boys' Divisions from the following Community Centers are: Senior: Douglass; Junior: Bronx River; Bantam: Hammel; and Future: Baychester. The winners for the Girls' Divisions are as follows: Senior: Albany; Junior: Albany (shown above); Novice: Douglass; and Future: Douglass. The season starts up again in February. For more information call Citywide Programs: (212) 306-3342.

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APPLIANCE FEE INCREASES

## 2006 Garden Competition Garden & Greening Program

**FREE**

- Flower & Vegetable Seeds in the Spring
- Gardening Technical Assistance
- Gardening Tip Sheets and Curriculums
- Spring Flowering Bulbs in the Fall

Open To All NYCHA Residents  
COMMUNITY OPERATIONS  
DEPARTMENT OF CITYWIDE PROGRAMS  
Entry Date: March 31, 2006 - July 7, 2006  
for additional information, please call  
(212) 306-3511

### NYCHA RESIDENTS CAN APPLY NOW TO RECEIVE

## \$1,000 SCHOLARSHIPS

IT'S YOUR FUTURE.

If you are a NYCHA resident attending a City University of New York (CUNY) Community or Senior College, you may be eligible to receive a \$1,000 NYCHA Resident Scholarship.

To qualify, for the scholarship you must:

- Be enrolled full time in an Associate or Baccalaureate degree program at any CUNY, Senior or Community College.
- Be an authorized New York City Housing Authority resident.
- Be a sophomore, junior, senior. Have a minimum GPA of 3.0.
- Demonstrate financial need. Major in film, broadcasting, science, drama, fashion marketing/merchandising, journalism, music, photography, literature or fine and/or performing arts.

Apply by filling out the NYCHA Resident Scholarship Application available at [www.cuny.edu/nychascholarship](http://www.cuny.edu/nychascholarship) (must be typed in lower case). The application deadline is May 31, 2006.

Scholarships will be available for a limited time.

### DO YOU KNOW SOMEONE WHO...

- Pretends they were hurt on Housing property?
- Doesn't report their income or pretends to be unemployed?
- Doesn't report everyone in the household?
- Rents out their apartment?

If you do, money is being wasted!

### LET'S KEEP THE \$\$\$ WHERE IT BELONGS

AT WORK IN YOUR DEVELOPMENT

play areas... community centers... landscaping  
after school programs... senior activities  
elevators... a fresh coat of paint

**REPORT FRAUD!**  
CALL NYCHA'S INSPECTOR GENERAL  
AT (212) 306-3355  
(all calls kept confidential)

## THE 'PLAN TO PRESERVE PUBLIC HOUSING'

(Continued from page 1)

who work hard to provide for their families and who contribute enormously to the city deserve and require this extraordinary effort."

The Chairman cited examples of public housing authorities in Chicago, Atlanta, Pittsburgh, Newark, and Philadelphia, which faced similar challenges and made different choices. "Their choices have led to the demolition and reduction of public housing. This is not an option for New York City."

The Chairman pointed out that the \$100 million allocation from the city was consistent with the Mayor's commitment to the long-term viability of public housing. "This allocation gives NYCHA the time and resources to put the other elements of the Plan in place."

With regard to one of those elements, the limited rent increase, the Chairman emphasized that the most vulnerable families would not be affected. "We are proposing that a small segment of NYCHA households (27%) – those who have the highest household incomes and pay a smaller percentage of their income in rent – allot more of their income towards rent. These households currently pay ceiling rents and those at the highest incomes pay 15% or less of their incomes for rent."

"Given our fiscal challenges, if we are serious about saving public housing, with the city's tremendous commitment behind us, and our own efforts to cut costs, this is the right balance of actions to ensure the long-term viability of public housing in New York City."

The Chairman attributed the deficit to federal subsidies that have not kept pace with the rising cost of operating public housing. These costs have been driven by soaring energy prices, pension, healthcare, labor, and other non-discretionary costs which have risen by 49% over the past five years.

After presenting the elements of the Plan, Chairman Hernandez encouraged the participation of public housing residents and other stakeholders. "NYCHA is making difficult choices. But we must," Chairman Hernandez

(Continued on page 6)

## Limited Rent Reform Initiative

RENT IS A CRITICAL SOURCE OF REVENUE FOR THE DAY-TO-DAY OPERATIONS OF NYCHA'S 344 PUBLIC HOUSING DEVELOPMENTS. NYCHA has not adjusted its ceiling rents since 1989 despite extreme market pressures to do so. As part of the "Plan to Preserve Public Housing" (PPPH), NYCHA is now asking the residents who have the highest household incomes to allot a slightly greater share of their incomes towards rent.

### How Rents Are Kept Affordable

Two key factors determine public housing rents: (1) by law, public housing residents pay no more than 30% of their household income towards rent, and (2) a "ceiling" or maximum rent based on apartment size caps the amount a household pays for rent regardless of income. Residents pay whichever is less.

### Who would pay higher rents?

Under the proposal, the vast majority of NYCHA households (73%), whose incomes average \$11,587 and who already pay 30% of their income in rent, will not be affected. NYCHA will seek rent increases for only the segment of NYCHA households (27%) who are paying ceiling rents. This group has an average income of \$41,480 and pays far less than 30% of their income towards rent. In fact,

the households at the highest incomes pay, on average, 15% or less of their incomes for rent.

These households would be divided into three income bands, and rent increases would be phased in over a two-year period. *In no case will any rent exceed 30% of income.*

### When would the new rents be implemented?

NYCHA will seek resident input on the rent proposal through public meetings and will submit the proposal to HUD as an amendment to the 2006 Annual Plan for implementation by September 1, 2006. Rent increases would be rolled out in phases as part of the annual income verification and recertification process for NYCHA households.

For more information, check with your Management Office or log onto [nyc.gov/nycha](http://nyc.gov/nycha).

**See page 4 for the Notice for the Town Hall Meetings and Public Hearing for the Amendment to the FY 2006 and Draft FY 2007 Agency Annual Plans.**

## The Housing Authority Journal

72 years of Public Housing in New York City

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## CHAIRMAN'S MESSAGE

### The 'Plan to Preserve Public Housing': We Need Your Input



I WOULD LIKE TO TAKE THIS OPPORTUNITY TO THANK MAYOR MICHAEL R. BLOOMBERG FOR HIS LEADERSHIP ON AFFORDABLE HOUSING IN NEW YORK CITY AND FOR HIS STRONG COMMITMENT TO PUBLIC HOUSING. I'm sure that by now most residents are aware that the New York City Housing Authority (NYCHA) is facing a \$168 million gap in its operating budget for FY2006. This deficit is the result of years of federal subsidies that have not kept pace with increases

in the costs of operating public housing. These costs are being driven by soaring energy costs, and pension, healthcare, and other non-discretionary costs that have risen by 49% over the past five years. In the past we've used our reserves to cover recurring budget deficits. This has allowed us to continue providing essential services to our residents and to maintain our 344 developments. (See article, page 1.)

Mayor Bloomberg has made an unprecedented decision to provide NYCHA with a \$100 million allocation from the City of New York. This funding will allow NYCHA to continue operations and services to residents while our budget balancing efforts are realized.

Which brings me to the proposed amendment to the NYCHA Agency Annual Plan for FY2006 and the Draft Agency Annual Plan for 2007. For those of you who are not familiar with the Agency Annual Plan, or the process by which it is created, each year, with the help of the 54 member Resident Advisory Board (RAB), NYCHA completes an Agency Annual Plan for submission to the U.S. Department of Housing and Urban Development (HUD), covering key initiatives for the coming year.

This year's Agency Annual Plan process is particularly important. Not only are we addressing the FY 2007 Agency Annual Plan, but we are including a limited rent reform and other proposals, as an amendment to the FY2006 Agency Annual Plan. This includes a proposed rent increase for the 27% of families at the highest household incomes who are not paying 30% of their incomes in rent. (See article, page 2.) NYCHA is also proposing the use of federal Section 8 funding to subsidize 8,400 apartments in City and State buildings that do not receive operating subsidy from any source. (See article, page 5.)

I know that residents will have questions about how a possible rent increase could affect their families. It's a tough choice and I want to emphasize that the vast majority of public housing residents will not be affected by this rent increase. If approved, it will only apply to a small segment of NYCHA households who are paying ceiling rents and pay less than 30% of their incomes in rent. This group has an average income of \$41,480, and on average pays only 10% of their incomes in rent. These households will be divided into three income bands and rent increases will be implemented over a two-year period.

The proposed amendment and the draft Agency Annual Plan are now available for public inspection at the Management Office of each public housing development, at all NYCHA-operated Community Centers during the hours of 2:00 to 10:00 p.m., and at NYCHA's Central Office at 250 Broadway in the 12th Floor Reception Area, between the hours of 9:30 a.m. and 4:30 p.m. The Plans are also available on NYCHA's web site, which can be located at [nyc.gov/nycha](http://nyc.gov/nycha). Resident participation is essential if we are to be successful in preserving public housing in New York City. (See the Notice on page 4.)

The public is invited to comment on the proposed plans at any of five Town Hall meetings or the final Public Hearing. This year NYCHA's Town Hall meetings will be held from 6:30 p.m. to 8:00 p.m. in early May, as follows: On May 1st at Brooklyn College in Brooklyn; On May 2nd at Lehman College in the Bronx; On May 3rd at the Manhattan Center in Manhattan; On May 4th at York College in Queens; and on May 8th at the St. George Theater in Staten Island. The Public Hearing will be held on June 8th, from 5:30 p.m. to 8:00 p.m. at the Manhattan Center on West 34th Street. Written comments are also encouraged. (Once again, the Notice on page 4 has full details.) Once all of the comments are in, NYCHA will review them carefully before revising the Plan and submitting it to HUD for approval.

I am asking New Yorkers who have a stake in public housing to work with NYCHA during this time of transition. The strength of our collaborative efforts today could impact the success of public housing in New York City for years to come.

Tino Hernandez

## Summer Jobs Available

### In the Summer Youth Employment Program

Participants, ages 14 to 21, needed to work on the grounds at NYCHA developments:

Monday — Friday  
9:00 AM to 3:00 PM

Counselors-in-Training positions

at NYCHA Community Centers also available

for participants

aged 16—17:

Monday — Friday  
9:00 A.M. to 3:00 P.M.  
(Hours may be flexed due to trip schedule.)

Both programs are 25 hours per week.  
(one hour unpaid lunch)

Applications Available at your Management Office/Community Center Receptionist Desk or at the Resident Employment Services Dept., 350 Livingston Street, 6th floor, Brooklyn, NY, or at the City's web site: [www.nyc.gov/dycd](http://www.nyc.gov/dycd)  
Completed applications must be returned to the Management Office by Tuesday, May 30, 2006.

## The Resident Handbook,

# "A Home To Be Proud Of"

is now available in Spanish, Russian and Chinese, on NYCHA's Web site at: [nyc.gov/nycha](http://nyc.gov/nycha)

Find out what you need to know about NYCHA's policies and procedures.

## Questions and Answers About The 'Plan To Preserve Public Housing':

The New York City Housing Authority is proposing a seven-point "Plan to Preserve Public Housing". For specifics, please review the article on the Plan, which begins on page 1.

**Q: Who would have to pay more rent?**

**A:** Under the proposal NYCHA will seek rent increases for only the segment of NYCHA households (27%) who are paying ceiling rents.

**Q: When would the new rents become effective?**

**A:** NYCHA will seek resident input on the limited rent reform proposal through resident association and town hall meetings, and will submit the proposal to HUD as an amendment to the 2006 Agency Annual Plan for approval. The plan is to implement the increases by September 1, 2006. Rent increases would be rolled out in phases as part of the annual income verification and recertification process for NYCHA households.

**Q: How much more would those residents affected be asked to pay?**

**A:** The 27% of households required to pay increased rents would be divided into three income bands, and rent increases would be raised respectively by 10%, 20%, and 40% depending on the income, over a two-year period. In no case would any rent exceed 30% of income. For example, a four-person household with an annual income between \$20,800 to \$42,540 will pay \$520 a month in rent for a two-bedroom in the first year of the rent increase. Exact rents and income bands are available on NYCHA's web site at [nyc.gov/nycha](http://nyc.gov/nycha).

**Q: Why is NYCHA raising rents now?**

**A:** In the past, NYCHA has drawn on its reserve funds to make up for budget shortfalls. We can no longer rely on these funds to support ongoing operations. Federal subsidies that have not kept pace with increases in operating expenses, in particular the soaring costs of energy, pensions, healthcare, labor, and other expenses which NYCHA has no choice about paying, have risen by 49% over the past five years. This has put the Housing Authority in a critical financial position.

**Q: What opportunities do I have to provide my input on the elements of the Plan?**

**A:** Residents can send their comments to the address listed on the bottom of the Notice for the Amendment to the FY2006 Agency Annual Plan and the Draft FY2007 Agency Annual Plan, or attend the Town Hall Meetings or Public Hearing at the times and locations listed on the Notice, on page 4.

**Q: How do we know there won't be more rent increases in the future?**

**A:** For the residents affected, the increases would be incremental over the next two years. NYCHA is committed to the "Plan to Preserve Public Housing" and is confident that the Plan will provide the necessary financial stability to see us through the long term.

**Q: Can you elaborate on the Section 8 part of the Plan?**

**A:** NYCHA operates 21,000 units of City and State apartments built in the 1950's and 1960's that do not receive any operating subsidy. These units account for nearly half (\$82 million) of NYCHA's 2006 budget shortfall. Using Section 8 funds to subsidize 8,400 of these units will allow NYCHA to continue operating all 21,000 apartments and maintain them as subsidized housing for low-income New Yorkers.

**Q: How will the Section 8 part of the plan work?**

**A:** The first steps toward accomplishing this transition will be to use Section 8 for all units in City and State developments as they become vacant, and to offer Section 8 vouchers to current City and State development residents on a voluntary basis. The vast majority of eligible households who participate will see no change in their rent with this modification.

**Q: What will happen if NYCHA doesn't implement the Plan to Preserve Public Housing?**

**A:** Most likely there would be significant service cuts and/or a reduction in the number of public housing units.

**Q: How can I get information on whether or not I will be affected by the rent increase?**

**A:** NYCHA residents will receive individualized letters indicating whether or not it is likely that they will be affected by a rent increase. For additional information, you may contact your Management Office or check NYCHA's web site at: [nyc.gov/nycha](http://nyc.gov/nycha).

## THE NYCHA NOT WANTED LIST

In this issue we continue our editorial policy of publishing the names of individuals who have been permanently excluded from our public housing developments. This list is part of NYCHA's effort to keep residents informed of the Housing Authority's ongoing effort to improve the quality of life for all New Yorkers in public housing and to allow for the peaceful and safe use of our facilities. Here follows a list of the people excluded after hearings were held on May 25, 2005, and June 1 and 8, 2005. **Please note: These exclusions are based on NYCHA's Administrative Hearing Process and should not be confused with the recently implemented Trespass Notice Program under Mayor Bloomberg's Operation Safe Housing Initiative.**

**REMEMBER,  
IF YOU SEE ANY OF THESE INDIVIDUALS ON  
HOUSING AUTHORITY PROPERTY, PLEASE CALL  
YOUR MANAGEMENT OFFICE OR NYCHA'S SPECIAL  
INVESTIGATIONS UNIT AT (212) 306-8595.**

### Prohibited as of May 25, 2005

Angel Rosa Case 3470/05 formerly associated with the second floor of 3045 Avenue W., Nostrand Houses, Brooklyn

### Prohibited as of June 1, 2005

Calvin Clinkscales Case 3543/05 formerly associated with the sixth floor of 38 Fleet Walk, Ingersoll Houses, Brooklyn.

Johnnie Hall Case 3557/05 formerly associated with the sixth floor of 1757 Story Avenue, Monroe Houses, Bronx.

Dwayne Atkins Case 3559/05 formerly associated with the third floor of 107-02 Farragut Road, Breukelen Houses, Brooklyn.

Reyes Mercado Case 2305/04 formerly associated with the sixth floor of 65 Bush Street, Red Hook West Houses, Brooklyn.

Margarita Warnett Case 4572/05 formerly associated with the sixteenth floor of 240 West 65th Street, Amsterdam Houses, Manhattan.

Vianca Stith Thapa Case 3667/05 formerly associated with the sixth floor of 2-04 Astoria Boulevard, Astoria Houses, Long Island City.

Calvin Dennis Phillip Dennis Case 3770/05 formerly associated with the third floor of 40-12 10th Street, Queensbridge North Houses, Long Island City.

Abduel Garcia Case 3961/05 formerly associated with the second floor of 950 East 4th Walk, Wald Houses, Manhattan.

### Prohibited as of June 8, 2005

Joseph O'Bryant Case 3838/05 formerly associated with the fourteenth floor of 1460 Washington Avenue, Morris Houses, the Bronx.

Johnny Vives Case 9724/05 formerly associated with the tenth floor of 953 Dekalb Avenue, Roosevelt Houses, Brooklyn.

Torrie Barnes Case 10361/04 formerly associated with the first floor of 35-20 24th Street, Ravenswood Houses, Long Island City.

Lamar Holmes Case 1377/05 formerly associated with the eleventh floor of 2250 West 11th Street, Marlboro Houses, Brooklyn.

Shannan Bunche Case 51/05 formerly associated with the second floor of 106 Kramer Street, South Beach Houses, Staten Island.

Patricia Thomas William Lawery Case 3974/05 formerly associated with the eleventh floor of 1145 University Avenue, Highbridge Gardens Houses, the Bronx.

Gary Reid Case 3763/05 formerly associated with the sixteenth floor of 2698 8th Avenue, Drew-Hamilton Houses, Manhattan.

Andre McEachin Case 3765/05 formerly associated with the second floor of 872 Rosedale Avenue, Monroe Houses, the Bronx.

Tykeem Gray Case 4076/05 formerly associated with the fifth floor of 41-01 10th Street, Queensbridge South Houses, Queens.

## NOTICE

### Proposed Amendment to the New York City Housing Authority Agency Annual Plan for FY 2006 and Draft Agency Annual Plan for FY 2007

As required by Section 5A of the Housing Act of 1937 as amended, the New York City Housing Authority has proposed to amend its *Agency Annual Plan for FY 2006* and developed a *Draft Agency Annual Plan for FY 2007*.

#### Availability of Plan for Public Inspection

The public is advised that the proposed amendment to the *Agency Annual Plan for FY 2006* and the *Draft Agency Annual Plan for FY 2007* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, 12th Floor, Reception Area, New York, NY, starting on April 21, 2006 through June 4, 2006, between the hours of 9:30 a.m. and 4:30 p.m.

The plans will also be available on NYCHA's web page, which can be located at <http://www.nyc.gov/nycha>; at the Management Office of each NYCHA public housing development during regular business hours; and at all NYCHA-operated Community Centers during the hours of 2:00 to 10:00 p.m.

#### Public Comment

The public is invited to attend any of the five scheduled Town Hall meetings to raise questions regarding the proposed amendment to the *Agency Annual Plan for FY 2006* and *Draft Agency Annual Plan for FY 2007*. These meetings will be held from 6:30 p.m. to 8:00 p.m. at the dates and locations shown below:

Monday, May 1, 2006	Tuesday, May 2, 2006	Wednesday, May 3, 2006
<b>BROOKLYN</b>	<b>BRONX</b>	<b>MANHATTAN</b>
Brooklyn College	Lehman College	Manhattan Center
Performing Arts Center- Whitman Theater	Performing Arts Center- Concert Hall	Grand Ballroom 7th Floor 311 West 34th Street
Campus Road between Nostrand Avenue and Avenue H	250 Bedford Park Blvd. West	
<b>Thursday, May 4, 2006</b>	<b>Monday, May 8, 2006</b>	
<b>QUEENS</b>	<b>STATEN ISLAND</b>	
York College	St. George Theater	
Performing Arts Center	35 Hyatt Street	
Main Stage Theater	Staten Island, New York	
94-45 Guy R. Brewer Blvd.		

The public is also invited to comment on the proposed plans at a public hearing, which will be held on Thursday, June 8, 2006, from 5:30 to 8:00 p.m. at:

**Manhattan Center**  
Hammerstein Ballroom  
311 West 34<sup>th</sup> Street  
New York, New York 10001

**Note:** All locations listed above are both accessible for the disabled and can be reached using public transportation.

Written comments regarding the plans are encouraged. To be considered, **submissions must be received, via United States Postal mail, no later than June 4, 2006.** Faxed submissions will not be accepted. Comments may be sent to the following address:

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

• A translation of this document is available in Russian, Chinese, French, and Dutch-Creole at your Management Office and on our website, [nyc.gov/nycha](http://nyc.gov/nycha).  
• Перевод этого документа на русский язык находится в Вашем Менеджмент офисе и на нашем веб-сайте [nyc.gov/nycha](http://nyc.gov/nycha).  
• 此通知的俄文译本及中文译本可在我们的管理办公室或我们的网站 [nyc.gov/nycha](http://nyc.gov/nycha) 上找到。  
• La traduction française de ce document est disponible au bureau de gestion des appartements ou bien à [nyc.gov/nycha](http://nyc.gov/nycha).  
• Traduksion kreòl pou dokiman sa chita lan birò ki okipe lòyè ou lan [nyc.gov/nycha](http://nyc.gov/nycha).

**CHES CHAMPS** On March 12, 2006, the New York City Housing Authority Chess Team participated in its third tournament outside of NYCHA. The tournament was sponsored by the Right Move Foundation, Inc. and was held at Brandeis High School in Manhattan. NYCHA came in second. The chess team members, from all boroughs, are: Joshua Layugan, Jamell Collins, Christopher Garzon, Jeffrey Ma, Nicole Price, Starlin Recio and Imani Walker-Noyes. **Call Baffour Adjai to find out about the NYCHA Chess Program at: (212) 306-3232.**



## More On The Fee Increases

Earlier this year the New York City Housing Authority (NYCHA) proposed increases in parking fees, appliance surcharge fees for the use of heavy duty appliances, and increases for charges for the costs of labor, materials, and equipment for the repair of damages caused by residents. NYCHA received approximately 10,000 comments from residents and public officials during the comment period about the impact of these increases on residents, particularly senior citizens.

In response to comments received, NYCHA's Board has determined that a 20% discount for parking fees and appliance surcharges will be given to 82% of NYCHA residents, specifically, senior citizens, the disabled, and residents who pay less than ceiling rent.

- The new rates for parking fees will be effective May 1, 2006.
- The new rates for appliance surcharge fees for the use of heavy duty appliances will be effective June 1, 2006. Applicable increased fees will be reflected in the June rent bill.
- The new rates for charges for the cost of labor, material, and equipment for the repair of items damaged by residents will also be effective June 1, 2006. No discounts apply in this category.

A copy of the revised list of fees and charges is available in your Management Office and on NYCHA's web site at [nyc.gov/nycha](http://nyc.gov/nycha).

There will continue to be no charge for routine maintenance or repair of items due to normal usage. If you have any questions, please contact your Management Office.

**Appliance Surcharge Fees for Heavy- Duty Appliances  
Effective June 1, 2006**

Utility Charges	Existing Charges to Residents	Proposed Charges to Residents	
		All Disabled families, Senior Citizens <sup>1</sup> , and residents <b>not</b> paying Flat (Ceiling) rent	All non-disabled families and non-senior citizens <b>paying</b> flat(ceiling) rent
Air Conditioner unit (electricity fee)	\$7.00 monthly	\$8.00 monthly	\$10.00 monthly
Freezer (electricity fee)	\$8.00 monthly	\$8.00 monthly	\$10.00 monthly
Dishwasher (electricity fee)	\$3.00 monthly	\$4.00 monthly	\$5.00 monthly
Washing Machine (water fee)	No Charge	\$4.60 monthly	\$5.75 monthly

## Vital Construction Projects

Making a capital investment in public housing is a vital part of the "Plan to Preserve Public Housing." NYCHA's buildings — many of which date back to the 1930's, '40's and '50's — are aging. Building systems like boilers and elevators need to be replaced and building exteriors (roofs, brickwork) need major repairs. Timely construction on projects to repair and replace these systems will prevent compounding operational expenses in the future.

### The Bond /CM/Build

In 2005, Mayor Bloomberg and Chairman Hernandez announced the most comprehensive plan in the city's history to modernize the physical structures of NYCHA's developments. Under this \$2 billion plan, proceeds from \$600 million in bond sales plus capital funds from HUD are already being used to accelerate exterior repairs in 340 buildings at 40 NYCHA developments in all five boroughs. Phase two of construction will focus on infrastructure improvements including heating and plumbing systems, automated boilers, and elevator replacement.

Enhancing the capital program is CM/Build, or the Construction Management Build Program. CM/Build has been in place for two years now and has begun to show significant benefits as private firms manage

the Authority's major capital projects to ensure on-schedule completion of capital projects within budget. Major projects have already been completed at Williamsburg, Armstrong, and Independence Towers in Brooklyn, and at Jackson Houses in the Bronx, among others.

### Community Centers

Community Centers continue to be a vital part of NYCHA's capital construction program, providing educational, recreational and social services to NYCHA residents and their neighbors. NYCHA has completed 50 new/renovated centers and has another 12 planned that are under construction or in design. Bronxdale in the Bronx, Baisley Park in Queens, and Independence Towers and Marcus Garvey in Brooklyn are slated to open this year.

## Service Improvements

An integral part of the "Plan to Preserve Public Housing" is to continue improving the quality of services provided to residents through the use of technology while conserving costly energy. Some of these initiatives include:

### Centralized Call Center

NYCHA will expand its 24-hour Centralized Call Center ("CCC"), which allows residents to call one number and schedule repair appointments. NYCHA is working to create a state-of-the-art call center that will greatly enhance our ability to address the full range of resident interactions with the Authority.

### Computerized Heating

NYCHA will fully implement the Computerized Heating Automated System, which allows heating systems in NYCHA developments to be monitored remotely so that property managers can identify and prevent potential heating problems. Other boiler technologies will replace inefficient hot water tanks with new "tank-free" technology and with water treatment devices that eliminate mineral deposits, which impair efficiency.

### Consolidation of Management Offices

NYCHA will consolidate select management offices to reduce costs. Satellite offices will open at the select developments with staff on site to address resident needs.

## Funding Unsubsidized Apartments

Within NYCHA's housing portfolio are 21,000 State and City apartments built in the 1950's and 1960's that have been operating as public housing for 50 years. These developments do not receive any operating subsidies from City, State or Federal sources and have contributed to the increasing drain on NYCHA's federal resources. In 2005, for example, NYCHA was forced to use over \$82 million in reserves to offset the operating deficits at these locations. Without a source of subsidy to fill the gap between rents collected and the costs of operating the buildings, NYCHA can no longer afford to maintain these non-federal units.

In its "Plan to Preserve Public Housing" NYCHA proposes to leverage a portion of its federal Section 8 funding stream to subsidize the operations of 8,400 of these 21,000 City and State apartments. The revenue from Section 8 will allow NYCHA to continue operating all 21,000 units and maintain them as subsidized housing for low-income New Yorkers. NYCHA will continue to own and manage these units and maintain them as affordable housing for low-income New Yorkers.

The first steps toward accomplishing this transition will be to use Section 8 for all units in City and State developments as they become vacant, and to offer Section 8 vouchers to current City and State development residents on a voluntary basis. The vast majority of households will see no change in their rent with this modification.

### Section 8 Success

NYCHA operates the nation's largest and most successful federal Section 8 Leased Housing program. The program subsidizes rents for eligible low-income families who pay only 30% of their income towards rent but instead of living within developments these families rent apartments in the private housing market. Section 8 vouchers are "portable," allowing eligible families to move either within New York City, or leave the City, as long as the public housing authority accepts the voucher and the apartment they choose meets quality and rent guidelines.

**Monthly Reserved Parking Fees (Including NYC Parking Tax)- Effective May 1, 2006<sup>1</sup>**

Type of Reserved Parking	NYCHA Resident				Non- NYCHA Resident On-Site Employee (Includes employees of NYCHA sponsored centers and commercial tenants)		Non-NYCHA Resident	
	Non-Flat Rent Resident and/or Disabled/Senior Citizen <sup>2</sup>		Flat Rent Resident (excluding Disabled/Senior Citizen)		Bronx, Brooklyn, Queens, Manhattan and Staten Island Resident	Manhattan Parking for Non-Manhattan Resident	Bronx, Brooklyn, Queens, Manhattan and Staten Island Resident	Manhattan Parking for Non-Manhattan Resident
	Bronx, Brooklyn, Queens, Manhattan and Staten Island Resident	Manhattan Parking for Non-Manhattan Resident	Bronx, Brooklyn, Queens, Manhattan and Staten Island Resident	Manhattan Parking for Non-Manhattan Resident				
Outdoor	\$17.68	\$ 18.96	\$22.10	\$23.70	\$22.10	\$23.70	\$38.68	\$41.48
Indoor	\$30.94	\$33.18	\$38.68	\$41.48	\$38.68	\$41.48	\$82.88	\$88.88

**ANNUAL PARKING PERMIT FEES- Effective May 1, 2006**

Resident		Non-Resident
Non-Flat Rent Resident and/or Disabled or Senior Citizen	Flat Rent Resident (excluding Disabled/Senior Citizen)	\$150.00
\$60.00	\$75.00	

<sup>1</sup> Effective April 1, 2004, the New York City Parking Tax is 10.5% except for non-residents of Manhattan who park at Manhattan developments. For this category, the applicable parking tax is 18.5 %.

<sup>2</sup> Age 62 years or older, or persons with disabilities who possess a valid Parking Permit for Persons with Disabilities, issued either by the State of New York or the City of New York

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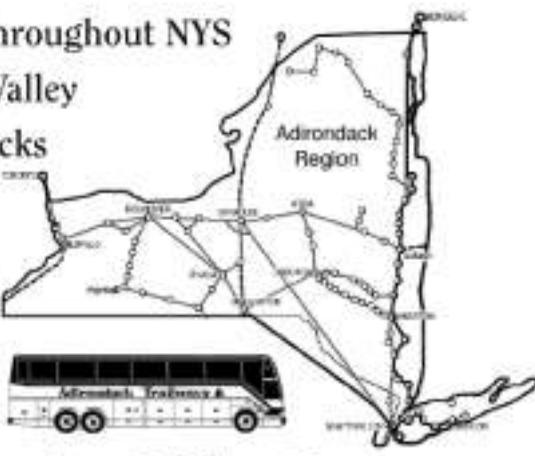
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## THE PLAN...

(Continued from page 2)

concluded. "The preservation of affordable housing lies at the heart of New York City. Mayor Bloomberg has provided us with the means to forge ahead and achieve our goal."

### The Plan to Preserve Public Housing

A summary of the seven points of the Plan follows:

The Plan:

1. Includes an unprecedented \$100 million allocation to NYCHA from the City of New York. This money will serve as transitional funding, giving NYCHA the time and resources it needs to put the elements of the Plan in place;
2. Implements a limited rent reform initiative that protects the vast majority of NYCHA households (73%), who pay 30% of their income in rent, while proposing rent increases for a small segment of NYCHA residents (27%) who pay much less than 30% of their income in rent. Ceiling rents have not changed since 1989;
3. Provides a permanent operating subsidy for 8,400 City- and State-built apartments by transitioning them into Section 8 apartments under NYCHA's management and maintaining their affordability;
4. Accelerates a comprehensive construction program to maintain public housing in a state of good repair for future generations;
5. Continues NYCHA's efforts to improve the quality of core services to residents through technological improvements;
6. Diversifies revenue streams through expanded leasing of commercial space on NYCHA property, revenue from transfer of underutilized lots for affordable housing, and modest increases in resident-based fees and charges; and
7. Urges legislative and executive action in both Washington and Albany to generate new funding and flexibility to support public housing and to provide relief from burdensome regulations and unfunded mandates like the federal Community Service requirement.

Most of the articles in this issue of the *Journal* relate to the PPPH, providing more detail on the various points of the plan. Visit NYCHA's web site at [nyc.gov/nycha](http://nyc.gov/nycha) for more information.

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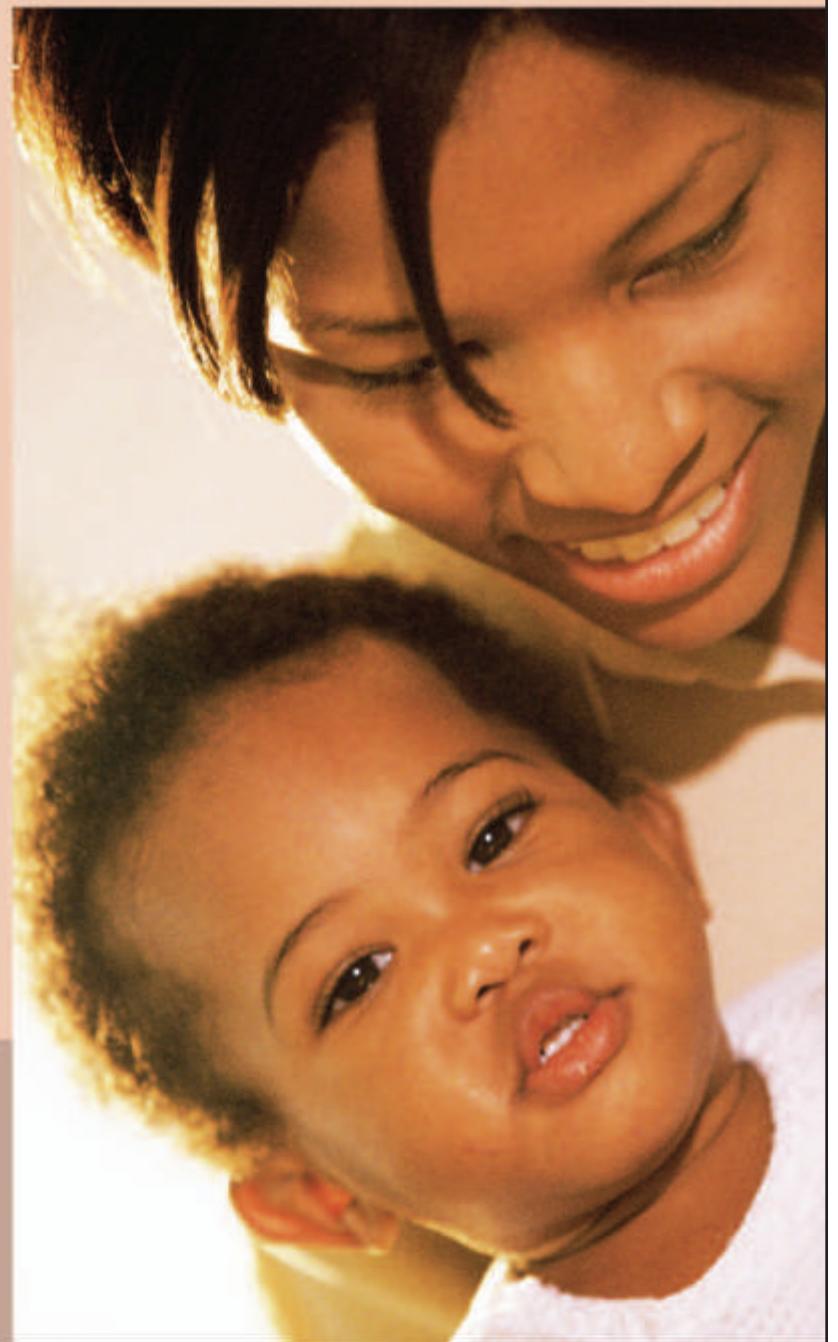
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