

FY 2024 Borough Budget Consultations

Manhattan – New York City Housing Authority

Meeting Date:

AGENDA ITEM [1]: General Agency Funding Discussion

The purpose of holding the Borough Budget Consultations is to provide Community Boards with important information to assist in drafting their statement of District Needs and Budget Priorities for the upcoming fiscal year. As you know, Community Board Members are volunteers who may not be familiar with the budget process and how agencies' programs are funded. At the same time, Community Board members are very knowledgeable about local service needs.

This year's Manhattan agendas have three sections:

AGENCY RESPONSE:

I. Agencies previously faced unprecedented cuts and new funding requirements due to COVID 19. The Federal Government recently provided relief funds to states and municipalities as part of COVID relief stimulus.

1. What programs are restored by this funding for the current fiscal year and what further changes are planned for FY 24 when an estimated \$4 billion budget gap reemerges?

NYCHA received various funds directly and indirectly related to COVID. These funds were used to maintain service and to enact new emergency protective measures in response to the pandemic. Most funds were received in 2020 and 2021 and were one-time sources of revenue.

Through the CARES Act in 2020, NYCHA received \$150 million in additional operating subsidy for Public Housing and \$37 million in administrative fees for the Section 8 program. These funds were used to continue operations and were fully expended by the December 31, 2021, deadline. Additionally, in 2021, the Authority received a \$135 million allocation of Emergency Housing Vouchers; the 5,738 Emergency Housing Vouchers awarded have been issued.

NYCHA enacted a host of emergency protective measures, including, sanitizing developments, providing personal protective equipment to employees, buying equipment necessary for the continuity of operations, providing additional frontline staff and funding

additional staff costs related to COVID, along with a host of other measures all of which have ended.

NYCHA also received \$24 million in FEMA funding as reimbursement for the COVID response efforts in 2021. The reimbursement only partially covered the costs of sanitizing NYCHA developments and offices and providing personal protective equipment to NYCHA employees.

2. What changes in federal funding have been instituted for FY 23? Will those changes continue into FY 24? What portion or percentage of the FY 22 and FY 23 budgets consisted of non-recurring federal funding?

The NYCHA fiscal year operates on a January to December calendar year cycle. As part of the 2022-2026 Financial Plan, the NYCHA Board adopted a 2022 operating budget that included a \$35 million year-end deficit. The adopted budget assumed \$1.023 billion in operating subsidy for 2022; based on the current forecast, NYCHA expects to receive \$1.168 billion (\$144M one-time increase) due to increased formula eligibility and associated costs. NYCHA also received a 2022 federal capital grant of \$709 million, which is a \$9 million increase above the budgeted projection of \$700 million. Based on updated projections of additional federal operating subsidy for the Public Housing program, we anticipate that we will close the deficit and end the year with a balanced budget.

NYCHA receives over 30% of its annual operating funding through the federal operating subsidy. The federal operating subsidy distributes funding appropriated by Congress to all Public Housing Authorities based on a regulatory formula. The 2023 (January to December) funding amounts have not yet been passed by Congress, but we are hopeful that funding increases will continue.

On the Section 8 program, NYCHA's adopted budget assumed \$1.448 billion in funding for the Section 8 Housing Assistance Payments to landlords and administrative fees in 2022. Based on the current forecast, NYCHA expects to receive \$1.516 billion, which is \$68 million increase over the budgeted amount by year-end. Similarly, the 2023 (January to December) funding amounts have not yet been passed by Congress, but we are hopeful that funding increases will continue.

3. What is the overall budget increase or decrease for FY 24 adopted budget compared to FY23 budget? Does the Agency anticipate a budget shortfall for FY 23, FY 24 or further out years after the non-recurring federal funding has been exhausted?

The 2022-2026 Financial Plan projected a \$35 million deficit in 2022, increasing to \$136 million deficit in 2023, and \$168 million in 2024. NYCHA will be updating our projections for revenue and expenses for the 2023-2027 Financial Plan, which will be proposed to the NYCHA Board this Winter. (NYCHA produces an annual five-year plan per HUD rules.)

4. How will funding allocations be adjusted for impacts of inflation for fy 23 and what is planned for fy24?

With regard to federal funding, the HUD funding formulas include small adjustments for inflation, but the adjustments will likely not be adequate to cover our increased operating costs or losses in rent collection.

II. Then, the agenda continues with Community Boards asking about program funding.

1. What programs will see a significant increase or decrease in funding? To what extent, if any, is the increase or decrease in funding related to non-recurring federal funding allocations?

NYCHA reforecasts the budget every year and produces a revised five-year plan. Any changes to program funding will be reflected in the 2023-2027 Financial Plan, which will be adopted by the NYCHA Board in December 2022.

2. Which programs will be new or eliminated entirely?

All COVID-related programs ended in 2021, excluding the required the paid leave policies which continue for affected staff.

A portion of the NYCHA's Capital Projects Division staff is funded through CDBG grants administered to NYCHA through the City (roughly \$50-57M per year). The program funds are expected to be depleted by City FY 2023 after which NYCHA will have to find a new funding source to cover the salary and fringe benefits for these employees.

3. What are your benchmarks for new and existing programs and what are your benchmarks/key performance indicators for measuring success?

The 2019 Agreement signed by the City, U.S. Department of Housing and Urban Development (HUD), and the Southern District of New York (SDNY) sets clear milestones that the Authority must achieve to remediate conditions in the pillar areas of lead, mold, heating, elevators, and pests & waste. We continue to work to identify these hazards and actively track their remediation but have outstanding work to do in the pillar areas.

4. What are your priorities, operational goals, and capital goals for FY23 and projected priorities, operational goals, and capital goals for FY24?

NYCHA remains committed to addressing the five pillar areas in the HUD/SDNY Agreement: lead, mold, heating, elevators, and pests & waste. We continue to make new operational and

capital investments to improve our compliance with the Agreement in support of the health and safety of our residents. We are also investing in additional property staff like caretakers and various skilled trades to improve the cleanliness of the properties and reduce the work order backlog.

5. What expense or capital needs would ACS recommend or encourage Community Boards advocate be funded or expanded?

We are grateful for the support of local Community Boards and elected officials.

III. Lastly, the agendas include Boards' requests on district-specific budget questions. We request that the agency respond in writing but have any further discussions on these items with the Community Boards outside of the consultation.

For the first section, please present on the four topics below for 10-15 minutes at the beginning of our Consultation. Also, please provide written responses or even a PowerPoint presentation that we can use to fully and accurately educate our Board Members.

- Which Manhattan community districts will see the largest increases or decreases in applied operational or capital funding for programmatic goals in FY 23 and FY 24?
- - a. What indicators do you use to direct these funds according to perceived need?

Below are the top Manhattan developments in terms of capital funding (across all capital sources) in the 2022-2026 Plan. Please note that these amounts are subject to change and adjustment in the upcoming 2023-2027 Plan.

New York City Housing Authority
 Project Detail by Development - All Projects
 2022 - 2026 Capital Plan
 (\$ in thousands)

Manhattan

Developments	2021*	2022**	2023	2024	2025	2026	Total
POLO GROUNDS TOWER	1,737	36,704	31,012	46,487	49,884	70,000	235,824
LINCOLN	63,955	50	0	0	0	0	64,005
SMITH	20,569	4,543	0	1,920	25,530	6,827	59,388
AMSTERDAM	19,581	33,869	1,000	1,500	1,500	0	57,450
GRANT	15,874	7,995	11,342	15,404	0	0	50,615
JOHNSON	34,330	0	0	0	0	0	34,330
JEFFERSON	6,115	425	0	0	6,000	20,961	33,500
WAGNER	4,550	2,425	21,507	0	4,000	0	32,482
DYCKMAN	25,887	3,671	0	1,000	218	0	30,776
SAINT NICHOLAS	24,421	0	0	0	0	0	24,421

* Carry Forward Balance

** New Funds

Additional Funding added to the FY 23 September Plan – Council Funded projects

Award	B O R O	TITLE & DESCRIPTION
AW_CC2023C-Marte, Christopher	M	Smith Houses Fob Project Completion -- Funding to fix the remaining fobs on four buildings, including retrofitting the existing main doors with intercoms, Layered Access Control.
AW_CC2023C-Menin, Julie	M	NYCHA Stanley Isaacs Neighborhood Center -- Upgrade windows and automatic front door.
AW_CC2023C-Ayala, Diana	M	Clinton Houses Basketball Court -- Clinton Houses Basketball Court Renovations
AW_CC2023C-De La Rosa, Carmen	M	NYCHA- Dyckman Houses -- Security Cameras
AW_CC2023C-Marte, Christopher	M	SMITH HOUSES -- Development of Community Center with Madison-Hamilton Houses Inc. (funding reallocated from AG-DN658).
AW_CC2023C-Marte, Christopher	M	NYCHA Seward Park Annex Playground Construction -- Funding to create playground at Seward Park Annex

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [2]: Waste Management Funding

1. What is the funding for waste management (garbage disposal, recycling) in Manhattan by categories in FY23?

- Projected for FY24?

2. What funding has been applied to increase compliance, by district?

3. Is there new specific funding for waste management on large NYCHA campuses?

AGENCY RESPONSE:

Development Name	Scope of Work	Fund Year
LA GUARDIA	New Waste Yard w/ 3 auger compactors	2023
WHITE	New Waste Yard w/ 2 auger compactors	2023
ELLIOTT	New Waste Yard w/ 2 auger compactors	2023
ROBBINS PLAZA	New Waste Yard w/ 2 auger compactors	2023
STRAUS	New Waste Yard w/ 2 auger compactors	2023
POLO GROUNDS TOWERS	New Waste Yard w/ 1 bulk auger compactor + pneumatic system	2023
RIIS	New Waste Yard w/ 1 bulk auger compactor	2023
DOUGLASS I	New Waste Yard w/ 1 bulk auger compactor	2023
TAFT	New Waste Yard w/ 1 bulk auger compactor	2023
METRO NORTH PLAZA	Interior Compactors	2023
FULTON	Interior Compactors	2023
MORRIS PARK SENIOR CITIZENS HOME	Interior Compactors	2023
RANGEL	Interior Compactors	2023
830 AMSTERDAM AVENUE	Interior Compactors	2023
DE HOSTOS APARTMENTS	Interior Compactors	2023

WSUR (SITE A) 120 WEST 94TH STREET	Interior Compactors	2023
WSUR (SITE B) 74 WEST 92ND STREET	Interior Compactors	2023
WSUR (SITE C) 589 AMSTERDAM AVENUE	Interior Compactors	2023
SAINT NICHOLAS	Interior Compactors	2023
BARUCH	Interior Compactors	2023
BARUCH HOUSES ADDITION	Interior Compactors	2023
MORRIS PARK SENIOR CITIZENS HOME	New Waste Yard w/ 2 auger compactors	2023
154 WEST 84TH STREET	New Waste Yard w/ 2 auger compactors	2023
REHAB PROGRAM (TAFT REHABS)	New Waste Yard w/ 2 auger compactors	2023
DE HOSTOS APARTMENTS	New Waste Yard w/ 2 auger compactors	2023
RANGEL	New Waste Yard w/ 1 bulk auger compactor + pneumatic system	2023
MANHATTANVILLE	Interior Compactors	2023
LINCOLN	Interior Compactors	2023
AMSTERDAM	Interior Compactors	2023
STRAUS	Interior Compactors	2023
JEFFERSON	New Waste Yard w/ 5 auger compactors	2023
AMSTERDAM	New Waste Yard w/ 4 auger compactors	2023
WILSON	New Waste Yard w/ 3 auger compactors	2023
LINCOLN	New Waste Yard w/ 3 auger compactors	2023
JOHNSON	New Waste Yard w/ 3 auger compactors	2023
HERNANDEZ	New Waste Yard w/ 2 auger compactors	2023
LOWER EAST SIDE I INFILL	New Waste Yard w/ 2 auger compactors	2023
GOMPERS	New Waste Yard w/ 1 bulk auger compactor	2023
KING TOWERS	New Waste Yard w/ 1 bulk auger compactor	2023
SMITH	New Waste Yard w/ 1 bulk auger compactor	2023
CORSI HOUSES	Interior Compactors	2023
TAFT	Interior Compactors	2023
DOUGLASS I	Interior Compactors	2023
DOUGLASS II	Interior Compactors	2023
JEFFERSON	Interior Compactors	2023
AMSTERDAM ADDITION	Interior Compactors	2023

Development Name	Scope of Work	Fund Year
MANHATTANVILLE	New Waste Yard w/ 4 auger compactors	2024
FULTON	New Waste Yard w/ 3 auger compactors	2024
UPACA (SITE 6)	New Waste Yard w/ 3 auger compactors	2024
DREW-HAMILTON	New Waste Yard w/ 3 auger compactors	2024

CHELSEA ADDITION	New Waste Yard w/ 2 auger compactors	2024
LOWER EAST SIDE III	New Waste Yard w/ 2 auger compactors	2024
REHAB PROGRAM (DOUGLASS REHABS)	New Waste Yard w/ 2 auger compactors	2024
45 ALLEN STREET	New Waste Yard w/ 2 auger compactors	2024
HARBORVIEW TERRACE	New Waste Yard w/ 2 auger compactors	2024
AMSTERDAM ADDITION	New Waste Yard w/ 2 auger compactors	2024
DYCKMAN	New Waste Yard w/ 1 bulk auger compactor	2024
WILSON	Interior Compactors	2024
CHELSEA	Interior Compactors	2024
UPACA (SITE 5)	Interior Compactors	2024
DREW-HAMILTON	Interior Compactors	2024
WAGNER	Interior Compactors	2024

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [3]: Door Repairs and Upgrades

1. What is the FY23 budget for repairs and upgrades of doors, locks and intercoms, both for Manhattan buildings and individual apartments?

a. What is projected for FY24?

2. Please provide a priority list by development.

AGENCY RESPONSE:

NYCHA uses its physical needs assessment (PNA) to address repairs across the portfolio. The PNA is presently undergoing updating. The current PNA may be found [here](#)

NYCHA also receives funding from local elected officials for projects including security and door upgrades. Councilmembers interested in funding these types of projects reach out to NYCHA and are provided with a cost estimate based on their proposed project.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [4]: NextGen Sustainability Program

1. What funding is allocated for the NextGen Sustainability Program in Manhattan for FY23?
 - a. Please break down by program initiatives.
2. Which Manhattan developments are currently participating?
3. What is timeline for all Manhattan developments to be participating?
4. What is the funding projected for FY24?
5. How much funding has been allocated for resident engagement and tenant technical assistance in FY23 and projected for FY24?
6. What are the long-term anticipated savings?

AGENCY RESPONSE:

NYCHA released its new Sustainability Agenda in September 2021 updating our progress from the original released in 2016 while setting new targets and adapting to technological advancements and changing priorities. The 2021 Sustainability Agenda outlines NYCHA's commitment to achieve significant reforms in five sustainability sectors: carbon and energy, health and wellbeing, community, waste and water resource management, and economics.

Sustainability Agenda highlights:

- Solar: NYCHA installed 100kW of solar on Carver roofs in 2021 (roofs 3,4, 10, 11).
- Cloudburst: NYCHA is in the design phase of cloudburst projects at Clinton and Jefferson Houses. The combined budget for both projects design and construction phases are \$17M. Clinton's construction budget is funded through a FEMA BRIC grant.
- Waste Management: NYCHA has allocated \$563.5 million in City funds for waste management infrastructure improvements across the entire portfolio. The Manhattan sites are listed in the response to Question 1 of agenda item 2. The value of the work is \$73 million.

MEETING NOTES:**NEW INFORMATION:****FOLLOW-UP COMMITMENTS:****AGENDA ITEM [5]: PACT Timeline**

1. Which Manhattan buildings/developments are going into the Permanent Affordability Commitment Together (PACT) and Rental Assistance Demonstration (RAD) programs?
2. What is the timeline for implementation?
3. What is the funding for resident engagement in FY23? Projected for FY24?

AGENCY RESPONSE:

1. Which Manhattan buildings/developments are going into the Permanent Affordability Commitment Together (PACT) and Rental Assistance Demonstration (RAD) programs?

a. PACT projects listed in the table below have been announced to all residents

Project Name	Developments	Phase	Closing Date (*projected)	Total Units
Manhattan	335 East 111th Street, 344 East 28 th Street, Fort Washington Avenue Rehab, Washington Heights Rehab (Groups 1&2), Washington Heights Rehab Phase III (Harlem River), Washington Heights Rehab Phase III (Fort Washington), Washington Heights Rehab Phase IV (C), Washington Heights Rehab Phase IV (D), Grampion, Manhattanville Rehab (Group 2), Manhattanville Rehab (Group 3), Park Avenue- East 122 nd , 123 rd Streets, Public School 139 (Conversion), Samuel (MHOP) I, Samuel (MHOP) II, Samuel (MHOP) III, Wise Towers	Construction	11/2020	1718
Harlem River	Harlem River, Harlem River II	Construction	02/2022	693
Audubon, Bethune Gardens, Marshall Plaza	Audubon, Bethune Gardens, Marshall Plaza	Pre-Develop	2022*	557
Frederick Samuel	Samuel (City)	Pre-Develop	2023*	664
Fulton and Elliott- Chelsea¹	Chelsea, Chelsea Addition, Elliott, Fulton	Pre-Develop	2023*	2,055
Wilson Consolidated, Metro North Plaza, White	Metro North Plaza, White, and Wilson	Resident Engagement	2023*	921
Jackie Robinson & Harlem Scattered Sites	131 Saint Nichols Avenue, Corsi Houses, Morris Park Senior Citizens Home, Taft Rehabs, Robinson, Upaca (Site 5), Upaca (Site 6)	Resident Engagement	2024*	1,063
Murphy Private	Hunts Point Avenue Rehab, West Farms Square Conventional, Hoe Avenue –	Resident Engagement	2024*	850

	East 173rd Street, Longfellow Avenue Rehab, Bryant Avenue – East 174th Street, East 173rd Street- Vyse Avenue, East 165th Street- Bryant Avenue, West Farms Road Rehab			
Manhattanville 2	Manhattanville	Resident Engagement	2024*	1,272
Rangel	Rangel	Resident Engagement	2024*	984
<p>¹The Fulton and Elliott- Chelsea PACT project will also include the construction of a new mixed-income housing development</p> <p>²The Manhattanville PACT project will include the sale of air rights to support rehabilitation costs and the construction of a new mixed-income housing development</p>				

2. What is the timeline for implementation?

- Please see ‘phase’ column in table above. See NYCHA’s Interactive PACT Map for additional project details.

3. What is the funding for resident engagement in FY23? Projected for FY24?

- For resident engagement and outreach, NYCHA’s Real Estate and Community Development departments have a combined budget of \$742,713 for FY22.
- NYCHA’s Community Development Departments has 43 staff members.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [6]: Unmet Major Infrastructure Needs

1. How much of NYCHA’s unmet major infrastructure needs are in Manhattan?
 - a. Describe the Manhattan funding needs by category: plumbing, electric, roofs, facades, elevators.

AGENCY RESPONSE:

Please see the below 5-Year need by category:

- Apartments: \$ 3,749,945,487
- Architectural: \$ 3,077,813,385
- Conveying: \$ 371,219,374
- Mechanical: \$901,720,465
- Electrical: \$ 271,324,594
- Site: \$622,664,625

2. Until NextGen and PACT are fully implemented, how much funding is budgeted for these needs in FY23?

\$66.9 M for Federal & City Plans

a. How much is projected for FY24?

\$93.3 million for Federal & City Plans.

For State Projects Pipeline Phase I & II, total funding budgeted is \$72.5 million. This funding is not broken down by year.

3. Please also provide all this information broken down by district.

FEDERAL:

DEVELOPMENT	PROJECT DESCRIPTION	FY2023	FY2024	CC DIST
AMSTERDAM	AC INSTALLATION	\$1,000,000	\$1,500,000	06
DYCKMAN	BASEMENT CRAWL SPACES	\$0	\$1,000,000	10
GRANT	ELEVATOR REPLACEMENT	\$13,680,000	\$0	07
HARBORVIEW TERRACE	ROOFS	\$0	\$112,585	06
JEFFERSON	RISERS/ BATHROOM RENOVATION	\$0	\$24,770,680	08
LEHMAN VILLAGE	UNDERGROUND FIRE/WATER LINES	\$0	\$2,450,000	08
POLO GROUNDS	ROOFS	\$0	\$321,072	09
POLO GROUNDS	BRICKWORK/LOCAL LAW 11 - EMERGENCY/INSPECTION SHEDS	\$31,012,280	\$45,359,576	09
RAVENSWOOD	RETROFIT NY	\$4,000,000	\$2,000,000	07
RIIS	UNDERGROUND STEAM DISTRIBUTION	\$0	\$1,900,000	02
SAINT NICHOLAS	BASEMENT CRAWL SPACES	\$0	\$1,000,000	09
SMITH	ELEVATOR REPLACEMENT	\$0	\$1,920,000	01
TAFT	BASEMENT CRAWL SPACES	\$0	\$1,000,000	08, 09
TAFT	BRICKWORK/LOCAL LAW 11	\$0	\$2,013,439	08, 09
VLADECK	BASEMENT CRAWL SPACES	\$1,000,000	\$0	02

WAGNER	PROJECT MANAGEMENT SERVICES FOR EPC	\$1,207,103	\$0	08
TOTAL:		\$51,899,383	\$85,347,353	

CITY:

DEVELOPMENT	PROJECT DESCRIPTION	FY2023	FY2024	CC DIST
ST. NICHOLAS	ELEVATOR UPGRADE	\$9,700,000	\$0	09
TAFT	ELEVATOR REHABILITATION	\$0	\$8,000,000	08, 09
WAGNER	GAS RISER REPLACEMENTS	\$5,300,000	\$0	08
TOTAL:		\$15,000,000	\$8,000,000	

STATE PROJECTS PIPELINE PHASE I:

DEVELOPMENT	PROJECT DESCRIPTION	BUDGET	CC DIST
830 AMSTERDAM	BOILERS	\$4,452,000	07
TOTAL:		\$4,452,000	

STATE PROJECTS PIPELINE PHASE II:

DEVELOPMENT	PROJECT DESCRIPTION	BUDGET	CC DIST
AMSTERDAM	BOILERS	\$9,158,400	06
JOHNSON	BOILERS	\$11,448,000	08
LINCOLN	BOILERS	\$11,448,000	09
SMITH	ABOVE-GRADE BOILERS	\$31,460,000	01
UPACA (SITE 5)	BOILERS	\$4,579,000	09
TOTAL:		\$68,093,600	

AGENCY RESPONSE:

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [7]: Staff Funding

AGENCY RESPONSE:

1. What is the FY23 budget for staff in Manhattan developments by category:

Current staff budget in the borough of Manhattan is 2,222.

Maintenance Staff	1,682
Skilled Trades	516
Other	24

- grounds maintenance, building maintenance and skilled trades?

See above.

- What is projected for FY 24?

The 2024 budget will be revised this Fall for adoption by the NYCHA Board.

2. What is the ratio of workers to residents for each category?

The current population in Manhattan is 103,271. The ratio of workers to population in Manhattan is approximately 1:46.

3. Given the backlog of repairs, how many additional staff are needed in each category?

NYCHA's backlog cannot be appropriately addressed through operations – it requires a comprehensive capital response. For example, NYCHA's buildings suffer from very old pipes that cause repeated leaks and then mold. Full replacement of pipes is needed to correct the underlying cause of those leak and mold issues. Between the Preservation Trust, the RAD/PACT program, and NYCHA's current Capital Program we are beginning to realize the resources we need to comprehensively improve our buildings. However, in the interim while these capital improvements are in progress, NYCHA is working to improve operations as it pertains to delivery of repairs for residents.

NYCHA began implementation of the Work Order Reform Program in Fall 2021. Work Order Reform involves decentralizing skilled trades workers to the neighborhood or development in order to improve response times. This involved the hiring of over 450 new staff across all boroughs at approximately \$37 million.

Work Order Reform is still in the implementation process as NYCHA is rolling out each borough at a time with the final borough, Manhattan, starting in September 2022. We are currently evaluating

the program and performance management in order to determine additional staffing that may be needed to ensure successful program implementation and better service delivery to our residents.

4. What is the projected cost for this additional staff?

Please see answer above to #3.

5. Were NYCHA's staffing requests for FY23 fully met?

Please see answer above to #3.

6. Maintenance of community spaces has created less than standard conditions for some programs. Some CBOs pay for maintenance of NYCHA spaces on their own, others cannot afford to do so.

- Is any recovery money being used to upgrade NYCHA community spaces where needed?

There are presently no grants or recovery money provided for upgrading of NYCHA community spaces. We welcome any investment from all levels of government.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [8]: Funding for Tenant Association (TA) Presidents

AGENCY RESPONSE:

1. How much funding has NYCHA allocated in FY23 for Manhattan TA Presidents, TA participation activity funds, and resident engagement?

To date, NYCHA has dispersed a total of **\$83,000** in FY23 council funds to Resident Associations in **Manhattan**.

Projected for FY24:

a. Projected Information for the FY24 is currently unavailable and the budget changes annually, which becomes available to us in January of that year.

b. Please describe the various programs that include a resident engagement aspect.

Resident Leadership Academy, ARC Scholars YLC, Life Story Club, Youth Media Project, Housing Justice, Real Estate Scholars, Green NYCHA.

2. What percentage of resident engagement is required to ensure that programs are successful?

100% of resident engagement is required to ensure that programs are successful.

3. How many developments are receiving TA funds?

166 developments were awarded funds citywide.

4. How many TA's applied for this funding?

166 TAs.

How many developments have functioning TA's?

216 developments have functioning TAs.

5. What criteria does NYCHA use to determine which TA applications are approved for funding?

The criteria includes having a 5-member board on file; reconciliation of all receipts, (uploaded/submitted); meets the TPA HUD Guidelines.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [9]: Technology Funding

AGENCY RESPONSE:

1. Is there a new contract to fund for technology to improve efficiency of maintenance and skilled trades workers in FY23?
 - a. If so, what if projected for FY24?

There are a number of contracts in flight to enhance NYCHA's existing technology platforms, including a planned roadmap for Maximo (NYCHA's asset and work order management tool) based on a recent pilot completed with Maximo's supporting technology company - IBM. If successful, NYCHA will plan to move its existing Maximo instance to their current platform and mobile application. IT takes their lead from Operations on providing any handheld technology devices to staff, contingent on adequate funding, and are currently working with the Learning and Development Department to streamline the process of distribution of devices to new staff and any job-related training for staff on work related technology and tools when they are on-boarded.

2. What is the projected cost for providing handheld computers to all Manhattan maintenance and skilled trades staff?

Handheld devices like smart phones require data plans, various technology licenses, and IT support. The cost of providing smartphones for about 10,000 employees is approximately \$10 million annually.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [10]: Increased State Funding

1. How will State funding for NYCHA be allocated in the Borough of Manhattan?

AGENCY RESPONSE:

NYCHA is in the process of identifying to where best allocate the \$350 million in state capital funds received this past session. In previous years, such funding allowed for new boilers and elevators at developments.

NYCHA uses its physical needs assessment (PNA) to address repairs across the portfolio. The PNA is presently undergoing updating. The current PNA may be found [here](#)

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [11]: Capital Repairs

AGENCY RESPONSE:

1. For the many developments that are in dire need of capital repairs, how does NYCHA prioritize--are there categories? For instance, we know that roof repairs take priority. Do CB budget priorities have any influence at NYCHA?

NYCHA is consistently evaluating capital needs at its developments including a current update of the physical needs assessment.

We welcome CB support of funding for capital repairs that improve the quality of life for NYCHA residents.

2. We have money allocated for some repairs (elevators at Meltzer, just as an example) that is not being used. It appears there is not enough staff for repairs and priorities are not transparent.

- What are plans to immediately implement repairs where money is allocated so that inflation and time do not erode the monies?

NYCHA continues to evaluate the best approach to completing fully funded projects that address needs at our developments. NYCHA is appreciative of capital support from our elected officials.

3. How will the Public Housing Preservation Trust influence future capital spending?

NYCHA is still working through the process of defining roles & responsibilities for implementation between NYCHA and the Trust.

The Trust legislation caps the number of units that can opt-in to the Trust at 25,000 units of the 170,000 units within NYCHA's portfolio.

For those developments that do not opt-in to the Trust, NYCHA will continue to make every effort to improve developments via methods such as capital spending.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [12]: Public Safety

1. We have some developments that continue to be very unsafe with drug dealing and youth gangs. PSA police work on this issue with NYCHA but the problem continues and some residents live in real fear. Police—both regular precinct and PSA—respond and make temporary, small inroads, but with no real permanent improvements.

What is the plan, specifically, to make real changes in safety for developments?

What are the funds dedicated to that plan?

Who is overseeing that plan ? - please detail the coordination between NYPD, NYCHA and PSA

AGENCY RESPONSE:

NYCHA is committed to providing safe and secure housing for all residents. Safety is a fundamental building block of community stability and well-being. The Office of Public Safety is currently in the development stages of an authority wide Development Security Plan (DSP) for all NYCHA properties. Development Security Plans are created to address prevalent safety and security concerns identified at each development. DSP's will assess, recommend, implement, and safeguard improvements to the developments' security infrastructure. Ensuring that basic security measures such as secured doors, proper lighting, Closed-Circuit Television (CCTV), security guards, and appropriate law enforcement presence are met and delivered to our residents. In addition, the Authority recently expanded security guard coverage at six senior buildings from eight hours to 16 hours per day. Eight developments have recently been upgraded with new CCTV technology. And, in February 2022, NYCHA and DHS launched a pilot to assist people experiencing homelessness who have entered NYCHA buildings. The pilot is currently being conducted at two developments per week, with the potential for expansion to a wider range of properties.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS:

AGENDA ITEM [13]: Cannabis Enforcement

1. Will NYCHA actively enforce cannabis regulations on NYCHA campuses due to federal Cannabis laws being stricter than the State?

- Who will oversee that enforcement? - PSA or NYPD
- What funds will be allocated to education and outreach for NYCHA residents on the Cannabis rules for residents (which will be different for many other NYers)?

AGENCY RESPONSE:

Both PSA and NYPD will oversee cannabis enforcement. NYCHA's present smoke free policy prohibits smoking anywhere inside public housing buildings and within 25 feet of any NYCHA building.

NYCHA will conduct education and outreach via its present Smoke Free NYCHA campaign.

MEETING NOTES:

NEW INFORMATION:

FOLLOW-UP COMMITMENTS: