FY 2028 Borough Budget Consultations

Manhattan – New York City Housing Authority

Meeting Date: September 22nd, 2:50pm-3:55pm

AGENDA ITEM 1: Impact of Measures to Close Budget Gaps and Threatened Funding Cuts on the Budget For FY 2028 and Beyond:

Has the funding for any programs or initiatives at your Agency allocated for FY 2026 or projected FY 2027 been cut or reduced as a result of the efforts to close City Budget gaps in FY 2026, FY 2027, or projected FY 2028?

Agency Response:

There has been no city-specific funding reduced. NYCHA recently completed a significant internal savings effort to balance our calendar year 2026 operating budget, resulting in approximately $100 million in reductions. This effort saw savings through PACT expense reallocations, fire guard reductions, vacancy and overtime savings, and other strategies. Negotiations between the City and NYCHA are underway on future city budget deliberations. City funds account for just 6% of NYCHA's overall budget, and in City FY 2026, 91% of NYCHA's City budgeted tax levy supports staffing-related expenses that have already been committed.

a. If yes:
    i. Please identify the program or initiative, and
    ii. Please provide an estimate of the amount of the funding cut or reduction in both absolute and percentage amounts.
    iii. Has the funding for any programs or initiatives at your Agency allocated for FY 2026 or projected FY 2027 been cut or reduced as a result of actual or threatened cuts to or reductions in funding or subsidies directly or indirectly attributable to the federal government for FY 2026, FY 2027 or projected FY 2028?

Agency Response: The current 2026 federal budget enacted a 14% cut to the Public Housing Operating Fund, which funds the day-to-day maintenance of NYCHA properties. The 2026 NYCHA operating budget proactively assumed a reduction in federal operating subsidy revenue, and required central office departments to implement savings measures. However, non-discretionary expenses like utilities continue to increase in cost so we may need to make further cuts in 2027 if the 14% federal operating subsidy cut holds. NYCHA awaits further notification from HUD on our 2025 and 2026 operating subsidy appeal. If the appeals are not favorable, decisions will be made throughout the end of the year to close the 2027 deficit.

a. If yes:

iii. Please identify the program or initiative, and

iv. Please provide an estimate of the amount of the funding cut or reduction in both absolute and percentage amounts.

Reduction Program	Justification	Expense Type	2026 Reduction	% Reduction
PACT Reallocations	Redundancy	All Expenses	$25.8 million	26%
Shifting Property Repairs to the Capital Budget	Efficiency	OTPS	$23.8 million	24%
Vacancy and Overtime Savings	Efficiency	PS – Full Time	$10.1 million	10%
Fire Guards Program	Redundancy	OTPS – Contracts	$7.3 million	7%
Façade Repair & Gas Riser Staff Augmentation	Services done in-house	OTPS – Contracts	$6.4 million	6%
IT Consolidations and Optimization	Efficiency	OTPS – Contracts	$5 million	5%
Insurance and Worker's Compensation Policy Adjustments	Efficiency	OTPS - Insurance	$4 million	4%
New Vehicle Purchases	Elect for leasing	OTPS – Equipment	$3.7 million	4%
Operations Seasonal Staff	Services done in-house	PS – Seasonal	$3 million	3%
HUD Inspection Contracts	Services done in-house	OTPS – Contracts	$3 million	3%
Support Services Staffing Efficiencies	Efficiency	PS – Full Time	$1 million	1%
Leasing of Central Office Space	Efficiency	OTPS – Leases	$1 million	1%
Other various reductions	All Others	All Expenses	$5.9 million	6%
Total Estimated Savings			**$100 million**	

1. Have any State or federal funding streams previously earmarked or allocated for programs or initiatives at your Agency been redirected or re-allocated to other uses in order to:
   b. Close the City Budget Gap for FY 2026, FY 2027 or projected FY 2028?

Agency Response: No state or federal funding streams previously earmarked or allocated for programs at our agency have been redirected or re-allocated to close the City Budget Gap for FY2026, FY 2027, or projected FY 2028.

If yes, please provide an estimate of the funding cut or reduction in both absolute and percentage amounts.

2. Have any programs or initiatives, including scheduled or planned expansions of existing programs or initiatives, at your Agency been frozen, postponed, suspended or abandoned as a result, directly or indirectly, of measures taken to address either the City Budget Gap or the threats to cut or reduce federal funding in FY 2026, FY 2027 or projected FY 2028?

Agency Response: NYCHA is currently reviewing its proposed FY2027 budget given HUD's decreased appropriation levels from Congress. Significant cuts are required and under consideration, but we are unable to share anything until the Board has made a final decision. NYCHA is currently in the process to finalize the 2027-2031 Financial Plan to be approved by the NYCHA board in November 2026

a. If yes:
   vii. Please identify such programs or initiatives, and
   viii. Please provide an estimate of the funding needed to restore or continue those programs and initiatives as planned.

5. What other measures is your Agency taking in connection with:
   a. The calls for greater efficiency in City government operations, or
   b. Actual or threatened cuts to or elimination of federal funding?

Agency Response: NYCHA team went to Washington DC on April 22nd to advocate for federal funding with our congressional delegates and get info on pending one-time funding applications from HUD. Since then, NYCHA successfully applied for and was awarded a 2026 Operating Subsidy Shortfall of $165 million. Clarity on the 2025 and 2026 Operating Subsidy Appeal is still pending.

6. **What is the current vacancy rate for positions in your agency?**

Agency Response: As of June 2026, the NYCHA vacancy rate is 4.8%.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 2: Scaffolding and sidewalk sheds-

What is the status of current scaffolding erected at NYCHA properties? How many are up? What is the average time they have been up? How many remain up because of lack of funding? What steps are planned to resolve this situation and what funding is needed?

Agency Response:

1) There is currently 171,595 linear feet of shedding at our developments which corresponds to 368 number of buildings at 83 developments throughout the city.
2) Local Law 11 sidewalk sheds are up for an average amount of 3.58 years, and Construction sites is 4.17 years.
3) The shedding at 293 buildings at developments remain up as NYCHA does not have funding at this time to repair the facades.
4) NYCHA has applied and received over $100M in various emergency grants and federal funds over the last 3 years for façade repair. The agency has also been allocated $441M in funding from the state from 2023 and 2025 for façade repair. This funding has corresponded to the repair of 189 buildings at 34 developments with construction still ongoing on 67 buildings.
5) NYCHA is always looking for funding to repair the facades on our properties to remove the sheds. NYCHA is taking steps with the state funding to remove the sheds on our properties. In 2025, we removed nearly 65K LF of shedding from our developments which was double the previous year.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 3: Vacancy Readiness Program-

What is the average number of vacant residential units per month, and what is the average turnaround time for units to be ready for move-in? Has this improved, and what are the plans for expedited improvement? Please provide a detailed breakdown by Manhattan NYCHA campus of vacant residential units. How many apartments are in the process of being prepared for new tenants?

Agency Response:

- Over the past 12 months, Manhattan had an average of 3,479 total vacant units, which include matched units, permanently off rent roll, temporary off rent roll, and vacant units with turnover in progress. The average apartment turnaround time for re-occupancy was 368 days in June 2026, down 12% from a high of 418 days in January 2025.
- As of June 2026, there were 3,461 total vacant units, of which 1,767 were vacant units with turnover in progress.

Manhattan (June 2026)	
	# Units
# Total NYCHA Units	46,474
# Total Occupied Units	43,013
% Occupied Units	93%
# Total Vacant Units	3,461
# Permanent Off Rent Roll Units	629
# Total Adjusted Vacant Units	2,832
# Matched Vacant Units	289
# Temporary Off Rent Roll Units	776
# Vacant Turnover in Progress	1,767

- See Glossary for the details by developments

a. Given the ongoing housing emergency throughout the City, is NYCHA properly funded to rehabilitate vacant units and get them back online for residential occupancy?

Agency response: During FY26, NYCHA completed over 5,000 move-ins, the highest number of annual move-ins in NYCHA's tracker. 1,045 of those move-ins were referrals from DHS. This city fiscal year, NYCHA has received approximately $46 million in expense funding and $90 million in capital funding from the City. Combined with the federal funding NYCHA receives, this support will allow NYCHA to further increase annual move-ins to roughly 6,100.

b. Does NYCHA still have a funded Vacant Unit Readiness Program that targets faster turnaround to prepare empty apartments for new tenants? What is the current turnaround time, and what are the factors that require so much time?

Agency Response:

New York City Council held the FY27 executive budget hearing on June 2, 2026, focused on NYCHA vacant unit readiness funding

· The city committed $256 million in capital and $118 million in expense funds through FY2030

· NYCHA had 6,122 units in progress of turnover as of April 30, 2026, and about 6,000 vacant units in its portfolio as of May 20, 2026.

· NYCHA completed 4,624 move-ins in City Fiscal Year 2025, a 116% increase from FY 2023.

· NYCHA has made significant improvements in turnaround time. The higher turnaround time is due to a focus on a backlog of older units. As NYCHA works through that backlog, the average time decreases over time, bringing NYCHA closer to the target. The average turnaround time has been cut by 73 days since August 2024.

· The cost to prepare a vacant apartment is $59,000.

How do the above figures vary between developments in traditional Section 9, the Public Housing Trust, and RAD/PACT programs?

Agency Response: The above figures include only traditional Section 9 and mixed finance developments; they do not include developments that have fully converted to Section 8. However, developments in the PACT and Trust pipeline that have not yet been converted are included. These developments may include a higher number of permanent off rent roll units and a lower number of matches to facilitate more efficient rehabilitation. Similarly, Section 9 developments undergoing NYCHA's Comprehensive Modernization and neighboring developments may include a higher number of temporary off rent roll units to facilitate rehabilitation and related relocations respectively.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 4: Capital Projects

Please provide a capital project tracker by community district.

Agency Response:

NYCHA's capital projects and needs tracker provides information by development, including an overview and analysis of the property's five-year and 20-year capital investment needs based on the Physical Needs Assessment. Completed and ongoing capital projects that address those needs are also detailed with a description of the scope of work; timelines for each project phase and progress to date; budget and funding sources; location(s) on the property; and project staff and architecture/engineering consultant and contractor information. A recent update including current activities, the next resident engagement touchpoint, and explanations for any delays (where applicable) is also shown for each project. As of August 1, 2026, NYCHA has 147 active projects in Manhattan with total budget of 1.8B. In 2025 and to August 2026, NYCHA has completed 53 capital projects in Manhattan.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 5: Maintenance

What is the average turnaround time for work orders in Manhattan NYCHA developments, and what is the trend for this figure over time?

Agency Response: The overall Maintenance work order service level (SLA) for Manhattan developments was 12.1 days in June 2026, down 3.2% from last June. The Maintenance SLA excluding move outs was 3.55 days in June 2026, down 37% from last June.

How do the above figures vary between developments in traditional Section 9, the Public Housing Trust, and RAD/PACT programs?

Agency Response:

- Repair metrics for the RAD/PACT program can be found on the NYCHA website at NYCHA. There are no developments that have been converted to the Public Housing Trust. The first conversion is anticipated for later in 2026.

What steps has NYCHA taken to improve efficiency in repair and maintenance processes?

Agency Response: NYCHA maintenance workers address open tickets in occupied apartments within 4.2 days on average. This is below the service level standard of 7 days. During maintenance appointments, NYCHA maintenance workers make repairs about 65% of the time. The remainder of the work is either verified as not needed, closed due to access issues, or sent to skilled trades for repair (e.g., painters, plumbers, plasterers, or plumbers or in some cases vendors). While there is a skilled trade backlog in Manhattan, that backlog has declined from ~99k in July 2024 to ~89k in July 2026 – a decline of ~10k work orders. The primary reason for this decline has been better scheduling and the reduction of missed appointments, both results from NYCHA's Transformation Plan. For instance, in July 2026, Manhattan trades had over 5000 repair appointments and was on schedule for 97.6% of those appointments.

In addition to these appointments, NYCHA maintenance workers now inspect every NYCHA apartment every year. NYCHA is in Year 3 of this new aggressive apartment inspection protocol. In 2025, Manhattan maintenance workers were able to gain entry to inspect 95.9% of the ~45k of apartments in Manhattan. This year, Manhattan maintenance workers have already inspected 85% of the apartments and are on pace to surpass the number of apartments inspected in 2025. Maintenance workers also are able to escalate urgent repair cases directly to senior management through NYCHA's new Maintenance Cares program. Manhattan maintenance workers have escalated more cases than any other Borough and the Manhattan team has resolved 439 of these cases in the past ~16 months.

Indeed, so far in 2026, Manhattan developments have passed all 16 of their mandatory HUD NSPIRE inspections conducted by third-party inspectors, which showcases the positive improvements taking place in the Borough.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 6: Public Safety

Please explain NYCHA's public safety plan for its properties. Is NYCHA sufficiently funded to achieve the goals of its public safety plan? What are the continuing obstacles to maintaining public safety on NYCHA properties?

Agency Response: NYCHA's office of public safety administers the authority wide safety plan for NYCHA. This plan details the process for Comprehensive Development Risk & Safety Assessments to be conducted at each NYCHA development in the portfolio every calendar year. Issues effecting the quality of life of residents, broken doors, needed lighting and visible camera damage, among other things, are documented and forwarded to property management for corrective action.

No, repairs discovered during these assessments can be costly and lack of funding, delays those needed repairs for the residents.

Such obstacles as lack of needed funding effects both timely repairs of CCTV cameras, layered access systems and the hiring of additional staff.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 7: Resident Economic Empowerment & Sustainability (REES)

Please provide a detailed report regarding the impact of the REES program for Manhattan NYCHA residents.

Include details on how REES helped residents:

Agency Response: Resident Economic Empowerment & Sustainability (REES) is a department under NYCHA's Resident Services, Partnerships and Initiatives Department that is focused on supporting residents in the areas of employment and advancement, adult education and training, financial capability and asset building, and resident business development.

Through service coordination, REES connects residents to economic opportunities in the above-mentioned areas through formal partnerships with 80+ CBO and City agency providers citywide. REES does this through a "Zone Model" which divides the city into 15 zones- each with a dedicated REES Zone Coordinator, a neighborhood-based NYCHA staff who use local knowledge to create and manage economic opportunity partnerships based on resident needs. The Zone Coordinator connects NYCHA residents to providers through outreach at the developments, referrals and hosting in-person or virtual info sessions.   Manhattan is currently covered by three (3) REES Zone Coordinators covering the areas of Lower East Side, East Harlem and Upper Manhattan. Due to budgetary constraints, one Manhattan Zone Coordinator position is currently unfunded (Upper West-side), and is covered by the existing Manhattan team.

Key partners in Manhattan include Youth Action Youthbuild, NPower, Stanley Issacs, Urban Upbound, Manhattan EOC, Upper Manhattan Workforce 1 Center, BMCC, Henry Street Settlement, Henry Street Jobs-Plus, Community Impact, NYC Business Solution Center-Lower Manhattan, among others.

- Connect with local economic opportunities. How many hiring events and training sessions were held? How many residents participated?

REES collaborates with City agencies and private employer partners to recruit NYCHA residents for quality employment opportunities. In partnership with NYC's Small Business Services (SBS) and NYC Human Resources Administration (HRA), REES also connects residents to the Workforce1 Career Centers (One Stop), and the 10 NYC funded Jobs-Plus sites serving 40 developments city-wide, respectively.

- Access Section 3 and other job opportunities more easily.

REES supports NYCHA efforts around Section 3 by working with NYCHA vendors and developer partners on resident hiring, job training, and other economic opportunity offerings connected to NYCHA projects. Through REES Residents can register their interest in Section 3 Job Opportunities, be referred to NYCHA Vendors and/or be connected to trainings.

In addition, REES, through public and private partnerships has several initiatives that can prepare residents for Section 3 opportunities and other job opportunities including:

NYCHA Resident Training Academy – Free employment-linked training opportunities and job placement assistance to NYCHA public housing residents and Section 8 voucher holders in the construction, pest control, maintenance, and janitorial fields. Provides job referral support to successful graduates. NRTA training partners include the New York City College of Technology and Brooklyn Workforce Innovations. *Note: Effective August* *of 2015, the NRTA is an approved NYS Department of Labor direct entry provider pre-apprenticeship program. (Local 8 Roofers, IBEW Local 3 Electricians, Local 1 Bricklayers, Local 79 General Laborers, Local 1 Plumbers, and Local 12 Mechanical Insulators).*

- ***Pest Control Track-*** 3 week full-time in-person training to prepare NYCHA residents for preparation for the NYS Pesticide Certification exam (7a), and career pathway opportunities as Pest Control Technicians at NYCHA or other employers.
- ***Construction Track-*** 8-week Full-time in-person training that prepares NYCHA residents to enter the skilled trades and work with NYCHA contractors, private employers, and affordable housing developers in a variety of trades including asbestos abatement, carpentry, painting, plumbing and electrical. Certifications earned include OSHA 30; 10-Hour Site Safety Training; 5 hr. Supported Scaffolding; 5hr Confined Space Hazard Awareness and 5hr. Asbestos Awareness.
- ***Janitorial Track***- 3-week in-person full-time training, where residents earn industry certifications (OSHA 30, SST), learn equipment and compactor operations, and receive basic literacy, soft skills and customized skills training designed for transitioning into employment and achieving success in the workplace. Prepares graduates for jobs maintaining the grounds, buildings and public spaces at NYCHA as a Housing Caretaker .

NYCHA Heating Plant Technician: Funded by ConEd, through the Public Housing Community Fund, the NYCHA HPT program serves authorized NYCHA public housing and Section 8 residents and includes on-the-job training opportunity to jump-start a career as a NYCHA Heating Plant Technician. Under supervision, trainees learn how to operate and maintain heating and domestic hot water boilers in public housing development, obtain professional mentorship, and participate in related classroom instruction

NYCHA YouthBuild- NYCHA was awarded a $1.38M YouthBuild Grant form the US Department of Labor to run a YouthBuild program for 60 young adults in the Community Board 16 neighborhoods of Brownsville and Ocean Hill in Brooklyn, New York (Zip Codes: 11212, and 11233). YouthBuild is a pre-apprenticeship program that provides job training and educational opportunities for at-risk youth ages 16-24 who have previously dropped out of high school. Youth learn vocational skills in construction, as well as in other in-demand. Youth also provide community service through the required construction or rehabilitation of affordable housing for low-income or homeless families in their own neighborhoods. Youth split their time between the vocational training work site and the classroom, where they earn their high school diploma or equivalency degree, learn to be community leaders, and prepare for postsecondary training opportunities, including college, apprenticeships, and employment. Young people who are YouthBuild participants and graduates are identified as a priority category for Section 3 employment.

- Enroll in adult education programs. How many residents were enrolled?

Agency Response: REES partners with several adult education providers to connect residents to adult education offerings (pre HSE, HSE), including Manhattan EOC, BMCC, Henry Street and Community Impact.

Additionally, annually, through public and private donations, NYCHA provides scholarships to support its residents in advancing their education. These one-time $1,000 scholarships aim to assist eligible NYCHA residents pursuing undergraduate or graduate degrees at a City University of New York (CUNY) college. In 2025 NYCHA awarded 100 scholarships, the largest number to date, including 24 awarded to Manhattan residents.

- Take advantage of various NYCHA rent incentive programs

Agency Response: Family Self Sufficiency (FSS) – REES's FSS program provides NYCHA's Section 8 residents with asset building tied to individual economic opportunity goals. The FSS unit partners with NYCHA's Finance and Leased Housing teams to support NYCHA residents in building escrow, as their earned income increases over a five-year contract term.

- Improve your credit or manage debt through financial empowerment services. How many residents participated?

Agency Response: REES connects residents to partners that can help them achieve financial security through financial empowerment services, including paying down debt, credit counseling, opening an affordable bank account, establish savings or applying for SNAP Benefits. REES partners with NYC OFE, and various CBO's including various Neighborhood Housing Services.

- Learn how to start or grow a business. How many residents participated?

Agency Response: REES assist NYCHA residents interested in starting or growing a business through referrals and Business Development workshops with partners including SBS, WIBO, and BOCNet; monthly resident business development workshops; and key REES business development initiatives including the NYCHA Business Pathways Series – Immersive free business education programs that teach NYCHA residents how to lead profitable food, construction or home-based childcare businesses, provides mentorship and professional coaching, assists with market access and contracting opportunities, and helps participants get the licenses they need to grow their business. REES also facilitates market access and contracting opportunities including work NYCHA capital projects and providing services to NYCHA and other city agencies (i.e. Catering).

Additionally, through NYC BOSS Up NYCHA, a Business Pitch Competition administered and funded by a private funder, NYCHA entrepreneurs who lack access to affordable credit and capital can be awarded " $20K financial grants.

Is the REES program sufficiently funded to achieve its goals? Can the program be more effective with additional funding?

Agency Response: Many of the key NYCHA Resident-only initiatives under REES rely on funding from City, federal or private funding, including the NYCHA Food Business Pathways programs, NYCHA Childcare Business Pathways Program, NYCHA Resident Training Academy and Family Self-Sufficiency program. These programs provide employer-linked, business development and/or self-sufficiency and asset building opportunities for NYCHA residents. Currently, we have funding for our Childcare Business Pathways program through the end of CFY27, the NYCHA Resident Training Academy-Construction Track is funded through end of CFY27, and NYCHA Food Business Pathways Program is currently unfunded. Baseline funding for these programs will help REES be more effective in assisting residents increase their income and assets and achieve self-sufficiency, the key tenants of REES's mission.

- What is the outreach strategy to make sure residents are aware and able to participate in the offerings of the REES program? Is funding sufficient to provide broad and effective outreach?

Agency Response: REES's outreach strategy includes: flyering, tabling and outreach at the developments; direct referrals by REES and other NYCHA staff through our web-based referral platform; via Opportunity NYCHA on the NYCHA Self-Service portal and Kiosks (residents can self-RSVP and refer); hosting partner information sessions in-person (at or near developments) or virtually; facilitating REES Information session (with one-on-one intake assessment) in-person and virtually biweekly; dissemination of a bi-weekly REES-e-Newsletter which goes out to all NYCHA residents with an email address; NYCHA social media channels; targeted E-blasts (as needed); phone banking (as needed). Additionally, residents can visit the REES microsite at www.opportunityNYCHA.org or call the live REES Hotline at 718-289-8100.

- While funding is adequate to provide broad and effective outreach through the means above, as mentioned above, funding for one Manhattan Zone Coordinator position (Upper West-Side) remains unfunded.

Manhattan NYCHA Resident Data (July 1, 2025- June 30, 2026) :

ENROLLMENTS & COMPLETIONS

Program type	Enrolled	Completed
Financial Education	9	5
Home Ownership	123	67
HSE/pre-HSE	23	9
NRTA Construction	16	1
NRTA Janitorial	91	58

NRTA Pest Control	10	5
Resident Business Development	3	2
Vocational Training	160	73
Grand Total	**435**	**220**

EMPLOYMENT PLACEMENT

REES Placed	**115**
Employment at NYCHA	36
Section 3	79
Partner Placements	**34**
Grand Total	**149**
Hourly wage $31.60 (REES Placed)	
Section 3 Jobs Hourly wage $38.10	

EVENTS and ATTENDANCE (note: REES events include virtual and city-wide events)

Event Types	**# All REES Events**	**# of Events that Manhattan residents RSVP to**	**# of Manhattan Residents who RSVP'd to Events**	**# of Manhattan residents who Attended REES Events**
Adult Education	45	28	97	44
Employment Assistance	8	7	43	13
Financial Education	31	31	332	162
FSS Info Session	19	15	347	22
Resident Business Development	26	26	222	100
REES Info Sessions	125	80	518	217
Vocational Training	163	142	1071	438
Grand Total Non_NRTA	417	329	**2630**	**996**

NRTA TABE (1st step of applying to NRTA)	149	129	521	260
Including NRTA TABE	**566**	**458**	**3151**	**1256**

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 8: RAD/PACT and the Public Housing Preservation Trust

Which NYCHA campuses in Manhattan are currently in the PACT and Trust pipelines? Of these, which are currently in active rehabilitation? What is the timeline for completion of conversions in Manhattan?

What has been the impact of these conversions for capital needs at the remaining Section 9 properties in Manhattan? What is the impact of PACT and Trust conversions on NYCHA's budget?

Agency Response:

Development	Program	Conversion Date	Status	Current Management
PACT Manhattan Bundle	PACT	11/30/2020	Construction Complete	Wavecrest Management Group
Harlem River	PACT	2/17/2022	Under Construction	C+C Apartment Management LLC
Audubon Bethune & Marshall	PACT	1/10/2023	Under Construction	Faria Management
Manhattanville	PACT	12/12/2024	Under Construction	ELH Management
Metro North Plaza & White	PACT	9/25/2025	Under Construction	Wavecrest Management Group

Jackie Robinson & Harlem Scattered Sites	PACT	12/18/2025	Under Construction	C+C Apartment Management LLC
Campos Plaza II	PACT	2/5/2026	Under Construction	C+C Apartment Management LLC
Wilson	PACT	2026	Planning & Engagement	Shinda Management Corp.
Rangel	PACT	2026	Planning & Engagement	Pinnacle City Living
Hernandez	PACT	TBD	Planning & Engagement	Wavecrest Management Group LLC
Seward Park	PACT	2026	Planning & Engagement	Wavecrest Management Group LLC
Meltzer Tower	PACT	2027	Planning & Engagement	Wavecrest Management Group LLC
Fulton Phase 1	PACT	2026	Planning & Engagement	Related Affordable Management
Elliott-Chelsea Phase 1	PACT	2026	Planning & Engagement	Related Affordable Management
Fulton Phase II	PACT	2029	Planning & Engagement	Related Affordable Management
Elliott-Chelsea Phase II	PACT	2030	Planning & Engagement	Related Affordable Management
De Hostos, Douglass, & Robbins Plaza	PACT	2028	Planning & Engagement	TBD

PACT NYCHA has been able to plan for an estimated $10.5 billion to developments in all 5 boroughs that overwise would not be able to come in to address long-term capital needs. An additional $22.6 billion is estimated to support future PACT conversions across public housing.

From a finance perspective, when you lose a development to RAD/PACT, you lose the expenses for that development, but also the subsidy of that development. Due to NYCHA's aging portfolio, costs also generally increase - so NYCHA-wide expenses are rising.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 9: Non-Payment and Evictions

To what extent is non-payment of rents currently impacting NYCHA's budget and ability to deliver services? What number of NYCHA households in Manhattan faced eviction actions during FY26? What number of these eviction actions were attributable to non-payment of rent? What was the total number of evictions during FY26? How many of these eviction actions overlap with developments in PACT?

AGENCY RESPONSE: NYCHA's goal is to keep residents housed and to resolve tenant issues – whether related to nonpayment of rent or lease violations – not to evict. NYCHA pursues eviction only as a last resort in the most egregious cases of arrears and misconduct and makes every effort to conduct outreach and work collaboratively with residents prior to initiating eviction cases. Our work in recent years has demonstrated our commitment to ensuring residents receive the support they need. For the fiscal year 2026, there have been 2,760 eviction actions commenced in the Borough of Manhattan, including 2,110 eviction actions related to non-payment of rent. There were 113 evictions in FY 2026. None of these actions overlap with PACT as cases are discontinued prior to conversion. For more information on PACT evictions, please see here: https://my.nycha.info/publicsite/pactprogress.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM 10: Wish List

For community board advocacy, we need to know which important programs or projects are most in need of funding. If your agency were given a large amount of money, to which staffing need, program, or capital project would you assign it?

AGENCY RESPONSE:

NYCHA has made transformative changes and tangible progress in the pillar areas of the 2019 HUD Agreement while using every available tool to invest in and renovate our properties in the face of decades of federal disinvestment and a nearly $80 billion 20-year capital need. We will continue advocating for much-needed funding and striving to improve our service to residents and the quality of life for all who call NYCHA home.

Please see attached funding two pager, which provides a list of capital projects and their minimum recommended funding as well as expense funding information to support Tenant Associations (TAs) and small projects or equipment that are not capitally eligible.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

Glossary:

Manhattan Vacancies as of 07/23/26:

Development	Matched Vacant Unit	Permanent Off Rent Roll Unit	Temporary Off Rent Roll Unit	Vacant - Turnover in Progress Unit	Grand Total
45 ALLEN STREET	0	1	0	1	2
830 AMSTERDAM AVENUE	0	0	1	3	4
AMSTERDAM	8	3	2	34	47
AMSTERDAM ADDITION	0	1	0	9	10
BARUCH	10	2	15	59	86
BARUCH HOUSES ADDITION	0	1	4	8	13
BRACETTI PLAZA	0	1	1	7	9
CARVER	1	0	4	13	18
CHELSEA	0	38	0	1	39
CHELSEA ADDITION	0	70	1	1	72
CLINTON	1	1	2	5	9
DE HOSTOS APARTMENTS	1	4	2	10	17
DOUGLASS ADDITION	1	0	3	7	11
DOUGLASS I	5	2	20	59	86
DOUGLASS II	4	0	5	23	32
DREW-HAMILTON	9	6	27	130	172
DYCKMAN	9	0	2	36	47
EAST RIVER	10	15	10	140	175
ELLIOTT	0	70	0	0	70
FIRST HOUSES	13	0	2	34	49
FULTON	0	98	0	7	105
GOMPERS	3	1	4	6	14

GRANT	16	1	16	70	103
HARBORVIEW TERRACE	1	1	0	22	24
HERNANDEZ	0	20	0	0	20
HOLMES TOWERS	1	1	0	12	14
ISAACS	3	2	1	11	17
JEFFERSON	4	5	11	111	131
JOHNSON	10	14	2	80	106
KING TOWERS	6	5	26	49	86
LA GUARDIA	3	2	0	44	49
LA GUARDIA ADDITION	0	1	5	4	10
LEHMAN	4	5	1	11	21
LEXINGTON	1	1	3	13	18
LINCOLN	13	4	31	119	167
LOWER EAST SIDE I INFILL	0	0	0	2	2
LOWER EAST SIDE II	4	1	0	5	10
LOWER EAST SIDE REHAB (GROUP 5)	1	1	2	3	7
MELTZER TOWER	0	65	0	0	65
POLO GROUNDS TOWERS	7	1	60	95	163
RANGEL	0	96	3	1	100
REHAB PROGRAM (DOUGLASS REHABS)	1	0	16	6	23
REHAB PROGRAM (WISE REHAB)	0	0	0	2	2
RIIS	9	3	5	38	55
RIIS II	6	2	3	11	22
ROBBINS PLAZA	1	0	0	2	3

RUTGERS	14	0	6	29	49
SAINT NICHOLAS	25	4	280	10	319
SEWARD PARK EXTENSION	0	35	0	0	35
SMITH	6	1	3	46	56
STANTON STREET	0	0	0	2	2
STRAUS	4	0	0	6	10
TAFT	6	0	58	69	133
THOMAS APARTMENTS	0	0	0	4	4
TWO BRIDGES URA (SITE 7)	1	0	0	12	13
VLADECK	25	6	13	62	106
VLADECK II	3	2	3	4	12
WAGNER	4	9	7	147	167
WALD	5	0	15	50	70
WASHINGTON	8	2	8	53	71
WILSON	0	28	0	0	28
WSUR (BROWNSTONES)	0	0	55	5	60
WSUR (SITE A) 120 WEST 94TH STREET	0	0	1	3	4
WSUR (SITE B) 74 WEST 92ND STREET	0	0	1	8	9
WSUR (SITE C) 589 AMSTERDAM AVENUE	1	0	1	5	7
Grand Total	268	632	741	1819	3460