



**2024**

Financial Plan  
FY2024 – FY2028

New York City Housing Authority

---

**Adopted Budget**



**NEW YORK CITY HOUSING AUTHORITY**  
250 BROADWAY • NEW YORK, NY 10007  
TEL: (212) 306-3000 • <http://nyc.gov/nycha>

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April 29, 2024

Dear New Yorkers,

The New York City Housing Authority's (NYCHA) 2024-2028 Operating and Capital Plan was approved by the NYCHA Board on December 19, 2023. This comprehensive five-year budget presents a vision for making the best use of NYCHA's limited funds to improve quality of life for residents today and into the future.

Even though NYCHA has been underfunded by nearly \$1.9 billion in federal operating and capital funding (through 2023) since 2001, the Authority has been making progress over the past year, tackling the health and safety issues that matter most to residents while strengthening and preserving its properties. The plan funds key initiatives to perform comprehensive modernization of several developments; improve heating and elevator services as well as pest and waste management; and abate asbestos, lead, and mold. It also funds critical areas of the Authority's Transformation Plan, including by hiring additional skilled trades staff to carry out the Work Order Reform initiative and reduce the repairs backlog. The City's unprecedented commitment of \$4.7 billion in capital funds and \$205 million in operating funds for 2024 are making many of these initiatives possible.

The Authority's more than 2,100 buildings have nearly \$80 billion in capital needs. Our capital plan is helping to address some of our aging buildings' most critical infrastructure needs, making a real difference for residents. The Capital Plan includes \$3 billion for structural and exterior work; \$1.2 billion for heating and plumbing repairs and upgrades; \$894 million for mitigation of lead, mold, and pests, and \$442 million for interior upgrades. The 2024 City Capital Plan includes a commitment of more than \$4.7 billion from the City to rehabilitate and upgrade our buildings over the next 10 years.

The Authority's expected 2024 deficit is \$35 million, which NYCHA is committed to closing through active management and cost-saving measures as appropriate. Federal funding traditionally has not kept pace with the increasing cost of maintaining aging buildings. Given the uncertainty of federal funding – the Authority does not yet know its specific allocations for 2024 – it's imperative that New York's congressional delegation continue advocating for the financial support that public housing desperately needs. Every level of government, including the State, must invest in the turnaround efforts at NYCHA, so that the Authority can continue and expand the work of improving residents' quality of life and preserving this vital resource of affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Annika Lescott-Martinez".

Annika Lescott-Martinez  
Executive Vice President and Chief Financial Officer

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to New York City Housing Authority, New York for its annual budget for fiscal year beginning January 1, 2023. To receive this award, a government unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as communication device.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished  
Budget Presentation  
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PRESENTED TO

**New York City Housing Authority  
New York**

For the Fiscal Year Beginning

**January 01, 2023**

*Christopher P. Morill*

Executive Director



The Government Finance Officers Association  
of the United States and Canada

presents this

**CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION**

to

**New York City Housing Authority  
New York City Housing Authority, New York**



*The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.*

Executive Director

*Christopher P. Morill*

Date: **August 07, 2023**

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Chief Executive Officer



**Eva Trimble**  
Chief Operating Officer



**Annika Lescott-Martinez**  
Executive Vice-President &  
Chief Financial Officer



**Georgiana Okoroji**  
Senior Vice President of  
Financial Planning & Analysis



**Sylvia Aude**  
Senior Vice President for  
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**Patti Bayross**  
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Chief Information Officer



**Barbara Brancaccio**  
Chief Communications  
Officer



**Ukah Busgith**  
Executive Vice President for  
Resident Services, Partner-  
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VP of the Office of Diversity,  
Equity, and Inclusion



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Senior VP for Performance  
Management & Analytics



**Jonathan Gouveia**

Executive VP for Real Es-  
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**Lauren Gray**

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**Brad Greenburg**

Chief Compliance Officer



**Daniel Greene**

Executive VP for Property  
Management Operations



**Keith Grossman**

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**Brian Honan**

Senior VP of Intergovem-  
mental Affairs

# NYCHA Executive Leadership



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Executive VP & Chief Administrative Officer



**Arvind Sohoni**

Executive Vice President of Strategy and Innovation



**Shin Kim**

Senior VP of Supply Management and Procurement



**Shaan Mavani**

Chief Asset & Capital Management Officer



**Lakesha Miller**

Executive VP for of Leased Housing



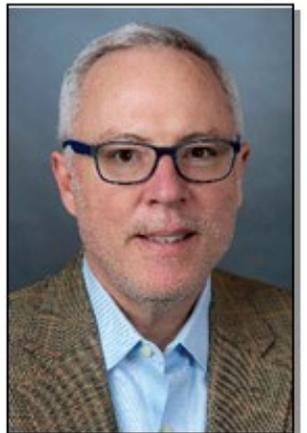
**Joy Sinderbrand**

Senior VP for Capital Programs



**Sergio Paneque**

Chief Procurement Officer



**David Rohde**

Executive VP for Legal Affairs and General Counsel

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# SUMMARY

The 2024 Budget along with a multi-year financial plan reflects the New York City Housing Authority's (NYCHA) efforts to achieve long-term financial stability. This plan consists of actions within NYCHA's control to address the realities of sharply diminishing federal subsidies, escalating non-discretionary costs and limited State aid to operate Public Housing.

NYCHA anticipates a \$35 million deficit for 2024 driven in part by a continued shortfall in rental revenue as the nation continues to recover from the pandemic. Additionally, it is expected that NYCHA will continue to be challenged financially as a result of federal underfunding as well as an increase in expense level to address the HUD/Southern District of New York (SDNY) Agreement.

NYCHA is committed in taking the additional steps necessary to close these, and future year gaps. This budget book provides a summary of key data and narratives related to NYCHA's operations, programs, and financial policies and procedures.

### Public Housing

Public Housing is the oldest federal program providing affordable housing for low- and moderate-income families. New York City opened the nation's first Public Housing development in 1936. In the 1970's, the federal effort to house the poor was expanded through the creation of the Section 8 program, providing rent subsidies that enable low-income families to lease apartments in the private housing market. Both programs limit the amount of rent that families pay based on their income. Operating assistance is provided by the federal government and is essential to bridge the gap between what residents pay and the actual costs of operating the developments.

NYCHA's public housing program is the largest in the nation with a portfolio comprising 160,238 apartments in 277 developments, providing housing for 151,835 families with 324,253 authorized residents. Of the population served, 24.4 percent of NYCHA residents are under the age of 18, and over 23 percent are 62 or older. The average household income is \$25,676 and the average rent is \$544/month.

There are 102,022 families renting through the Section 8 Program, serving 214,117 authorized residents. There is a total of 26,310 landlords who participate in the Section 8 Program. The average rent of a Section 8 unit is \$1,695 per month, with the resident ("Tenant Share") paying an average of \$387 and the voucher ("NYCHA Share") paying \$1,309. The average annual income of Section 8 residents is \$19,569.

Together, NYCHA's Public Housing and Section 8 Programs occupy 11.2 percent of New York City's rental apartments and serve 6.0 percent of the City's population. This would rank NYCHA as the thirty-fifth largest city in the United States.

### Section 8 Housing Voucher Program

The Housing Choice Voucher (HCV) Program, commonly known as Section 8, is designed to support low-income families in securing safe, decent, and affordable housing within the private market. This assistance is provided through rental subsidies. The New York City Housing Authority (NYCHA) oversees the largest Section 8 Program in the nation. As of December 2023, the program encompasses 102,022 Section 8 households, with a total of 214,117 authorized residents. This figure includes 2,251 households that reside in former State- and City-funded developments. The program engages 26,310 private landlords who participate in providing housing options for eligible individuals and families.

NYCHA administers the program by providing rental subsidies to participating landlords on behalf of eligible tenants. Program participants pay rent directly to the landlord, which is equal to about 30% of family income. NYCHA pays the landlord the difference between the tenant's rent and the approved contract rent on the apartment. These payments are referred to as Housing Assistance Payments or HAP. NYCHA earns a fee from HUD for administering the program.

HUD establishes the total number of authorized vouchers for a Public Housing Authority (PHA). The annual renewal funding to the PHA is based on the total of the Housing Assistance Payments made the previous year, adjusted for HUD's published inflation for the local market and congressional appropriations. Rental subsidy payments are primarily influenced by changes in local housing market costs and family income. Additionally, while HUD permits programs to maintain positive reserves balances, it may recapture these balances.

Therefore, the number of vouchers that NYCHA can prospectively administer depends on the current year's allocation and funding availability, per-unit costs, availability of affordable housing stock and changes in family incomes. Program administration costs are primarily determined by labor costs and mandated program compliance activities including annual eligibility recertification of participants and housing quality standard inspections of landlord apartments.

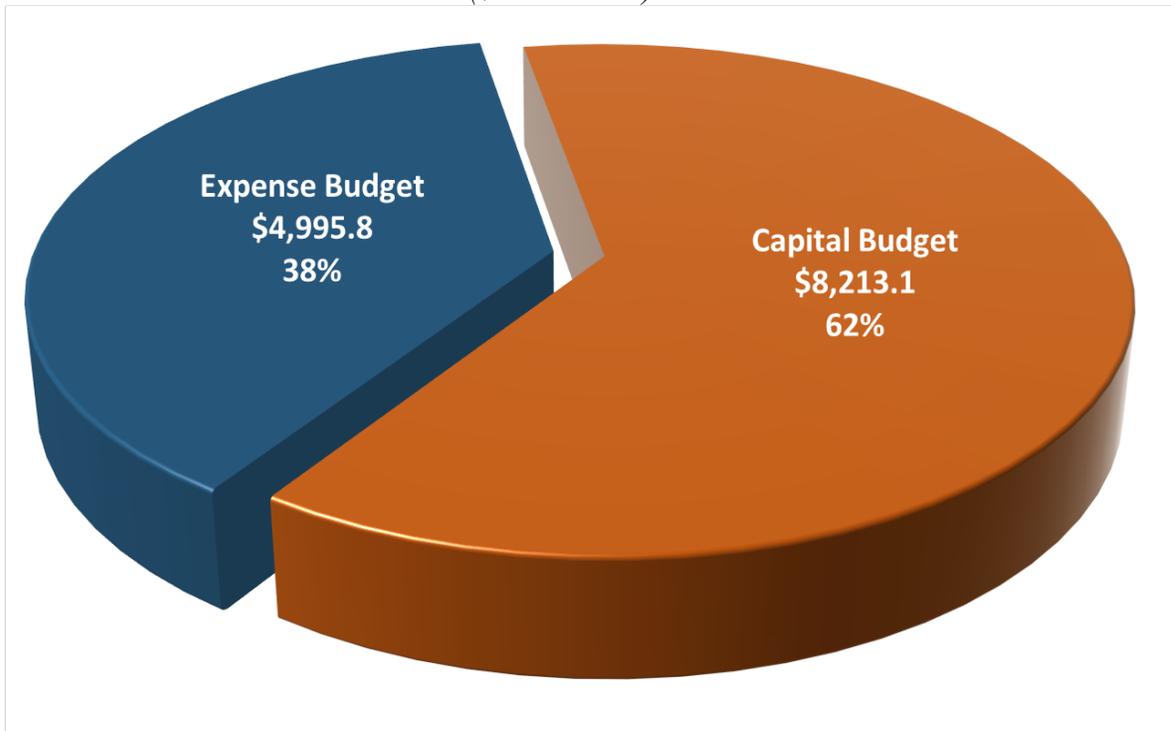


# BUDGET OVERVIEW

## FY 2024 Budget and Financial Plan

NYCHA is committed to transparency and providing detailed financial information to residents, elected officials, and all stakeholders with an interest in Public Housing. This Budget and Financial Plan provides detailed information about both the Capital and Operating Budgets. NYCHA’s FY 2024 Adopted Budget is \$13.2 billion which consists of two major components: Operating and Capital. The Operating Budget for FY 2024 is \$5.0 billion, and the Adopted 5-year Capital Budget (2024 - 2028) is \$8.21 billion.

**Budget Overview Chart 1: FY 2024 Budget**  
**\$13.21 billion**  
*(\$ In Millions)*



### *Operating Budget*

The New York City Housing Authority (NYCHA) Board adopted the 2024-2028 Operating Plan on December 19, 2023. The Five-Year Plan incorporates initiatives to address financial concerns.

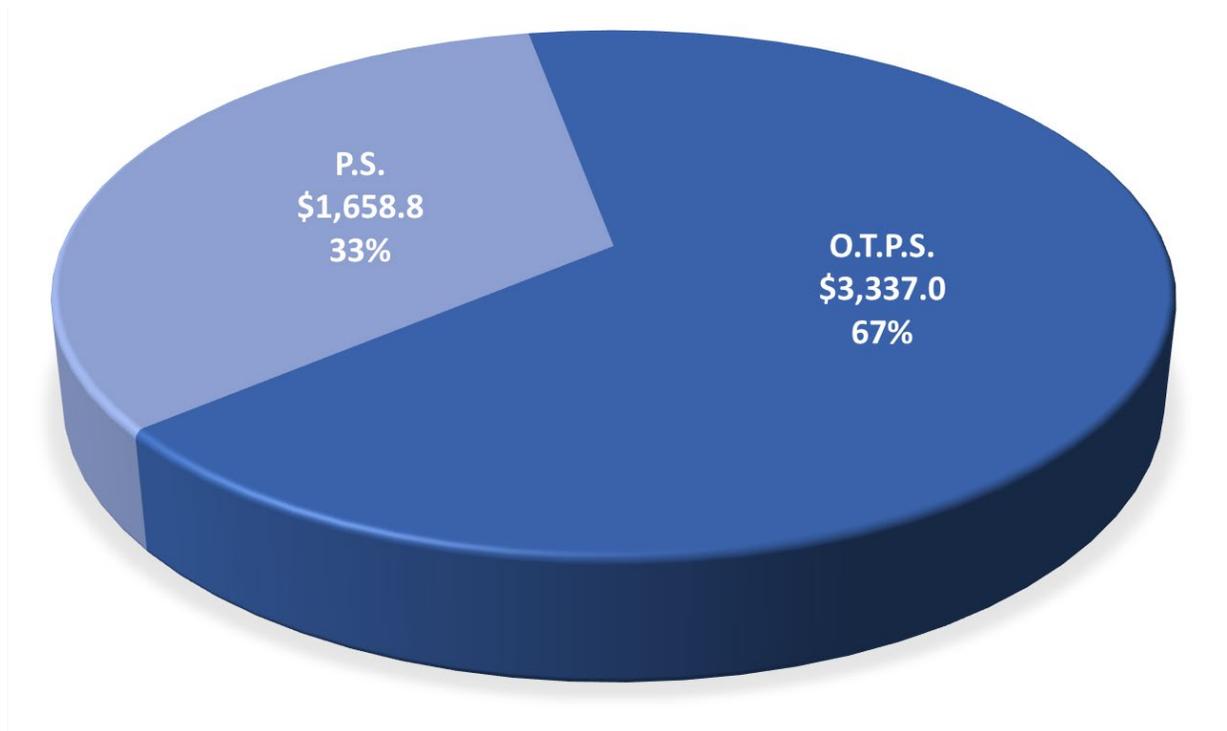
The Plan projects an Operating deficit of \$35 million in 2024. NYCHA’s Operating Budget of \$5.0 billion is divided into two major areas: Personnel Services (PS) and Other Than Personnel Services (OTPS). The PS budget of \$1.7 billion pays for salaries and fringe benefits for all NYCHA’s workforce. Total planned workforce of 12,109 full-time employees providing critical services to our residents which includes building maintenance, annual inspections and

## Budget Overview

certifications, grounds maintenance, community center staffing, social services, and other administrative services such as rent collection and administration of the Section 8 program.

The OTPS budget of \$3.3 billion pays for the non-personnel costs for the Authority including payments for utilities at the developments, contract services (including painting, elevator maintenance, fire safety, plumbing and heating services), insurance, consulting services, equipment used by development staff to maintain the buildings and grounds, and payments to private landlords participating in the Section 8 Housing Choice Voucher Program.

**Budget Overview Chart 2: 2024 Operating Budget**  
**\$5.0 billion**  
*(\$ In Millions)*



While financial support from the City of New York has improved in recent years, however NYCHA continues to experience a structural deficit stemming from ongoing federal underfunding as well as mounting “uncontrollable” costs such as pension and benefits-related expenses.

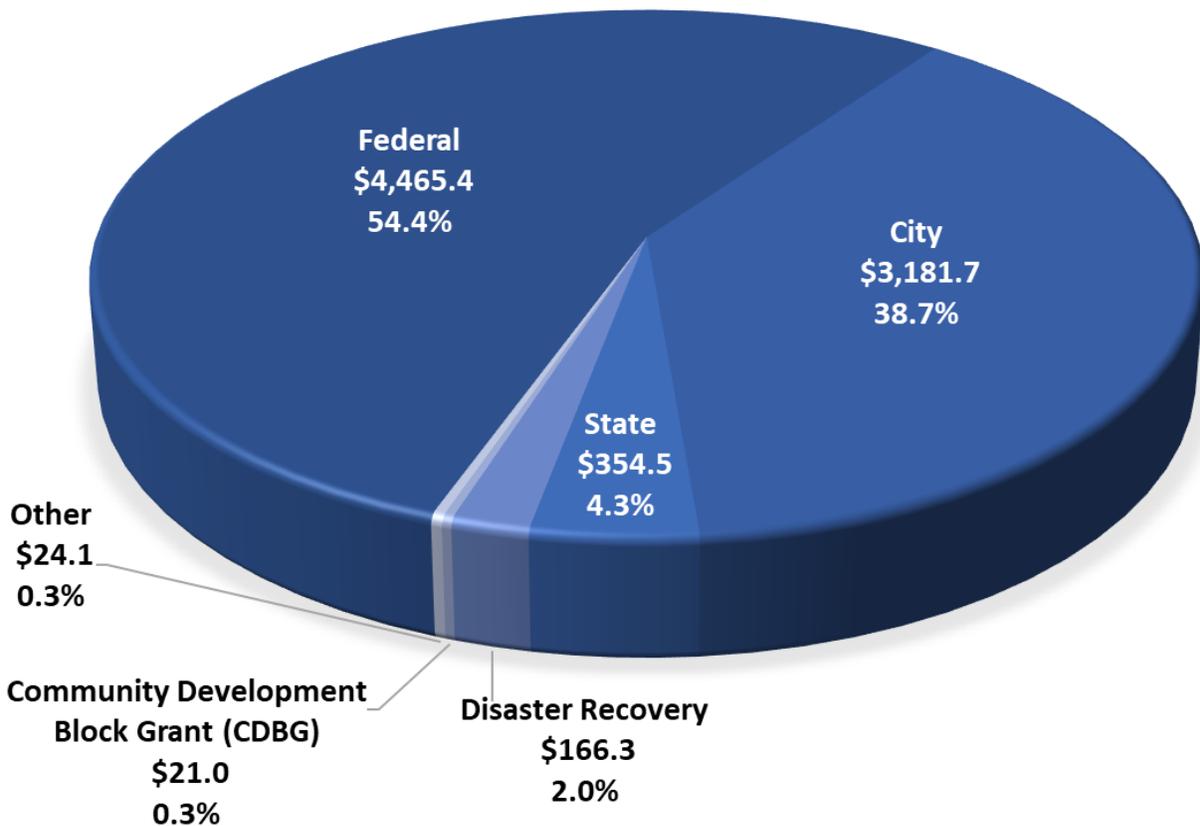
The listing of budgets by department on pages **69 - 193** provides funding and workforce level summaries for each department followed by additional programmatic details on the Departmental Operating Budgets Section.

## Budget Overview

### Capital Budget

NYCHA's 2024 – 2028 Capital Plan provides approximately \$8.2 billion in planned commitments for infrastructure improvements, major modernization, other systemic upgrades and repair, resiliency, and fortification of developments damaged or impacted by Superstorm Sandy. The Plan is based on the current federal capital funding outlook, funding from local elected officials and the City of New York, as well as remaining funding allocated for disaster recovery due to damage from Superstorm Sandy.

**Budget Overview Chart 3: 2024-2028 Capital Budget**  
**\$8.2 billion**  
*(\$ In Millions)*



Overall, of the \$8.213 billion dollars included in this Plan, 54.4% is from Annual Federal Capital Grants, 38.7% is from the City of New York, 4.3% comes from the State of New York, and 2.6% comes from other sources (Community Development Block Grant, Disaster Recovery, and Other).

### ***Budget Gap***

In 2023, NYCHA experienced a significant shortfall in rental revenue, but was able to end the year with a balanced budget, primarily from increased federal funding.

NYCHA expects to have a deficit of approximately \$35 million in 2024 in part from a continued shortfall in rental revenue as the nation continues to recover from the pandemic.

### **Federal Funding Decline**

Funding for the operating subsidy is based on congressional appropriation. While there have been funding increases in recent years in support of public housing such as global crisis due to pandemic, however, historically, national appropriations have been inadequate in meeting the needs of housing authorities. Historical data from 2001-2023 shows NYCHA's cumulative operating funding loss of nearly \$1.6 billion as a result of proration. During the same period NYCHA's federal capital grant funding experienced cumulative loss of over \$0.2 billion.

NYCHA's 2024-2028 Five Year Capital Plan which will be discussed in Capital Plan section (**pg. 197**), federal capital grants for infrastructure improvements and major rehabilitation have steadily declined over the last ten years, ultimately jeopardizing the preservation of public housing assets. Moreover, as the capital needs of aging buildings remain unmet, increased operating costs such as maintenance and repairs have placed a continued strain on the operating budget.

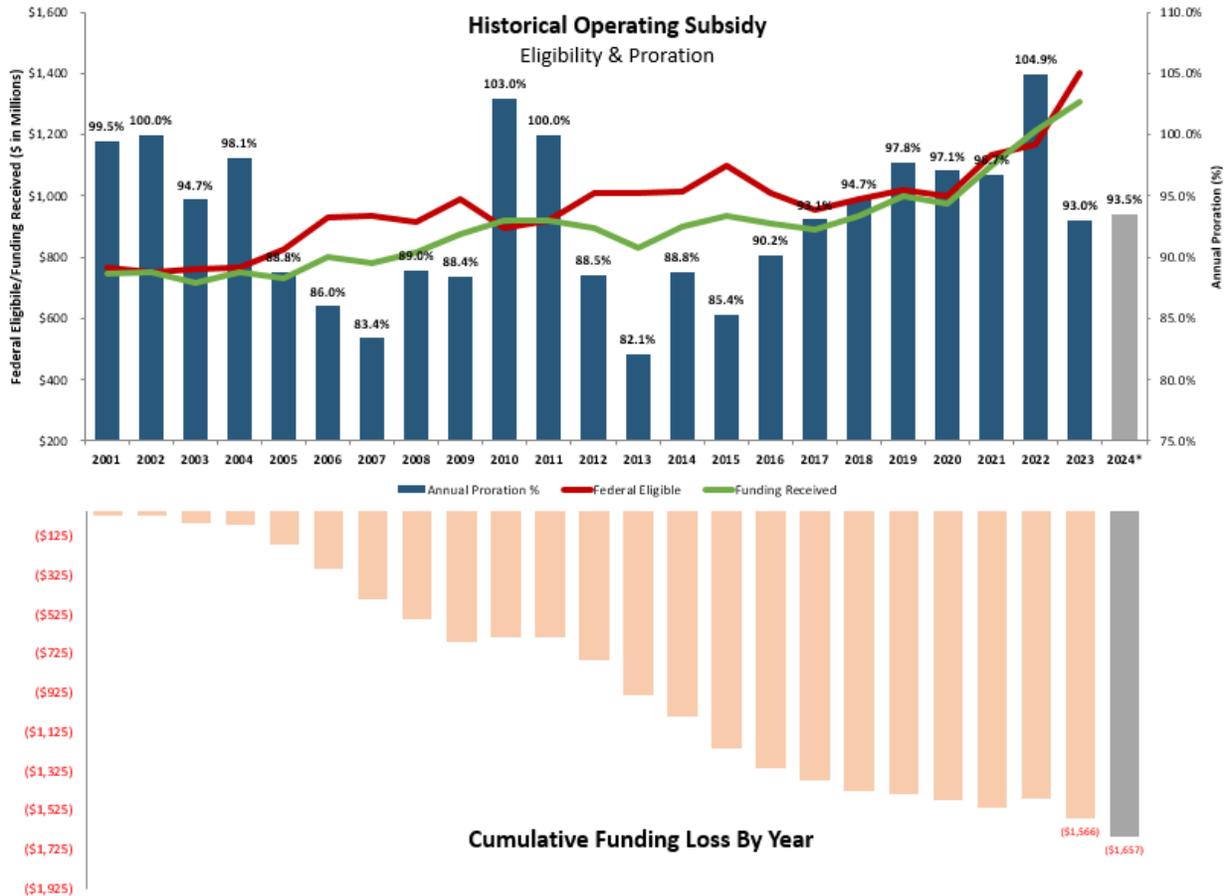
### ***Federal Operating Funding Loss and Chronic Underfunding***

HUD's Public Housing operating fund provides subsidies to public housing authorities nationwide to operate and maintain in local communities. Federal subsidies account for nearly 26 percent of NYCHA's General Fund revenue and all of NYCHA's Section 8 HCV Program revenue.

However, appropriations have generally fallen short of the funding levels required to fully fund public housing operations in accordance with HUD's eligibility formula. It is also important to note that while HUD's formula takes location into account, New York City has long advocated that the system is inequitable considering the City's uniquely high construction and employment costs in comparison to authorities across the US.

The 2024 Financial Plan assumes a proration level of 93.5 percent based on estimated eligibility using NYCHA's projected proportional funding allocation (22 percent when compared to nationwide funding) for the past 5 years (2018-2022) and adjusted to reflect anticipated congressional appropriation for FY'23. Based on this approach, estimated funding eligibility for FY'24 is at 1.3 billion.

**Budget Overview Chart 4:  
Historical Operating Subsidy Proration and Cumulative Loss  
(\$ In Millions)**



\* FY'24 Adopted Budget estimated based on projected appropriation and eligibility

### Capital Funding Loss

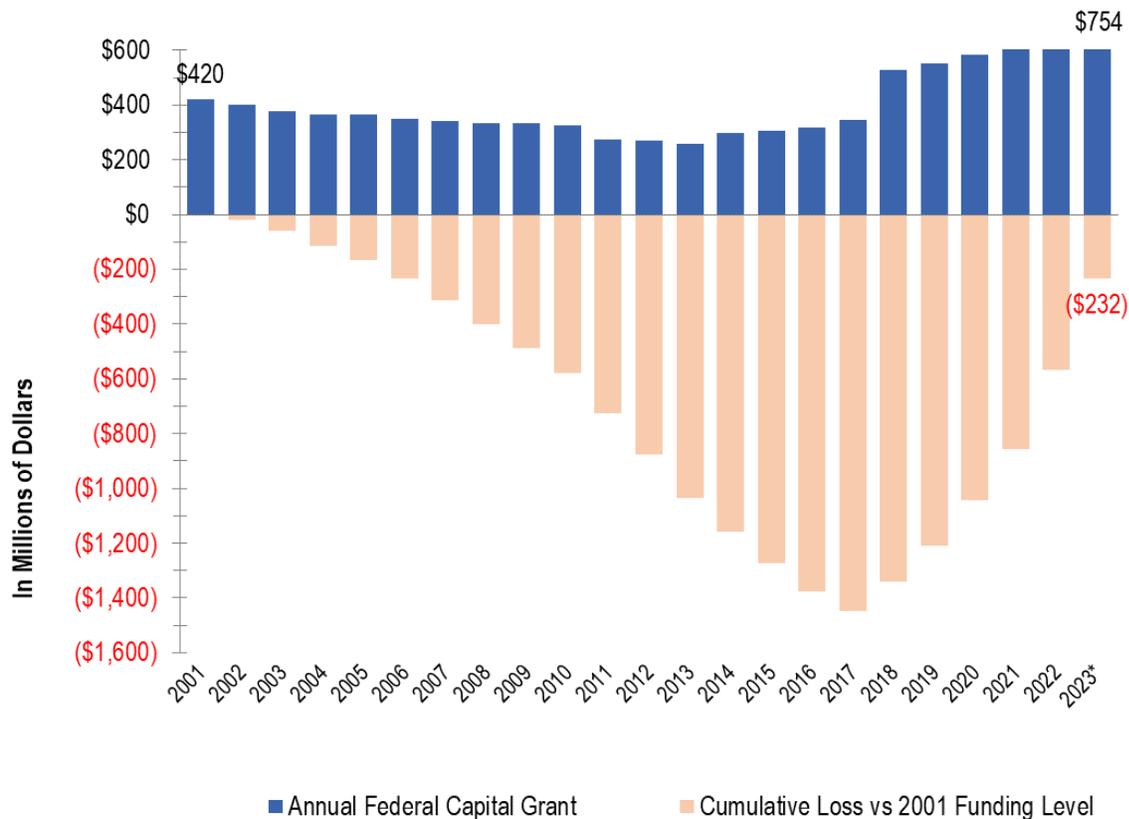
NYCHA’s aging housing stock requires far more capital investment than has been available from Federal, State, and City grants. NYCHA’s 2023 PNA estimates 20-year physical needs of \$78.3 billion across 264 public housing properties that NYCHA currently directly manages, comprising 161,400 apartments. This is a 73 percent increase since 2017, when the Authority assessed a \$45.3 billion need, and represents the amount of funding required to bring developments to a state of good repair and ensure their long-term viability. Fifty-four percent (or \$42.1 billion) of the total need identified relates to assets requiring replacement immediately or within the next year, and 77

## Budget Overview

percent (or \$60.3 billion) of the total need identified relates to assets requiring replacement within the next five years.

Funding available to NYCHA for capital improvements has failed to keep pace with growing needs and has historically declined. From 2001 to 2017, annual federal capital grants have declined by \$74 million, or 18%, from \$420 million to \$346 million. Beginning in 2018 and continuing through 2023, Federal capital funding has increased substantially. NYCHA was awarded \$711 million in 2022 and \$754 million in 2023. Despite the increase in appropriations to the Capital Fund program over the years, rising costs continue to result in very real cuts to the program. This chronic funding gap has severely constrained NYCHA’s ability to make necessary repairs and upgrades to brickwork, roofs, elevators, building systems (such as heating and plumbing systems), and apartment interiors.

**Budget Overview Chart 5:  
Federal Capital Funding Decline Since 2001**  
(\$ In Millions)





## *Budget Overview*

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### **Additional Revenues**

With continued declines in federal funding that jeopardizes NYCHA's long-term fiscal stability, NYCHA is constantly exploring opportunities and seeking partnerships to help ease the financial burden caused by chronic underfunding.

### ***City Funded Initiatives***

The City of New York is committed to supporting NYCHA's goals and mission. To address NYCHA's challenges, this administration has granted NYCHA approximately \$205 million in 2024 to fund several initiatives including:

- \$159 million to cover the costs of general wage increases negotiated by the City;
- \$21 million for the Vacant Unit Readiness program;
- \$18 million for salaries and benefits for staff in the Asset and Capital Management Department; and
- Approximately \$8 million for other special initiatives.

### ***Support for Unsubsidized/Unfunded Units***

NYCHA owns and operates 21 developments originally built by the City and the State of New York with 20,139 housing units that have been historically unfunded.

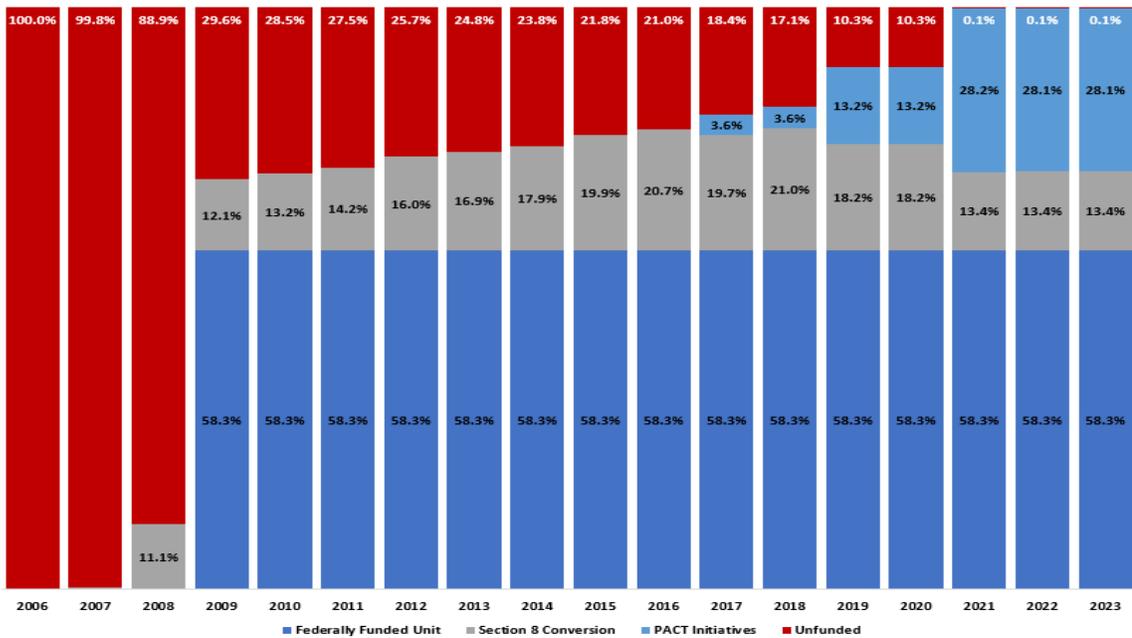
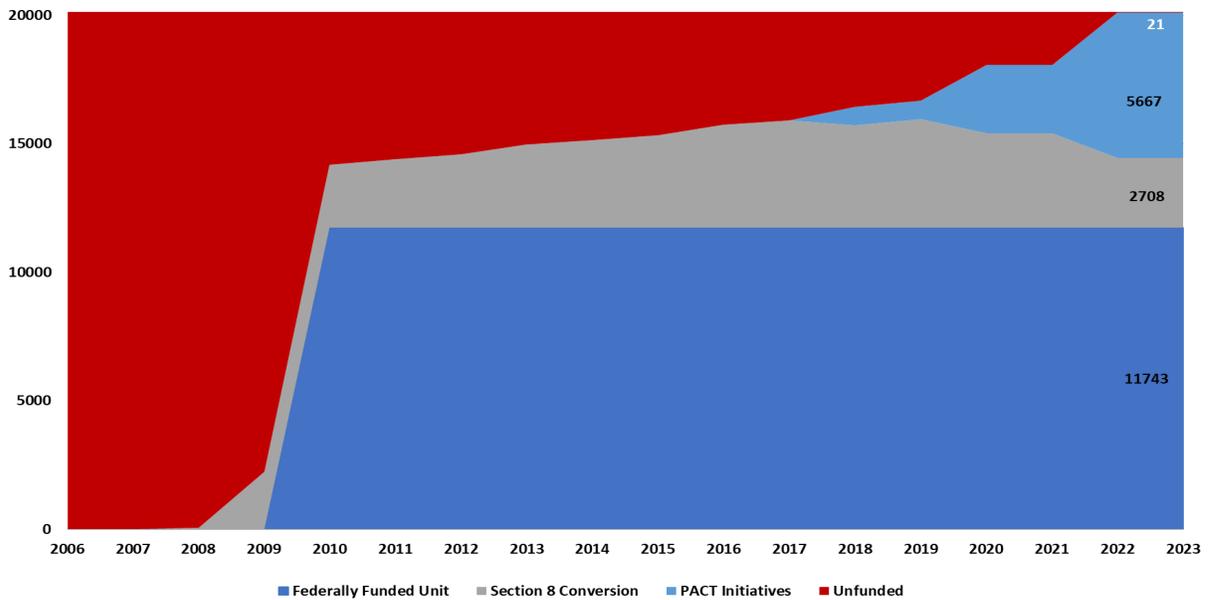
In 2008, NYCHA was able to secure funding for 11,743 out of 20,139 units through Federalization. Additionally, HUD, as part of the agreement, authorized the conversion of 8,396 units, (approximately 3,923 City & 4,473 State) into Project-Based Section 8 funded units through the 2008 Voluntary Conversion Plan (VCP).



# Budget Overview

And since 2008, NYCHA has been making progress to transition over 6,000 units via VCP and Rental Assistance Demonstration/Permanent Affordability Commitment Together (RAD/PACT) initiative. The current plan reflects NYCHA’s ongoing effort to transition the remaining 21 units upon vacancy (21 state units) to the Section 8 funding model.

**Budget Overview Chart 6: Unfunded Unit**



\* Unfunded units are expected to transition to Section 8 program via RAD and/or Project-Based Section 8.

## Budget Overview

### Closing the Year

2023 has been another challenging year for the nation as the world recovers from an historical pandemic and it has been another difficult year for NYCHA's low-income families. There was a significant reduction in revenue from tenant rent, an increase in contract expense to meet HUD/SDNY guidelines. However, with a favorable increase from federal subsidy, NYCHA managed to balance the budget for the year.

**Budget Overview Table 1: Closing the Year**  
(\$ In Millions)

Sources	Adopted Budget	Year-end Reforecast	Variance
Tenant Rental Revenue	\$850	\$984	\$134
Operating Subsidy	\$1,209	\$1,310	\$101
Section 8 Subsidy	\$1,629	\$1,733	\$104
Capital Transfer/Mgmt. Fee	\$249	\$263	\$15
City Funds	\$232	\$236	\$3
All Other	\$144	\$172	\$28
Withdraw from Reserves	\$65		(\$65)
<b>Total Sources</b>	<b>\$4,378</b>	<b>\$4,697</b>	<b>\$320</b>
<b>Uses</b>			
<b>Personal Services (PS)</b>			
Salaries	\$796	\$800	\$4
Overtime	\$100	\$216	\$116
Fringe	\$628	\$634	\$6
<b>Total PS</b>	<b>\$1,524</b>	<b>\$1,650</b>	<b>\$126</b>
<b>Other than Personal Services (OTPS)</b>			
Supplies	\$110	\$132	\$22
Utilities	\$604	\$628	\$24
Contracts	\$463	\$502	\$39
Section 8 HAP	\$1,455	\$1,541	\$86
Other OTPS	\$256	\$244	(\$13)
<b>Total OTPS</b>	<b>\$2,889</b>	<b>\$3,048</b>	<b>\$159</b>
<b>Total Uses (PS &amp; OTPS)</b>	<b>\$4,413</b>	<b>\$4,697</b>	<b>\$285</b>
<b>Surplus/(Deficit)</b>	<b>(\$35)</b>	<b>\$0</b>	<b>\$35</b>



## Budget Overview

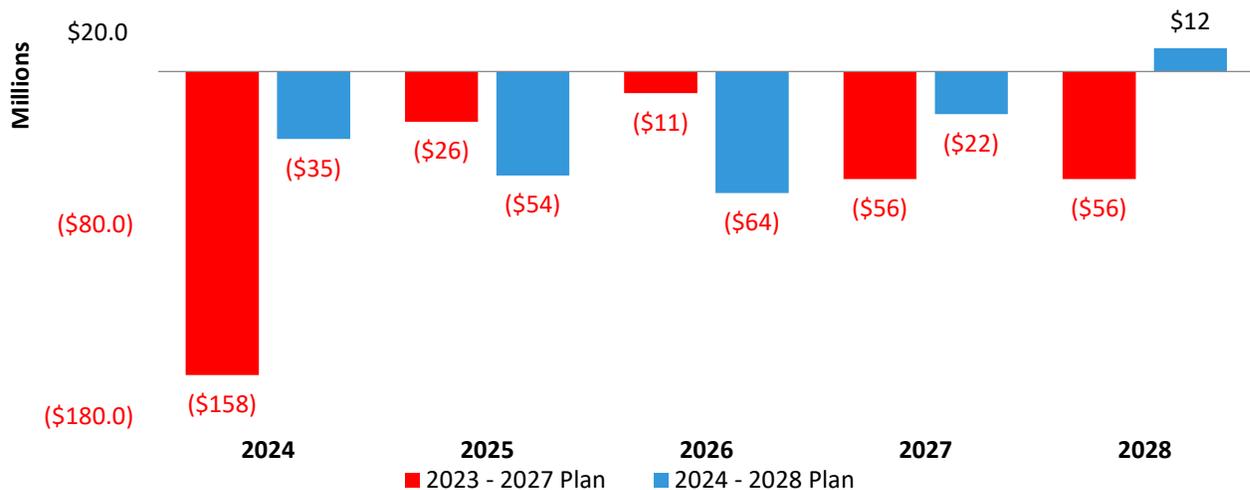
NYCHA has been making significant efforts to control its expenses, however, given its aging housing stock, reduction in rental revenue due to the pandemic, as well as regulatory obligations (HUD Agreement), the Authority will continue to be financially challenged without ongoing efforts to streamline its operations, and without continued financial support from HUD, the City, and the State.

While NYCHA is continuing its effort to secure additional resources through a collective effort with partners including the city government, the cost to maintain the public housing program remains challenging. The current plan, as a result of such efforts, provides dramatic improvement in the funding gap from the previous plan. Details of the plan are explained in the following sections. The plan projects a deficit of \$35 million in 2024, \$54 million, \$64 million, \$22 million, and a surplus of 12 million in 2025, 2026, 2027 and 2028 respectively.

**Budget Overview Chart 7: Funding Gap comparison**

*(\$ In Millions)*

### Public Housing Surplus/(Deficit)



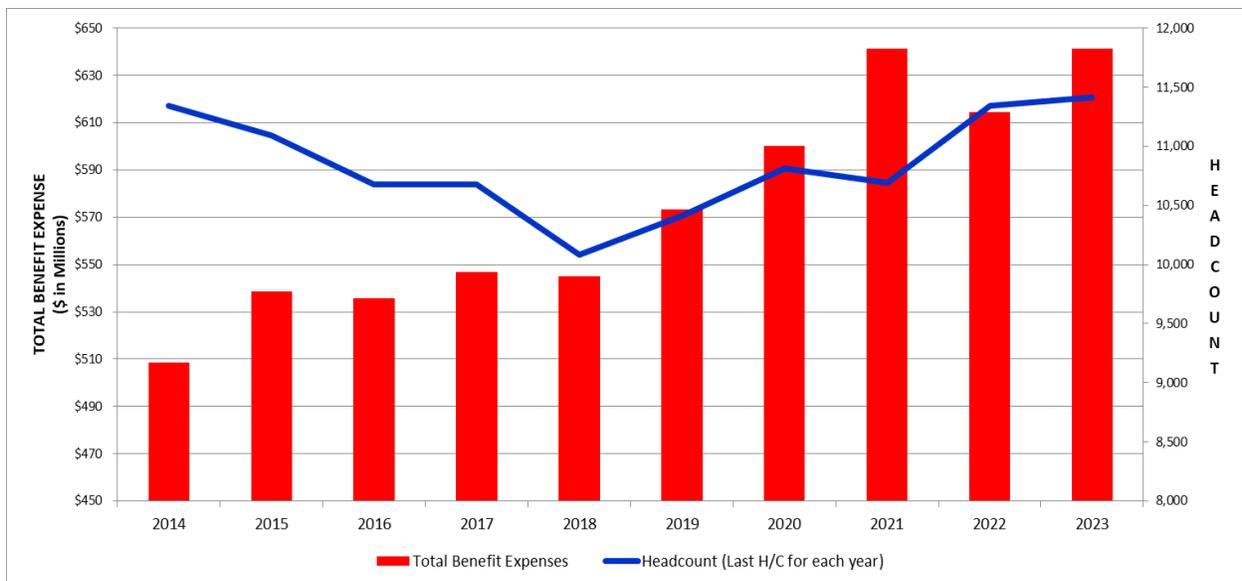
Above chart illustrates Public Housing Funds (excludes funding from Section 8 program)

## Personnel Services: Workforce

### Workforce

In recent years, staffing level has increased to address HUD/ SDNY agreement. In contrast to modest growth in workforce level, however, fringe expenses have been steadily increasing due to rising cost of health benefit expenses and other benefit related expenses. In fact, in the past 10 years (2014 – 2023), while increase in workforce levels was around 1 percent, overall fringe expenses have increased by over 26 percent in the same period.

**Budget Overview Chart 8: Historical Benefit Expenses vs. Workforce**  
(\$ In Millions)



**Budget Overview Table 2: Benefit expense growth**

	2014	2023	Change	% Change
<b>Health</b>	\$217.9	\$306.9	\$89.1	40.9%
<b>Pension</b>	\$155.9	\$157.8	\$1.9	1.2%
<b>All Others</b>	\$134.8	\$176.5	\$41.7	30.9%
<b>Total benefit Expenses</b>	\$508.5	\$641.2	\$132.7	26.1%
<b>Year End Headcount</b>	11,344	11,418	74	0.7%

With continued reductions in revenue and increased costs (e.g., benefit-related expenses), NYCHA faces challenges in ensuring the continuation of its core functions and the delivery of essential services to its residents.

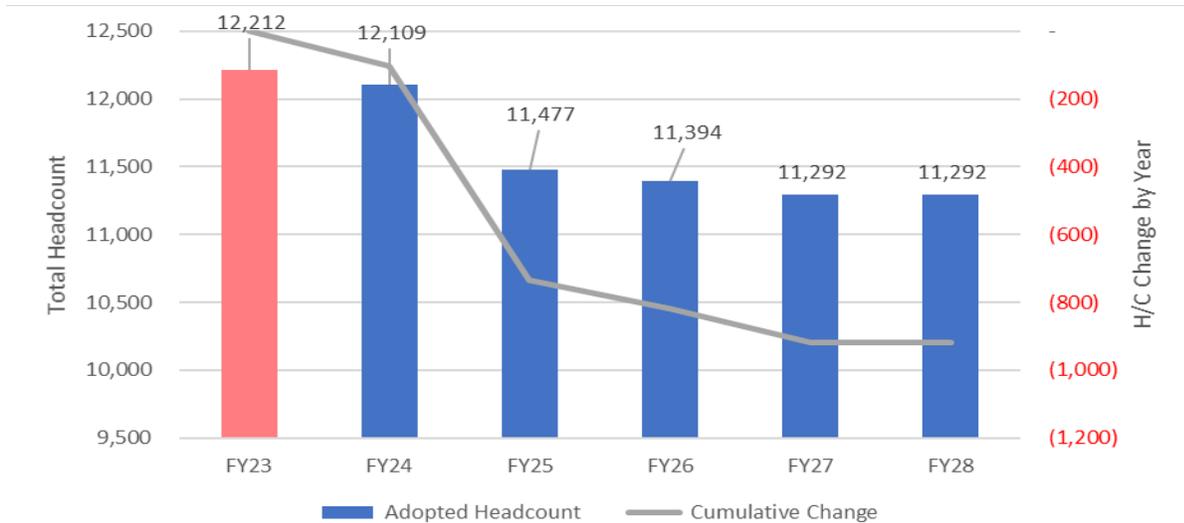


# Budget Overview

## Workforce Distribution

The 2024 plan highlights key changes to workforce levels to help address health and safety concerns in-line with HUD/SDNY Agreement and the Transformation Plan.

**Budget Overview Chart 9A: Headcount Plan**  
2023 (Prior Plan) vs. Adopted 5-Year Plan (2024 to 2028)



**Budget Overview Chart 9B: Headcount Plan**  
Pillar Areas (FY 2019 – FY 2024)

While there has been a realignment of assignment in pillar areas, continuing its commitment for success in HUD/SDNY Agreement, the Authority has expanded its resources of over 800 additional workforces since the agreement became effective (Jan 2019).

### Year-over-Year Change

EVP / Department*	'19 vs. '20	'20 vs. '21	'21 vs. '22	'22 vs. '23	'23 vs. '24	Cumulative Change '19 vs. '24
Elevator Services and Repairs Dept	58	48	5	(2)	-	109
Heating Management Services Department	78	2	47	88	2	217
Lead Hazard Control Department	60	-	3	(13)	8	58
Mold Hazard Control Department	22	15	3	2	24	66
Pest Management	55	(1)	(4)	13	126	189
Waste Management	-	3	8	5	(3)	13
Environmental Health & Safety Department	48	1	2	-	1	52
Compliance	13	7	6	11	(1)	36
Quality Assurance	20	5	7	4	-	36
Asbestos	-	-	46	18	(4)	60
<b>Total</b>	<b>354</b>	<b>80</b>	<b>123</b>	<b>126</b>	<b>153</b>	<b>836</b>

## *Budget Overview*

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### *Salaries*

Salaries are various expenses associated with workforce which includes some of the following:

- Full-time Salary is budgeted for \$880 million in 2024.
- Part-time Salary represents expenditures associated with part-time and temporary staff positions.
- Seasonal Salary expenditures are associated with the Authority’s seasonal hiring program as well as temporary employment programs.
- Other Salary is an aggregation of assignment differentials, license differentials, increment payments, meal allowances and other miscellaneous pay adjustments.

This plan includes general wage increases (GWI) due to settled collective bargaining agreements (CBA) for the affected union/titles. To support NYCHA’s financial burden as a result of CBA, the City of New York agreed to provide funding for the cost of labor agreements.

### *Seasonal*

The budget for Seasonal personnel services provides funding support for temporary staffing to help accommodate the seasonal needs of Operations. Historically, this line has been used to onboard temporary staff during the summer at the properties, which is known as “The Seasonal Program”. The staff work for 40 hours a week for a 26-week period.

The seasonal budget has been expanded to address various measures to supplement full- time workforces. Below are some key funded initiatives in 2024:

- \$8M in Skilled Trades staffing – Allows for flexibility to hire skilled trades/union staff titles for a temporary period to address short-term initiatives. Funding provides for temporary staff to help reduce the work order backlog as well as special initiatives to address Lead, Mold and Centralized Litigation.
- Programs include Moveout Initiative (\$6.8M), Playground Inspection (\$650K), and Technical Services (\$505K).
- Healthy Homes \$2.3M and Red Hook East/West \$188K.
- \$4.4M in the traditional Seasonal Program - This plan includes hiring staff for a 30-hour work week for 26 weeks at a rate of \$19.33/hr. The plan incorporates 3 hiring phases achieving approximately 400 staff at its peak.
- \$2.7 M in temporary staffing for Pest Management initiative - To cover the cost to collapse rat burrow, seal up holes, and assist exterminators at various sites for the next 6 months. Includes 70 seasonal workers, 8 Caretakers, and 3 maintenance workers to address these issues.
- \$548k for on-the-job training program of 14 “Heating Plant Technician (HPT) trainees” as temporary staff. These HPT trainees will split their week at heating sites in the properties and in classroom training with NYCHA and verified educational partners.

## *Budget Overview*

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- \$2M seasonal staffing for the Lead Hazard Control Department. The program hires Community Services Aides (CSA), Community Coordinators serve as CSA's Supervisors play an essential part of the Visual Assessment and Dust Wipe Program. The program assists NYCHA to be in compliant with HUD Agreement and approved actions.
- \$1M for Mold Remediation to be in compliant with Mold HUD Action Plan The program is assigned to the 14 seasonal staff of Enhanced Oversight Program (EOP) & 7 seasonal staff of Roof Fan labeling team. The EOP team plays a crucial role in improving compliance metrics related to existing aging plumbing work order numbers (WOs) at high-risk consolidations, as well as tackling paint backlog WO's, and overseeing other priority tasks aimed at mitigating delays. The EOP establishes overall performance milestones consistent with the Baez requirements and identifies site-specific roadblocks that hinder performance.
- The HUD and Baez Consent Decree requirements demand strict compliance with maintenance standards. This include addressing issues related to mold and painting backlog. there is a huge number of work orders related to mold and leaks cases for painter craft backlog. The Team will prioritize developments participating in EOP and with highest backlog volume. This investment relates to Court/HUD Agreement, as well as services at properties.
- The Roof Fan labeling team is responsible to individually place high-quality computer printed labels onto newly replaced roof fans. The roof fan labels are printed with the Maximo asset number in a large bold font so development staff can easily identify each individual roof fan when conducting monthly roof fan inspections.

### **2024 Outlook**

The Authority's \$4.9 billion budget supports two major federal programs \$3.0 billion Public Housing Program provides funding for operations and maintenance of over 157 thousand units of housing while the \$1.9 billion supports the Housing Choice Voucher (HCV) Program which provides approximately 324 thousand low-income New Yorkers with affordable housing in the private sector. Part of the Public Housing Program is funded with \$205 million provided by the City of New York.

In 2024, The Authority adopted \$35 million deficit and it is committed to closing the deficit through cost-saving measures and additional support from our City, State and Federal partners. One of key source of Revenue Federal Operating Subsidy (Section 9 program), the Authority projects \$1.3 billion in an increase of \$101 million over 2023 and with such support, similar to prior fiscal years (2022 & 2023), it is anticipated that the Authority will be able to balance the budget at the end of the year.

Below are other key measures and plans to help address financial concerns:

#### ***Rent Collection***

As of December 31, 2023, tenant arrears totaled \$492 million across over 73,000 low-and moderate-income households. The Authority has supported our tenants with submissions for assistance through the New York State Emergency Rental Assistance Program (ERAP). Our efforts have yielded significant ERAP funding and by December 31, 2023, the Authority received over \$100 million in ERAP funding to pay down tenant rent arrears.

NYCHA continues to explore all avenues to receive additional support from our city, state, and federal partners. We are also engaging in targeted outreach to households in arrears, working with City partners to connect tenants to assistance, and have focused legal enforcement actions on tenants with the highest pre-pandemic balances.

- Currently 60% cumulative collection rate and \$98.7 million collected as of Jan 2024.
- In 2023, NYCHA collected \$961 million in rent at a cumulative collection rate of 60%.

### ***Transformation Plan***

NYCHA continues to invest in critical Transformation Plan priorities, including the Neighborhood Model, Work Order Reform, and each of the Agreement’s pillar areas. Investments include 504 additional Maintenance Workers, Skilled Trades, and Neighborhood Planners, new contract management roles, and additional resources moved from the central office to the borough, neighborhood, and development levels. Amongst the six pillars—heating, elevators, pests/waste, lead, mold, and inspections, NYCHA has spent hundreds of millions of dollars since the signing of the Agreement to support compliance with its terms.

### ***Implementation of the Preservation Trust***

There has been significant progress so far, including:

- Appointment of Trust board
- Hiring of senior staff
- First voting site completed (Nostrand) and second voting site launched.
- Next, NYCHA and the Trust will work together to complete conversion at Nostrand over the next 1.5-2 years, at which point construction can begin.

### ***Financial feasibility of RAD/PACT conversions given inflation and interest rates***

The recent rise of interest rates has constrained PACT development expenses but has not affected overall feasibility. While there has been significant cost increases due to inflation, NYCHA is addressing through a combination of maximizing project revenue, pressure testing of costs, and filling any gaps with city capital subsidy.

### ***Plans to revive infill or do more phased re-development***

Any future infill projects must first address the housing needs of existing NYCHA residents.

The proposed rebuilding of Fulton and Elliott Chelsea has acted as a catalyst for residents at other developments to begin considering similar schemes, ranging from complete rebuilds to a mix of preservation and rebuilding.

### **2023 Accomplishments & Initiatives**

While the focus has been addressing existing issues, progress would be limited if measures were not taken to improve and streamline both the operational and cultural aspects of the organization. Recognizing these needs, NYCHA is exploring ways to leverage both internal and external partnerships to transform NYCHA. While difficult to quantify, benefits will be measured through metrics that are being designed as part of the ongoing initiatives.

#### ***The Blueprint for Change***

NYCHA is continuing its strategy, A Blueprint for Change, introduced in 2020 which outlined a series of potential pathways for reorganization of the Authority and increased capital investment to help stabilize and improve its properties, drive jobs and recovery strategies.

The Blueprint aims to invest in the organization, buildings, and residents through three approaches:

**A Stabilization Strategy**, which puts forth the first-ever plan to comprehensively renovate and update every single NYCHA building. It can accomplish this by establishing a Public Housing Preservation Trust. While rehabilitating NYCHA buildings and apartments, the Public Trust would keep public housing 100 percent public and affordable and ensure that residents maintain their full rights and protections for perpetuity. Together, the Public Trust and the existing Permanent Affordability Commitment Together (PACT) initiative can bring the billions of dollars in investment that our buildings desperately need.

**A Transformation Plan** that will enable the Authority to improve the delivery of services for residents through a “Neighborhood Model” for property operations, among other organizational improvements. The Transformation Plan builds upon the work we’ve been doing to make significant progress in key areas that most impact residents’ quality of life, and it is centered around the imperative to foster a new culture of service at the Authority.

**A Jobs and Recovery Strategy:** While we bring massive investment to our buildings and residents’ homes – the largest investment in New York City’s public housing since the 1950s – we will generate jobs for New Yorkers, and we will prioritize NYCHA residents for the job training and employment. Every dollar put into public housing is more than doubled in the regional economy, thanks to the jobs and tax revenues generated by the investment. This will help the city recover economically from the COVID-19 pandemic.

### *Permanent Affordability Commitment Together (PACT)*



PACT leverages the federally funded Project- Based Section 8 program and public-private partnerships to unlock funding to complete comprehensive repairs at public housing developments. Residents in PACT developments benefit from much needed renovations, enhanced property management and social services, while maintaining the same basic rights they possess in public housing. Residents will only pay 30 percent of their household income towards rent, their household will not be re-screened as the property converts to Section 8, and authorized family members will continue to have succession rights.

Through PACT, NYCHA plans to provide comprehensive renovations to 62,000 apartments – a third of the Authority's stock and home to approximately 140,000 New Yorkers. All 62,000 apartments converted to Section 8 funding will remain permanently affordable. The Project- Based Section 8 program provides a more stable flow of federal subsidy and allows NYCHA and its partners to raise external financing to address a development's capital repair needs. Once developments are converted, new professional property managers are responsible for maintaining and operating the buildings. Enhanced on-site services and program are provided to residents often by partnering with non-profit community organizations or through on-site case management.

Since 2016, the PACT program has generated more than \$5.2 billion in capital funding for comprehensive apartment renovations and building infrastructure improvements for over 20,000 households. Approximately \$2 billion in renovations have already been completed, and \$3.9 billion in major upgrades are in progress. An additional 17,000 households are part of active development projects in the process of resident engagement or pre-development. In sum, NYCHA has more than 37,000 apartments completed, in construction, or in a stage of resident engagement or pre-development. Below illustrates progress made by NYCHA since 2016 including latest updates on this initiative:

#### *Ocean Bay (Bayside), Queens*

In December 2016, NYCHA closed its first RAD transaction at Ocean Bay (Bayside) in the Rockaways neighborhood of Queens, converting 1,395 apartments in 24 elevator buildings from public housing to Section 8. NYCHA entered into a public-private partnership with MDG Construction + Design (developer), The Wavecrest Management Team (property manager), Catholic Charities of Brooklyn and Queens (social services provider), and Ocean Bay Community Development Corporation (resident outreach and engagement). The project was financed with Superstorm Sandy recovery funds from FEMA, along with New York State Housing Finance



## *Budget Overview*

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Agency tax-exempt bonds and equity generated from federal 4% Low Income Housing Tax Credits. The project provided \$317 million in comprehensive repairs that were completed in 2019.

### *Twin Parks West, Bronx*

This conversion is providing \$46 million for comprehensive repairs to 312 apartments in the Fordham Heights neighborhood of the Bronx. NYCHA entered into a public-private partnership with Gilbane Development Company (developer), Dantes Partners (developer), Apex Building Group (general contractor), and Kraus Management, Inc. (property manager). Social services are being provided by BronxWorks. The project is being financed with conventional debt. Phase I repairs are now complete and phase II repairs will be completed in 2024.

### *Highbridge-Franklin, Bronx*

This conversion is providing \$38 million for comprehensive repairs to 336 apartments across 14 buildings in the Highbridge and Claremont neighborhoods of the Bronx. NYCHA entered into a public-private partnership with Gilbane Development Company (developer), Dantes Partners (developer), Apex Building Group (general contractor), and The Kraus Organization (property manager). Social services are being provided by BronxWorks. The project is being financed with conventional debt and a subsidy loan from the New York City Department of Housing Preservation and Development. Repairs were completed in 2023.

### *Betances, Bronx*

This conversion provided \$145 million for comprehensive repairs to 1,088 apartments across 40 buildings in the Mott Haven neighborhood of the Bronx. NYCHA entered into a public-private partnership with MDG Design + Construction (developer), The Wavecrest Management Team (property manager), and Catholic Charities Community Services, Archdiocese of New York (social services provider). The project was financed with conventional debt and developer equity. Repairs were completed in 2022.

### *Baychester/Murphy, Bronx*

In December 2018, NYCHA closed on 722 units across 14 developments at Baychester and Murphy Houses in the Bronx, thus completing the PACT conversion of these two developments. The partner for this conversion is MBD Community Housing Corporation (developer and social services provider), Camber Property Group (developer), and L+M Partners (developer, general contractor, and property manager). The project is being financed with conventional debt. Total repair work for the project totaled \$116 million. Repairs were completed in 2022.

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### *Hope Gardens, Brooklyn*

This conversion will provide \$280 million for comprehensive repairs to 1,321 apartments across 60 buildings in the Bushwick neighborhood of Brooklyn. NYCHA entered a public-private partnership with Pennrose Properties (developer), Procida Construction (general contractor), Pinnacle City Living (property manager), and Acacia Network (social services provider). Repairs were completed in 2023.

### *Brooklyn Mega Bundle II*

This conversion will provide \$434 million for comprehensive repairs to 2,625 apartments across 38 buildings at these developments: 72 Warren Street, Armstrong I, Armstrong II, Berry Street-South 9th Street, Independence, Marcy Avenue-Greene Avenue Site A, Marcy Avenue-Greene Avenue Site B, Weeksville Gardens, Williams Plaza. NYCHA entered a public-private partnership with the Arker Companies, Omni NY LLC, Dabar Partners, and Bedford Stuyvesant Restoration Corporation (developer joint venture), Chateau GC and Renewal Construction Services LLC (general contractor), Progressive Management (property manager), and Bedford Stuyvesant Restoration (social services provider). Repairs began in 2020 and were completed in 2022.

### *PACT Manhattan Bundle*

This conversion will provide \$383 million for comprehensive repairs to 1,718 units across 16 developments in Manhattan: 335 East 111th Street, Park Avenue-East 122nd, 123rd Streets, Manhattanville Rehab (Group 2), Manhattanville Rehab (Group 3), Public School 139 (Conversion), Samuel (MHOP) I, Samuel (MHOP) II, Samuel (MHOP) III, Fort Washington Avenue Rehab, Grampion, Washington Heights Rehab (Groups 1&2), Washington Heights Rehab Phase III, Washington Heights Rehab Phase IV (C), Washington Heights Rehab Phase IV (D), Wise Towers, 344 East 28th Street. The development team is a joint venture between Monadnock Development LLC, Community Preservation Corporation, Community Development Trust, Kalel Holdings, Lemor Development Group, and Community League of the Heights (social service provider). Repairs began in 2020, work is completed at most developments, all repairs will be completed in early 2024.

### *Boulevard, Belmont-Sutter Area, and Fiorentino Plaza, Brooklyn*

Boulevard, Belmont-Sutter Area, and Fiorentino Plaza Houses will receive more than \$483 million in comprehensive renovations for the 1,673 apartments and 29 residential buildings across the three properties. The PACT partners are led by Hudson Companies, Property Resources Corporation, and Duvernay + Brooks. Rehabilitation work will be performed by Broadway Builders LLC and Melcara Corporation. Property management is now being provided by Property Resources Corporation and Lisa Management, Inc. On-site social services are being provided by CAMBA. Repairs began in 2022 and anticipated for completion by 2025.

## *Budget Overview*

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### *Linden and Penn-Wortman, Brooklyn*

Linden Houses and Penn-Wortman will receive more than \$430 million in comprehensive renovations for the 1,922 apartments and 22 residential buildings across the two properties. The PACT partners for Linden and Penn-Wortman Houses are led by Douglaston Development, L+M Partners, Dantes Partners, and SMJ Development. Rehabilitation work will be performed by Levine Builders and L&M Builders Group. Property management and upkeep of the buildings and grounds are being provided by C&C Apartment Management. On-site social services are being led by University Settlement, in addition to existing services from CAMBA and Millennium Club, which are both located at the Penn-Wortman Community Center. Repairs began in 2022 and anticipated for completion by 2024.

### *Williamsburg, Brooklyn*

Williamsburg Houses will receive \$490 million in comprehensive renovations to the 1,621 apartments and 20 residential buildings at the property. The PACT partners at Williamsburg are led by MDG Design and Construction and Wavecrest Management. MDG Design and Construction will perform the rehabilitation work. Wavecrest Management is now responsible for the day-to-day management and operation of the property. Social services are being provided by non-profit partners St. Nicks Alliance and Grand Street Settlement, which both have deep experience serving Williamsburg residents. Repairs began in 2022 and are anticipated for completion by 2025.

### *Harlem River I & II, Manhattan*

Harlem River I and Harlem River II receive \$236 million in comprehensive renovations to the 693 apartments and 2 developments at the property. The PACT partners at Harlem River are led by Settlement Housing Fund and West Harlem Group Assistance. L+M Builders Group will perform the rehabilitation work. C&C Apartment Management LLC is now responsible for the day-to-day management and operation of the property. Social services are being provided by the C&C Social Service division, which has extensive experience providing residents with case management support. Repairs began in 2022 and anticipated for completion by 2025.

### *Audubon, Bethune Gardens and Marshall Plaza, Manhattan*

Audubon, Bethune Gardens and Marshall Plaza will receive \$137.6 million in comprehensive renovations to the 557 apartments and 3 developments within the project. The PACT partners at Audubon, Bethune Gardens and Marshall Plaza are led by Dantes Partners. Apex Building Group and Pyramid ETC Companies will perform the rehabilitation work. Faria Management is now responsible for the day-to-day management and operation of the property. Social services are being provided by non-profit partners Mosholu Montefiore Community Center (MMCC), which has experience serving residents at the three developments. Repairs began in 2023 and anticipated for completion by 2026.

## *Budget Overview*

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### *Edenwald*

Edenwald will receive \$783.6 million in comprehensive repairs to 2,035 units across 42 buildings in the Bronx. The development team is comprised of Camber Property Group, Henge Development, and SAA | EVI (developers), L+M Builders Group (general contractor), and C&C Apartment Management (property managers) and C+C Social Services is providing case management and onsite services as the social service provider on site. Repairs are expected to be completed in 2027.

### *Union Avenue Consolidated*

Union Avenue Consolidated will receive \$247.4 million in comprehensive repairs to 983 units across 6 developments in the Bronx. The development team is comprised of The Arker Companies, Omni New York LLC, Dabar Development Partners (developers), Renewal Chateau JV LLC (general contractor), and Progressive Management (property managers) and Progressive Management, Presbyterian Senior Services and the Acacia Network are providing case management and onsite services as the social service providers on site. Repairs are expected to be completed in 2026.

### *Reid + Park Rock Consolidated*

Reid + Park Rock Consolidated will receive \$635.6 million in comprehensive repairs to 1,696 units across 82 buildings in Brooklyn. The development team is comprised of BRP Companies, Fairstead, Urbane Development Partners (developers), and Fairstead (general contractor and property manager.), Black Veterans for Social Justice is the non-profit group providing case management and onsite services for residents. Repairs are expected to be completed in 2027.

### *Infill, redevelopment, and other real estate activities:*

By leveraging our real estate assets, NYCHA can redevelop underused land to raise funding for building rehabilitation or complete redevelopment of a NYCHA campus. Building on underutilized land can be done as a standalone transaction or in connection with other tools like PACT and the transfer of air rights. Proceeds generated by these transactions will be used to reinvest in, restore, or rebuild existing NYCHA campuses.

New residential buildings will be subject to Mandatory Inclusionary Housing (MIH) levels of affordability and increase the permanently affordable housing stock. NYCHA will ground lease—not sell—the land and will create plans with community input for comprehensive campus improvements that will help NYCHA achieve our mission.

NYCHA continues to tap into its extensive unused development rights, known as “air rights,” in order to raise revenue for the Authority. By transferring a portion of the Authority’s approximately 80 million square feet of air rights, NYCHA expects to generate \$1 billion in capital repairs for adjacent apartments. The sale of unused transferable development rights to owners of privately owned sites, has already generated \$55M in revenue to pay for capital repairs at NYCHA developments. In 2020, NYCHA completed two air rights transfers, one at Ingersoll Houses in Brooklyn for nearly \$25 million and another at Hobbs Court in Manhattan for \$2.6 million. In 2022, NYCHA completed another sale at Manhattanville for \$28 million.

### *100% Affordable Housing and Seniors First:*

NYCHA will contribute resources to Housing New York, the Mayor’s plan to secure 300,000 affordable apartments by 2026. All new development activities will include a transparent resident engagement process and will bring improved amenities for existing residents, as well as opportunities for new affordable housing, including for seniors. The plan to create affordable senior and family housing on underused NYCHA property was the outcome of an extensive and meaningful planning process with hundreds of residents and community advocates. NYCHA intends to retain rights to the land developed through a long-term ground lease and provide critical oversight to the project. NYCHA also stipulated that the developers are to train, hire, and engage NYCHA residents on a regular basis as the project progresses and give preference to residents for 25 percent of the units.

Below provides progress made by NYCHA since 2016 including latest updates on this initiative:

### *Mill Brook Terrace, Bronx*

In 2017, NYCHA leased a parcel with approximately 126,055 square feet of development rights for the construction of a 159-unit senior housing development. Construction was completed, and the new building opened in 2019.

## *Budget Overview*

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### *Stonewall House, Brooklyn*

In 2017, NYCHA leased a parcel with approximately 124,000 square feet of development rights for the construction of a 146-unit senior housing development. The project known as Stonewall House opened in 2019 as the City's first LGBT-friendly senior development for persons aged 62 or older.

### *Van Dyke III, Brooklyn*

In 2018, NYCHA leased a parcel with approximately 191,500 square feet of residential development rights for the construction of a 180-unit family housing development. Construction was completed, and the new building opened in 2021.

### *East 165th Street – Bryant Ave, Bronx*

In 2019, NYCHA leased a parcel of approximately 11,000 square feet on Block 2750, Lot 32, for the construction of a 62-unit supportive housing development. Construction was completed, and the new building opened in 2021.

### *Halletts Point Building 7, Queens*

In 2019, NYCHA sold a parcel for the development of a 163-unit affordable development in Astoria, Queens. Construction is complete and the building is currently leasing up.

### *Betances V, Bronx*

In 2019, NYCHA leased a parcel of approximately 12,600 square feet on Block 2287, Lot 26, for construction of a 152-unit senior housing development. Construction is complete and the building opened in 2022.

### *Soundview III Homeownership, Bronx*

In 2020, NYCHA leased a parcel of approximately 39,000 square feet on Block 3315, Lot 20, for the construction of 72 apartments for cooperative homeownership. Construction is complete and homeownership opportunities are currently being marketed.

### *Melrose North, Bronx*

In 2020, NYCHA leased a parcel of approximately 21,200 square feet on Block 2409, Lot 98, for construction of a 171-unit family housing development. Construction is complete and the building opened in 2023.

### *Twin Parks Terrace, Bronx*

In 2020, NYCHA leased a parcel of approximately 16,500 square feet on Block 3143, Lots 234, 236, and 240, for construction of a 182-unit family housing development. Construction is complete and the building opened in 2023.



## *Budget Overview*

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### *The Atrium, Brooklyn*

In 2021, NYCHA leased a parcel of approximately 24,200 square feet on Block 1580, Lot 1, for the construction of a 190-unit senior housing development. Construction is underway.

### *Casa Celina, Bronx*

In 2021, NYCHA leased a parcel of approximately 9,400 square feet on Block 3730, Lot 1, for the construction of a 205-unit senior housing development. Construction is underway.

### *Betances VI, Bronx*

In 2021, NYCHA leased a parcel of approximately 9,800 square feet on Block 2291, Lot 1, for the construction of a 101-unit family housing development. Construction is underway.

### *Bushwick II CDA (Group E), Brooklyn*

In 2019, NYCHA leased a parcel of approximately 15,500 square feet on Block 3325, Lot 1, for the construction of a senior housing development. NYCHA, in collaboration with HPD, issued an RFP in 2017 and construction is underway.

### *Morris Senior, Bronx*

In 2022, NYCHA leased a parcel of approximately 13,000 square feet on Block 2902, Lot 36, for construction of senior affordable housing development with approximately 150-200 units. NYCHA issued an RFP in collaboration with HPD in 2019 and pre-development is on-going.

### *Kingsborough Senior, Brooklyn*

NYCHA intends to lease a parcel of approximately 18,000 square feet on Block 1344, Lots 1 and 175 for construction of senior affordable housing development with approximately 150-200 units. NYCHA issued an RFP in collaboration with HPD in 2019 and pre-development is on-going.



## Budget Overview

### HUD Agreement and Pillar Areas

On January 31, 2019, the U.S. Department of Housing and Urban Development (“HUD”), the New York City Housing Authority (“NYCHA”), and New York City (“the City”) signed an agreement (the “HUD Agreement”) to remedy the deficient physical conditions in NYCHA developments, ensure that NYCHA complies with its obligations under federal law, reform the management structure of NYCHA, and facilitate cooperation and coordination among HUD, NYCHA, and the City during the term of this Agreement. The agreement establishes a framework by which NYCHA will continue to evaluate and progress towards compliance with federal requirements. During the term of the HUD Agreement, an independent monitor will be in place with access to NYCHA’s resources and personnel and will issue quarterly reports on NYCHA’s compliance with the agreement.

Below provides major updated accomplishments in the year 2023 for each of pillar areas.

#### *Elevator Repair and Services Department (ERSD)*

##### HUD Agreement Main Objective

**Reduction of a "no-service" condition** - within five years, 85 percent of buildings containing more than one elevator will have no more than one instance per year where all elevators are out of service at the same time.

**Response to Disruption in Service** - NYCHA shall reduce the duration of service outages by 10 percent and 75 percent of no-service shall be resolved within 18 hours of the time NYCHA learns of them.

**Outage Identification and Notice** - NYCHA shall institute and maintain a system that identifies every elevator outage by remote monitoring systems (REMS); within six months NYCHA will establish a system to provide residents of buildings affected by an unplanned outage notice within two hours of NYCHA learning of the outage.

#### *Investment Detail*

##### *Investments from 2019 to 2023\* (\$ in 000s)*

HC	Operating	Capital	Total
82	\$ 29,806	\$ 68,308	\$ 98,114

##### *Future Investments from 2024 to 2028*

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	524	\$ 115,725	\$ 121,959	\$ 125,794	\$ 127,282	\$ 128,441
Capital		\$ 341,534	\$ 9,684	\$ 6,083	\$ 30,819	\$ 38,719
<b>Total</b>	<b>524</b>	<b>\$ 457,259</b>	<b>\$ 131,643</b>	<b>\$ 131,877</b>	<b>\$ 158,101</b>	<b>\$ 167,161</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

## *Budget Overview*

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### Notes

HC and operating investments are derived from comparing adopted 2019 against adopted 2023 budget and capturing the incremental increase in budget from 2019 to 2022.

The capital investments are derived from the adopted 2023 capital budget minus the new funds (ONLY “rolled” funds are included).

### Accomplishments since Implementation

- As a result of concerted effort made by the Elevator Services and Repairs Department, there were significant reduction in number of outages across the Authority. The improvements were attributed largely to enhanced focus on preventive maintenance citywide. There were fewer outages from 1/1/23 – 9/30/23; there were 22,489 outages across the portfolio, ~18% lower than the 26,964 outages in the same timeframe in 2022.
- The average duration from 1/1/22 – 9/30/22 was 7.76 hours, an improvement from 11.30 hours for the same period the previous year. Between January and September 2023, of the 10,139 unplanned outages that resulted in a no-service condition, 70% were resolved within four or fewer hours, an improvement from the 65% resolution rate for the same time period the previous year (there had been 11,778 outages that resulted in a no-service condition). rESRD has reduced the total open number of deficiencies over the year; there has been an 83% decrease at the end of 2023 when compared to the same time period in 2022.r

### *Heating Management and Services Department (HMSD)*

#### HUD Agreement Main Objective

**Provision of Heat** - Ensure a temperature of at least 68 degrees during the day and at least 62 degrees at night during heating season.

**Identification of Heat Failures** - instituting and maintaining electronic temperature devices that will indicate a violation of the City Code heating requirement.

**Response to Heating Failure** - restore heat to units affected by a heating shortage within an average of 12 hours.



# Budget Overview

## Investment Detail

Investments from 2019 to 2023\* (\$ in 000s)

HC	Operating	Capital	Total
53	\$ 28,051	\$ 753,304	\$ 781,355

Future Investments from 2024 to 2028

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	714	\$ 124,108	\$ 130,155	\$ 133,781	\$ 135,305	\$ 136,368
Capital		\$ 436,863	\$ 179,797	\$ 192,931	\$ 42,624	\$ 156,158
<b>Total</b>	<b>714</b>	<b>\$ 560,970</b>	<b>\$ 309,952</b>	<b>\$ 326,712</b>	<b>\$ 177,928</b>	<b>\$ 292,526</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

Executed Neighborhood Model (HMSD Re-Org) which aims to “move decision-making closer to the point of delivery”. These neighborhoods are drawn like the NA model to account for the city’s context and history, and to distribute workload evenly, with each containing 4-7 consolidations. With less consolidations to manage, each Heating Neighborhood Administrator (HMA) and deputy are expected to keep “eyes on all heat and hot water equipment” increasing accountability and efficiencies– a difficult feat with the current portfolios. Increased supervisory staff attention and chain of command will enable more hands-on management, quicker resolutions to issues and increased productivity.

The 2022-2023 heating season reported a lower number of unplanned heating outages (384) than the previous season (564); the average duration of outages was also lower at 8.22 hours when compared to 8.99 hours of the previous heating season.

The Monitor attributes this improvement to HMSD increasing staff capacity, direct-to-training model, an effective summer heating preventive maintenance program in collaboration with the Environmental Health & Safety Department, and the improved quality of work order data. Continued improvements are expected with the launch of the Heat Training Lab in 2024.

## In Progress

- Update the Heat Dashboard report that captures all PM and IN values to allow creation of follow-up work orders from IN work orders only.
- Update the Boiler room daily inspection work order to include fuel details for each boiler.
- Reduce the number of Heating owner groups.
- Add the development name to boiler room daily and twice weekly inspection notification emails.
- Review current outage causes and repairs, add new repair and causes, and remove causes that do not capture this data accurately.
- Allow HMSD Management staff the ability to complete future QR Codes.
- Unlock the feature that allows front line staff to scan QR Codes using their handheld devices (NYCHA assigned phone).



## Budget Overview

### Lead Hazard and Control Department (LHCD)

#### HUD Agreement Main Objective

**Priority Action Units and Common Areas** - identify all developments that were built prior to January 1st, 1978, and not exempt as a result of an inspection and an abatement. Perform at least one visual assessment and eliminate any lead-based paint hazards in the unit.

**Abatement of Lead Based Paint** - within five years NYCHA shall abate all lead-based paint in Harlem River Houses and Williamsburg Houses. NYCHA shall abate 100 percent of all lead-based paint in apartments, interior and exterior common areas.

**Lead-Safe Work Practices** - NYCHA shall comply with lead-safe work practice requirements and the Renovation, Repair, and Painting Rule when directing or performing renovation or maintenance work in lead paint developments.

**Visual Assessments** - each calendar year and at unit turnover, NYCHA shall perform visual assessments. Within one year of the execution of this agreement, NYCHA shall control deteriorated lead-based paint identified by visual assessments.

**Biennial Risk Assessments Reevaluations** - NYCHA shall conduct risk assessment reevaluations of all NYCHA housing that contains lead-based paint.

**EIBLL/EBLL-Triggered Risk Assessments, investigations, and Abatement** - in collaboration with NYC DOHMH, will identify all units where there are children under 6 years old and investigate any instances elevated lead blood levels to remedy and abate.

#### Investment Detail

##### *Investments from 2019 to 2023\* (\$ in 000s)*

HC	Operating	Capital	Total
31	\$ 4,239	\$ 160,859	\$ 165,098

##### *Future Investments from 2024 to 2028*

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	134	\$ 30,271	\$ 32,867	\$ 33,738	\$ 34,041	\$ 34,268
Capital		\$ 145,552	\$ 123,662	\$ 130,938	\$ 130,056	\$ 102,187
<b>Total</b>	134	<b>\$ 175,824</b>	<b>\$ 156,529</b>	<b>\$ 164,676</b>	<b>\$ 164,097</b>	<b>\$ 136,455</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

## *Budget Overview*

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### *Accomplishments since Implementation*

- NYCHA’s Lead Hazard Control Department (LHCD) conducted 28,754 XRF inspections.
- As of 2023, NYCHA’s Lead Hazard Control Department (LHCD) has abated 6,225 units.
- As of 2023, LHCD conducted and completed 66,797 XRF inspections at the 0.5 standard.
- The visual assessment team completed 18,045 inspections during the first-round of 2023 visual assessments and 15,782 inspections during the second-round of 2023 visual assessments.
- The 2022 biennial risk assessment team performed and completed assessments in 6,249 units, 3,458 common area locations and 2,177 exterior locations.
- In 2023, the EBLL team conducted 578 CU6 Risk Assessments and 308 CU6 remediations. The team also conducted risk assessments in 62 public spaces and remediations in 64 public spaces. In addition, 39 abatements and 13 Dust Order to Abate (DUST COTA) cleanings were completed; 6 orders of the Commissioner complaints were also received and completed.
- Between PACT and TEMPO, NYCHA transitioned from XRF testing to abatement in 2022.
- As of December 2023, 1,872 units across PACT Round 8 sites have been abated and cleared.

### *In Progress*

NYCHA’s LHCD will continue its efforts with regards to XRF inspections, annual visual assessments, any cases of EBLLs referred by NYC DOHMH and lead abatements. As risk assessments are performed biennially, 2024 will be the next reevaluation period.

### ***Office of Mold Assessment and Remediation (OMAR)***

#### HUD Agreement Main Objective

**Mold Incidence and Recurrence** - where mold is identified a second mold complaint in the same unit or same common area room or within a 12-month period.

**Remediation of Mold and Moisture** - within at least seven days of a confirmed mold in a unit NYCHA will remediate mold if it can be performed by a Maintenance Worker or Caretaker; fifteen days for repairs that must be done by skilled trades workers or other specialized staff in one or more visits.



## Budget Overview

### Investment Detail

*Investments from 2019 to 2023\* (\$ in 000s)*

HC	Operating	Capital	Total
34	\$ 10,431	\$ 1,800	\$ 12,231

*Future Investments from 2024 to 2028*

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	75	\$ 13,451	\$ 14,159	\$ 14,590	\$ 14,767	\$ 14,894
Capital		\$ 11,816	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
<b>Total</b>	<b>75</b>	<b>\$ 25,267</b>	<b>\$ 16,159</b>	<b>\$ 16,590</b>	<b>\$ 16,767</b>	<b>\$ 16,894</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

### Accomplishments since Implementation

- From January 2023 through December 2023, verified mold complaints dropped as various projects progressed.
- Enhanced Oversight Program (EOP) launched in July 2022 at six sites, mold inspectors and staff addressed fan cleanings, engaged skilled trades admins to prioritize work; OMAR led weekly check-ins with each consolidation; the Independent Mold Analyst (IMA) identified root causes. In September 2023, OMAR launched Round V of EOP. All 16 prior EOP sites have better weighted average scores than when they initially entered EOP.
- In partnership with the Ombudsperson Call Center (OCC), OMAR continues to conduct onsite outreach events at each consolidation to spread awareness about mold and leak resources.
- Pilot for maintenance workers to conduct mold inspections was conducted from September 2021 through May 2022; OMAR observed a decrease in open initial mold inspections, and the average days to inspect declined. Maintenance workers have completed approximately 5,094 mold inspection work orders from October 1, 2022 through October 31, 2023.
- Mold Inspection Initiative (MII), which launched in January 2022, deploys in-house inspectors to assist lower performing consolidations on the Mold and Leak Scorecard in addressing their mold inspection backlog. Since its launch, the MII team has completed 2,345 mold inspections across 31 consolidations. Operation Mold Cleanup launched in May 2022 to target work orders for either mold cleaning or mold resistant painting to prioritize and reduce the backlog of open Caretaker X and Painter mold cleaning work orders and outstanding mold resistant paint work orders. NYCHA has closed approximately 24,201 work orders as part of this effort. Phase V which aims to target 4,556 work orders, launched in January 2024. SMold Cleaning Initiative launched in May 2022, which deploys a specialized team to address NYCHA's mold cleaning backlog and has since closed 3,442 mold cleaning work orders.

## *Budget Overview*

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- In April 2023, OMAR launched Operation Dry Out, an initiative to address aging plumbing and tub enclosure work orders. In 2023, OMAR addressed 2,283 tub enclosure work orders and 4,425 plumbing work orders. Remaining work orders will be targeted in 2024.
- Building Line Initiative (BLI) aims to address root causes, i.e., aging infrastructure to reduce the rate of recurrence. The first project conducted at Red Hook East was completed by January 2023. OMAR also selected Tompkins Houses as the second site, and in 2023 continued to develop the scope of work, which includes mold remediation, kitchen, and bathroom renovations, plumbing and electrical upgrades. Construction work commenced in January 2024. As part of the Ventilation Project, OMAR has installed a total of 6,188 new roof fans; and has cleaned lateral ducts in a total of ~73,000 units. OMAR has also replaced 8,400 fire dampers and has committed to installing an additional 16,600 in 2024.
- eComplex repairs, which are repairs addressing significant or severe mold and/or water-related damages must be performed within 15 days. Over the course of 2023, NYCHA was meeting this obligation in 4.25% of the cases where a mold complaint was verified.

### *Pest Management*

#### HUD Agreement Main Objective

**Pest Population Reduction** - within three years, across its portfolio, NYCHA shall achieve a 50 percent reduction of its rat population, a 40 percent reduction in its mice population and a 40 percent reduction in its roach population.

**Response to Resident complaints** - within five years NYCHA shall respond to all rat complaints within five days and to all other pest complaints within ten days.

**Targeted Relief for Infestations** - for any unit with more than one pest infestation complaint verified by NYCHA staff within twelve months NYCHA shall remediate the adjacent units.

**Integrated Pest Management (IPM)** - NYCHA shall implement IPM programs which use current, comprehensive information on the life cycles of pests in combination with available pest control methods.



# Budget Overview

## Investment Detail

Investments from 2019 to 2023\* (\$ in 000s)

HC	Operating	Capital	Total
148	\$ 23,920	-	\$ 23,920

Future Investments from 2024 to 2028

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	223	\$ 37,036	\$ 38,685	\$ 39,678	\$ 40,102	\$ 40,153
Capital						
<b>Total</b>	<b>223</b>	<b>\$ 37,036</b>	<b>\$ 38,685</b>	<b>\$ 39,678</b>	<b>\$ 40,102</b>	<b>\$ 40,153</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

## Accomplishments since Implementation

- NYCHA has made progress in improving response times. NYCHA and the Monitor continue to discuss methodology for establishing reliable pest population estimates for each pest type, as well as reduction methodology in accordance with the Agreement. In 2023, NYCHA and the Monitor agreed to conduct 912 inspections within a 12-month period, the results of which will be used to establish the NYCHA Pest Population Index (NPII). The Environmental Health & Safety Department began the inspections in June 2023; 716 inspections have been completed as of early February 2024, on track to be completed by June 2024. In October 2023, PMD launched a specialized team to respond to rat complaints. Between October and December 2023, 89% of the 550 rat complaints were responded to within two business days; in 2022, for the same time period, 40% of the 795 rat complaints were responded to within two business days.
- PMD continues to make improvements in responding to all other pest types: between October and December 2023, 20% of all other pest type complaints (8,808) were responded to within 7 days; for the same time period in 2022, 12.5% of the 8,573 complaints were responded to within 7 days. PMD was restructured in January 2023, which modified the reporting structure such that all exterminators report directly to PMD. The restructuring has resulted in more efficient pest treatment planning; in 2023, there were 35,085 total pest complaints, a drop from 39,002 in 2022.
- NYCHA has made progress in improving response times. NYCHA and the Monitor continue to discuss methodology for establishing reliable pest population estimates for each pest type, as well as reduction methodology in accordance with the Agreement. In 2023, NYCHA and the Monitor agreed to conduct 912 inspections within a 12-month period, the results of which will be used to establish the NYCHA Pest Population Index (NPII). The Environmental Health.



# Budget Overview

## Waste Management

### HUD Agreement Main Objective

**Daily Inspections and Trash Collection** - NYCHA shall no less than once every 24 hours, inspect grounds and common areas of each building for cleaning and maintenance needs, including trash and correct such conditions. NYCHA shall ensure that trash on the grounds or common areas of each NYCHA building is collected and either removed from the premises or stored in a manner that prevents access by pests at least once every twenty-four hours.

### Investment Detail

*Investments from 2019 to 2023\* (\$ in 000s)*

HC	Operating	Capital	Total
13	\$ 8,546	\$ 65,252	\$ 73,797

*Future Investments from 2024 to 2028*

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	33	\$ 13,659	\$ 14,334	\$ 14,763	\$ 14,943	\$ 15,064
Capital		\$ 119,515	\$ 60,322	\$ 10,623	\$ 3,048	-
<b>Total</b>	<b>33</b>	<b>\$ 133,174</b>	<b>\$ 74,656</b>	<b>\$ 25,385</b>	<b>\$ 17,991</b>	<b>\$ 15,064</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

### Accomplishments since Implementation

- Waste Management Measurement App (WAMMA). An effective tool that the Waste Management Department (WMD) has been using to increase accountability among staff and drive improvements. Onsite inspections reveal significant improvements in trash collection and maintenance.
- In March 2023, the Monitor determined that NYCHA is in compliance with Paragraph 45 of the Agreement which requires that NYCHA collect and either remove waste from grounds and common areas or store in a pest-proof manner at least once every 24 hours.
- Other WMD efforts and initiatives that have improved waste conditions include the increased use of bulk vendor services; all new bulk container service contracts include Saturday service. WMD has also been purchasing 6-yarder rear-loading compactor trucks to supplement curbside pickups in Brooklyn. WMD has also expanded the program by purchasing 2-yarder compactor trucks for use at other developments.

## Environmental Health and Safety (EH&S)

### HUD Agreement Main Objective

Analyze, oversee, and improve environmental health and safety at NYCHA, which shall include but not limited to lead-based paint, mold, heating, pests, elevators, air quality, and other aspects of NYCHA's physical environment that affects residents' or safety.



## Budget Overview

### Investment Detail

*Investments from 2019 to 2023\* (\$ in 000s)*

HC	Operating	Capital	Total
20	\$ 8,173	-	\$ 8,173

*Future Investments from 2024 to 2028*

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	52	\$ 10,352	\$ 10,958	\$ 11,331	\$ 11,476	\$ 11,589
Capital						
<b>Total</b>	<b>52</b>	<b>\$ 10,352</b>	<b>\$ 10,958</b>	<b>\$ 11,331</b>	<b>\$ 11,476</b>	<b>\$ 11,589</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

### Compliance

#### HUD Agreement Main Objective

Overseeing NYCHA's regulatory compliance regarding federal, state, and local obligations.

### Investment Detail

*Investments from 2019 to 2023\* (\$ in 000s)*

HC	Operating	Capital	Total
27	\$ 6,260	-	\$ 6,260

*Future Investments from 2024 to 2028*

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	57	\$ 10,866	\$ 11,515	\$ 11,932	\$ 12,104	\$ 12,223
Capital						
<b>Total</b>	<b>57</b>	<b>\$ 10,866</b>	<b>\$ 11,515</b>	<b>\$ 11,932</b>	<b>\$ 12,104</b>	<b>\$ 12,223</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

### Accomplishments since Implementation

Creating of the Monitoring Unit leads NYCHA's On Site Monitoring (OSM) program. The On-Site Monitoring Team investigates topics covered by the January 31, 2019, Agreement between NYCHA and the United States Department of Housing and Urban Development ("HUD") and the City of New York ("the Agreement"), and other areas of high risk to NYCHA. The team then tracks corrections associated to deficiencies identified over a long period of time to bring properties into compliance.



## Budget Overview

### Quality Assurance

#### HUD Agreement Main Objective

Identify maintenance performance problems that are related to particular buildings, units, managers, or staff.

#### Investment Detail

*Investments from 2019 to 2023\* (\$ in 000s)*

HC	Operating	Capital	Total
19	\$ 4,046	-	\$ 4,046

*Future Investments from 2024 to 2028*

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	36	\$ 5,646	\$ 6,057	\$ 6,322	\$ 6,432	\$ 6,508
Capital						
<b>Total</b>	<b>36</b>	<b>\$ 5,646</b>	<b>\$ 6,057</b>	<b>\$ 6,322</b>	<b>\$ 6,432</b>	<b>\$ 6,508</b>

\* Capital Investment reflects cumulative contribution since the agreement; Operating investment compares latest expense level vs. Pre-Agreement level

### Office of the Vice President of Healthy Homes

#### HUD Agreement Main Objective

Will act as liaison between NYCHA, Monitor, and City for compliance related updates for LHCD and OMAR.

#### Investment Detail

*Investments from 2019 to 2023  
(\$ in 000s)*

HC	Operating	Capital	Total
1	\$ 244		\$ 244

*Future Investments from 2024 to 2028*

5 Years Investments FY 2024 - FY 2028						
Funding	HC	FY24	FY25	FY26	FY27	FY28
Operating	5	\$ 1,210	\$ 1,298	\$ 1,355	\$ 1,377	\$ 1,393
Capital						
<b>Total</b>	<b>5</b>	<b>\$ 1,210</b>	<b>\$ 1,298</b>	<b>\$ 1,355</b>	<b>\$ 1,377</b>	<b>\$ 1,393</b>

### Emergency Housing Voucher (EHV) Subsidies and Administrative Fee

The EHV program was established in 2021 as part of the American Rescue Plan Act (ARPA) to help address homelessness and other social issues as well as to help assist families with a high risk of housing instability. In July 2021, of the 70,000 housing choice vouchers allocated to local Public Housing Authorities (PHAs), NYCHA was awarded 5,738. NYCHA entered a memorandum with our Continuum of Care (CoC) including the Housing Preservation

## Budget Overview

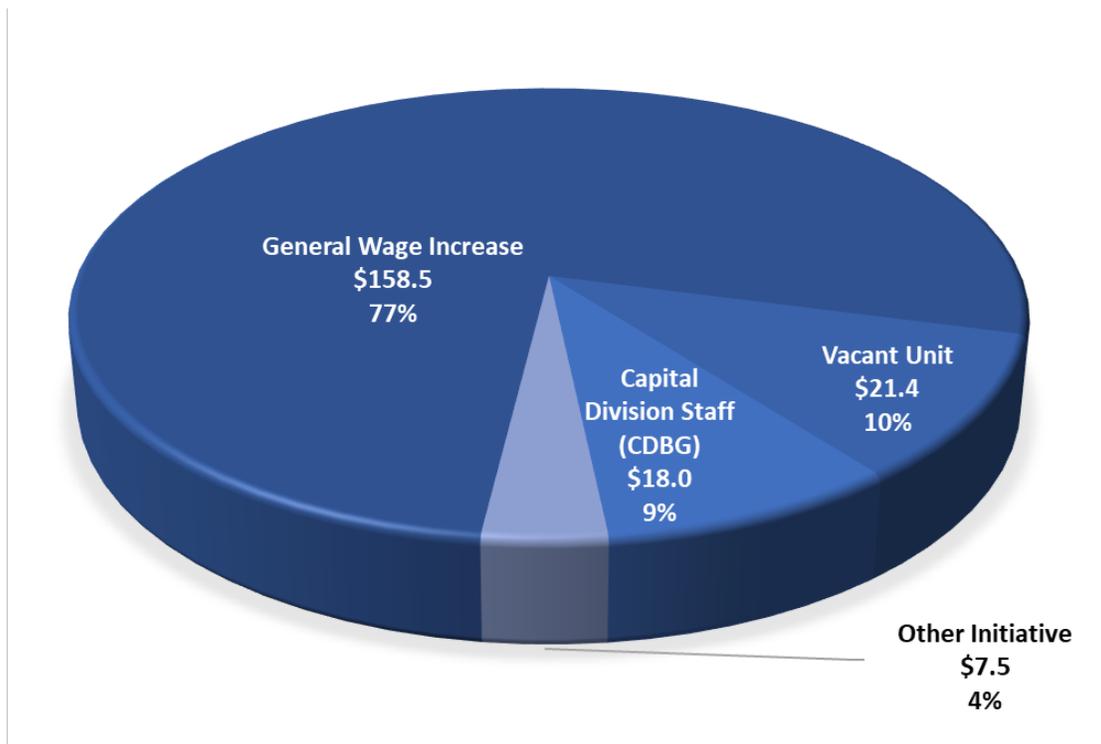
Development (HPD) to establish a partnership for the administration of EHV's. Our CoC has agreed to assist in the leasing of 70 percent or 4,016 of our 5,738 awarded vouchers. HUD obligated NYCHA \$102.7M in Housing Assistant Payments (HAP) and \$33M in fees to administer the program. Since the inception of the EHV program, NYCHA, along with its CoC partners, has issued over 8,000 vouchers and was able to assist over 2,000 families to find and lease units. The program faces some challenges, but NYCHA expects to have over 70 percent of its allocated vouchers leased in 2023.

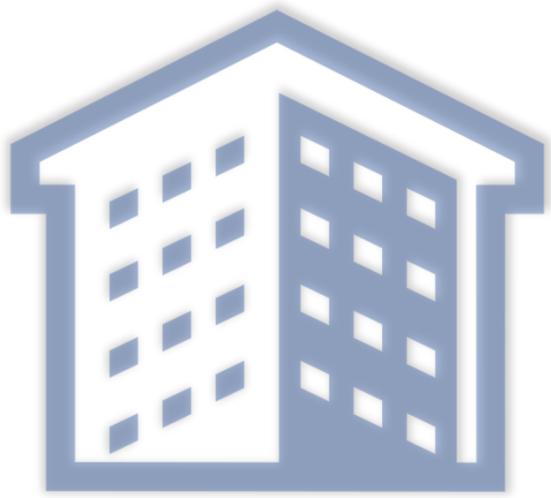
### City Funded Initiatives

The City of New York and its administration is committed in supporting NYCHA's goal and mission. To address NYCHA's challenges, this administration has granted NYCHA with approximately \$205.3 million in 2024 to fund several initiatives including:

- \$158.5 million to cover the costs of general wage increases
- \$ 21.4 million The Housing Grant to house Department of Homeless Services (DHS) referred homeless families in public housing
- \$18 million for Capital Division Staff
- \$7.5 million other funded initiatives

**Budget Overview Chart 10: City Fund Allocation**  
*(\$ In Millions)*





NEW YORK CITY  
**HOUSING  
AUTHORITY**

# OPERATING BUDGET



# Operating Budget

## Overview

The Operating Budget for 2024 is \$5.0 billion. The budget includes various measures aimed at streamlining operations while meeting fiscal responsibilities.

Table 1 highlights NYCHA’s actual revenues and expenses for 2022, and the 2023 and 2024 Adopted Budget by account type. It also indicates the variance between the Adopted 2023 and 2024 budget.

**Operating Budget Table 1:**  
**Comparison 2023 vs. 2024 Expenses**  
*(\$ in 000s)*

	FY 2022	FY 2023	FY 2024	Variance
Expenditures	YTD Actual	Adopted Budget	Adopted Budget	FY'23 vs. FY'24
<b><u>Personnel Services:</u></b>				
Salary F/T	\$717,833	\$762,188	\$846,945	\$84,757
Salary P/T	1,077	92	92	
Seasonal	32,925	20,456	21,810	1,354
Overtime	174,170	100,000	110,904	10,904
Retro	3,703	233	226	(8)
Shift Differential	12,981	2,013	2,013	
Fringe	617,126	627,672	665,791	38,119
Other Salary	12,247	11,105	11,025	(80)
<b>Subtotal Personnel Services</b>	<b>\$1,572,062</b>	<b>\$1,523,759</b>	<b>\$1,658,807</b>	<b>\$135,047</b>
<b><u>Other Than Personnel Services:</u></b>				
Leases	\$60,293	\$62,708	\$60,247	\$(2,461)
Supplies	97,948	110,401	109,395	(1,006)
Utilities	626,680	603,913	643,480	39,567
Equipment	28,377	45,546	35,802	(9,744)
Contracts	530,378	463,429	413,532	(49,897)
Insurance	92,955	103,363	117,262	13,899
Housing Assistance Payments	1,289,660	1,455,263	1,901,140	445,877
Debt Services	9,737	9,933	13,859	3,926
OTPS Other	136,223	34,857	42,264	7,407
<b>Subtotal Other Than Personnel Services</b>	<b>\$2,872,251</b>	<b>\$2,889,412</b>	<b>\$3,336,981</b>	<b>\$447,569</b>
<b>Total Expenses</b>	<b>\$4,444,313</b>	<b>\$4,413,171</b>	<b>\$4,995,788</b>	<b>\$582,616</b>

## Operating Budget

### Comparison 2023 – 2024 Revenues

(\$ in 000s)

	FY 2022	FY 2023	FY 2024	Variance
	YTD Actual	Adopted Budget	Adopted Budget	FY'23 vs. FY'24
<b>Revenues</b>				
<b>Revenues from Operations:</b>				
Tenant Rental Revenue	\$851,334	\$850,292	\$958,802	\$108,510
Other Revenue from Operations	35,805	37,137	38,536	1,399
<b>Subtotal Revenues from Operations</b>	<b>\$887,138</b>	<b>\$887,429</b>	<b>\$997,338</b>	<b>\$109,909</b>
<b>Other Revenues:</b>				
Federal Subsidies	\$1,211,267	\$1,208,530	\$1,310,287	\$101,757
Debt Services Subsidy	81	40		(40)
Section 8 Phased Conversion	33,119	32,493	32,115	(377)
Section 8 Management Fees				
Capital Fund Reimbursements	248,064	248,614	263,156	14,542
Interest on Investments	1,574	9,548	11,534	1,986
Other	144,518	94,700	59,144	(35,556)
Categorical Grants	11,646	2,604	1,262	(1,342)
Section 8 Subsidy	1,443,832	1,445,325	1,713,206	267,881
Section 8 Admin	116,007	120,475	146,144	25,669
City Funds	247,286	232,500	205,334	(27,165)
<b>Subtotal Other Revenues</b>	<b>\$3,457,393</b>	<b>\$3,394,829</b>	<b>\$3,742,184</b>	<b>\$347,356</b>
<b>Total Revenues</b>	<b>\$4,344,531</b>	<b>\$4,282,257</b>	<b>\$4,739,522</b>	<b>\$457,265</b>
<b>Surplus/(Deficit) before Reserves</b>	<b>(\$99,782)</b>	<b>(\$130,914)</b>	<b>(\$256,266)</b>	<b>(\$125,352)</b>
HAP Reserve (HUD-HELD)		\$30,641	\$221,000	\$190,358
Reserve	100,000	65,451		(65,451)
<b>Surplus/(Deficit) net of Reserves</b>	<b>\$218</b>	<b>(\$34,822)</b>	<b>(\$35,266)</b>	<b>(\$444)</b>



## Operating Budget

### Operating Budget 2024 – 2028

NYCHA’s Financial Plan sets forth projected operating costs on a cash basis for 2024 through 2028. The four-year financial plan is submitted to the Board along with the 2024 budget.

**Operating Budget Table 2:**  
**2024 – 2028 Financial Plan Expenses**  
*(\$ in 000s)*

Expenditures	FY24	FY25	FY26	FY27	FY28
<b><u>Personnel Services:</u></b>					
Salary F/T	\$846,945	\$852,893	\$885,023	\$879,650	\$879,650
Salary P/T	92	92	92	92	92
Seasonal	21,810	21,810	21,810	21,810	21,599
Overtime	110,904	109,514	108,475	107,706	107,706
Salary Retro	226	226	226	226	226
Shift Differential	2,013	2,013	2,013	2,013	2,013
Fringe	665,791	675,949	696,269	715,332	732,661
Other Salaries	11,025	10,918	10,831	10,753	10,753
<b>Subtotal Personnel Services</b>	<b>\$1,658,807</b>	<b>\$1,673,415</b>	<b>\$1,724,739</b>	<b>\$1,737,581</b>	<b>\$1,754,698</b>
<b><u>Other Than Personnel Services:</u></b>					
Leases	\$60,247	\$62,186	\$62,218	\$63,530	\$63,530
Supplies	109,395	107,460	105,905	104,678	104,678
Utilities	643,480	640,624	579,287	579,229	579,229
Equipment	35,802	31,356	30,836	26,402	26,402
Contracts	413,532	407,358	403,275	400,731	400,731
Insurance	117,262	124,806	100,825	100,825	100,825
Section 8 Payments	1,901,140	2,197,081	2,314,308	2,436,160	2,558,455
Debt Services	13,859	14,180	13,190	13,484	13,784
OTPS Other	42,264	24,797	24,382	24,371	24,417
<b>Subtotal Other Than Personnel Services</b>	<b>\$3,336,981</b>	<b>\$3,609,845</b>	<b>\$3,634,229</b>	<b>\$3,749,410</b>	<b>\$3,872,052</b>
<b>Total Expenses</b>	<b>\$4,995,788</b>	<b>\$5,283,260</b>	<b>\$5,358,968</b>	<b>\$5,486,991</b>	<b>\$5,626,751</b>



## Operating Budget

### 2024 – 2028 Financial Plan Revenues

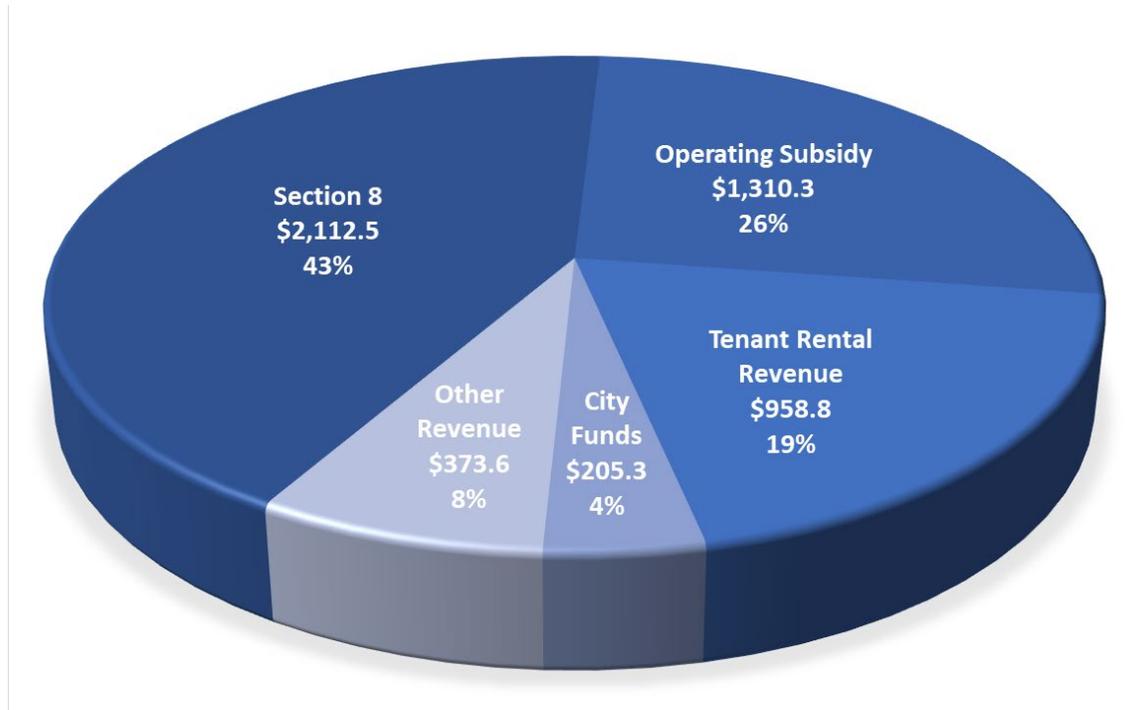
(\$ in 000s)

Revenues	FY24	FY25	FY26	FY27	FY28
<b>Revenues from Operations:</b>					
Tenant Rental Revenue	\$958,802	\$896,080	\$895,336	\$896,132	\$914,895
Other Revenue from Operations	38,536	37,122	36,066	34,605	34,325
<b>Subtotal Revenues from Operations</b>	<b>\$997,338</b>	<b>\$933,203</b>	<b>\$931,402</b>	<b>\$930,737</b>	<b>\$949,220</b>
<b>Other Revenues:</b>					
Federal Subsidies	\$1,310,287	\$1,349,812	\$1,321,082	\$1,369,431	\$1,399,831
Contract Based Section 8 Properties Subsidy					
Debt Services Subsidy					
Section 8 Phased Conversion	32,115	31,315	30,992	29,097	29,478
Section 8 Management Fees					
Capital Funds Reimbursements	263,156	263,156	263,156	263,156	263,156
Interest on Investments	11,534	9,759	9,328	9,031	8,933
Other	59,144	68,498	43,069	45,159	45,376
Categorical Grants	1,262	1,082	901	675	675
City Funds (CDBG)	17,986	11,486	11,486	11,486	11,486
City Funds (Homeless)	21,418	24,729	25,001	24,977	24,977
City Fund (Labor & Others)	165,930	170,648	173,741	174,714	174,468
City Funds	205,334	206,863	210,228	211,177	210,931
<b>Subtotal Other Revenues</b>	<b>\$3,742,184</b>	<b>\$4,145,995</b>	<b>\$4,298,670</b>	<b>\$4,478,821</b>	<b>\$4,640,213</b>
<b>Total Revenues</b>	<b>\$4,739,522</b>	<b>\$5,079,198</b>	<b>\$5,230,071</b>	<b>\$5,409,558</b>	<b>\$5,589,433</b>
HAP Reserve (HUD-HELD) Reserve	\$221,000	\$149,766	\$65,356	\$55,113	\$49,451
<b>Total Revenue w/ Reserve</b>	<b>\$4,960,522</b>	<b>\$5,228,964</b>	<b>\$5,295,428</b>	<b>\$5,464,671</b>	<b>\$5,638,884</b>
<b>Surplus/ (Deficit) w/ Reserve</b>	<b>(\$35,266)</b>	<b>(\$54,296)</b>	<b>(\$63,540)</b>	<b>(\$22,320)</b>	<b>\$12,134</b>

## Operating Revenue

NYCHA receives revenue from various sources through several appropriations. The sources of funds to support the operating budget can be seen in Table 3 and are explained below:

**Operating Budget Chart 1:  
2024 Operating Revenue**  
*(\$ In Millions)*



Other Revenue	
Capital Fund Reimbursements	\$263.2
Excess Utility & Washing Machine	\$19.7
Development Revenue	\$1.3
Categorical Grants &	\$1.3
Parking Revenue	\$3.5
Other	\$84.7
<b>Total Other Revenue</b>	<b>\$373.6</b>

### Total Revenue \$5.0 Billions

Tenant Rental Revenue and Federal Operating Subsidies account for nearly 46 percent of total revenues while Section 8 Subsidy for HAP and the Administrative Fees accounts for 43 percent of total revenues, as shown in the chart. The remaining 11 percent consists of many different components, but mainly Capital Fund Reimbursements and City Funds.

**Operating Budget Table 3:  
2024 Revenue by Funding Categories  
(in %)**

General Fund	57.6%
Section 8	41.2%
City Grants	0.9%
All Other Grants	0.3%
<b>Total</b>	<b>100.0%</b>

***Tenant Rental Revenue***

Projected rent paid to NYCHA by residents, or Tenant Rental Revenue, represents 19% of total revenues in 2024. Rent projections are formulated at the property level based on the number of occupied units, tenants' rent, and collection losses. It is important to note that Tenant Rental Revenue contributes less than half of the total revenues used to cover the Authority's public housing expenditures reflected in the General Fund.

This Plan projects Tenant Rental Revenue to decrease from \$958 million in 2024 to \$896 million in 2025. This is mainly attributed to ongoing efforts to transition portions of public housing units to Section 8 to help attract financial resources and a fall in ERAP funding (Emergency Rental Assistance Program).

***Federal Subsidies***

This Plan projects the Federal Operating Subsidy to be \$1.310 billion in 2024. The assessment used to determine anticipated Operating Subsidy revenue is based on many factors, including the number of eligible units, projected expense levels, utility expense levels, and formula income, which, in turn, is based on Tenant Rental Revenue.

While this assessment determines the eligibility level, additional assumptions must be made to determine future appropriations and proration levels, as past prorations have averaged nearly 94.17% for the past decade (FY'14 to '23). Projected Subsidy review includes utility factor of 13.95% and a rental inflation factor of 4.43% with resulting projected CY2024 proration of 93.5% in line with prior year (CY2023) Public Housing Operating Subsidy Obligations guidance.

Given the significant deviation in funding variables reflecting the current state of the economy (i.e., utility expense level, income level, etc.), this plan assumes NYCHA's proportional funding level compared to the national appropriation. Historically, the average level of NYCHA's proportional funding when compared to the national appropriation for the past 5 years (2018-2022) was approximately 22 percent. Using this ratio and estimated using the anticipated appropriation for FY'23, the estimated proration for FY'23 is approximately 88.5 percent of projected eligibility or 1.2 billion.

### ***Section 8 Conversion at LLC properties***

NYCHA receives no dedicated federal funding for 8,396 units under the LLC I (2,722) & LLC II (5,674) Developments. These developments are properties once owned by the City and the State of New York. Each unfunded unit continues to burden the Authority as tenants' rent from these properties is inadequate to support the ever-increasing operating costs. Over the years, to secure funding, NYCHA has converted the unfunded units to Section 8.

NYCHA has since been working diligently to convert these unfunded units to the Section 8 program. In fact, after years of effort, NYCHA, through RAD/PACT conversion, was able to successfully transition LLC II to RAD/PACT at the end of 2021. The FY2024 – FY2028 Financial Plan estimates \$32 million in HAP subsidies for FY2024 with the continuation of RAD/PACT conversions of 644 units in FY2024 and 1,272 units in FY2026. HAP subsidies are expected to decrease to \$29 million in FY2028 following the RAP/PACT conversions.

### ***Section 8 Subsidies and Administrative Fee***

Section 8 Subsidy represents the total of the Housing Assistance Payments (HAP) and the Administrative Fees subsidy in the Housing Choice Voucher (HCV) Program Fund.

The projected subsidy reflects the expected number of vouchers in service in the HCV Program five-year rental plan. This considers the interplay of the following: program attrition, restorations, per-unit costs, inflation factors applied by HUD, increases permitted to building owners under New York rent regulations, changes to the fair market rent and payment standards, and funding proration.

The Plan assumes Section 8 Subsidy to increase from \$1.9 billion to \$2.7 billion over the next five years of 2024-2028. The Administrative Fees is expected to increase from what was received in 2023 attributed to the projected increase in units. This assumes a total Unit Months Leased (UML) of 1,293,286 for a monthly average of 107,774 vouchers in 2024.

### ***Categorical Grants***

NYCHA receives grant awards from federal, state, city, and private sources to fund specific community development and benefits programs. The Plan reflects funding awarded and does not reflect anticipated funding. The budget reflects categorical grants in the amount of \$1.2 million (down from \$2.4 million adopted in 2023), later decreasing to \$675 thousand in 2028.

### ***Capital Fund Reimbursements***

Capital Fund Reimbursements (CFRs) are reimbursements from the federal capital program to the operating program for capital-related costs incurred in the operating budget. The CFRs are for replacement reserves of NYCHA's mixed-finance portfolios. These reimbursements are projected to be \$263 million in 2024 reflective of an increase in capital funding allocation.

## *Operating Budget*

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### *Interest on Investments*

Interest on Investments illustrates estimated earnings on cash and investments while excluding anticipated earnings on self-insurance funds, which are offset by insurance expenses. This revenue is forecast to decrease from \$11.5 million in 2024 to \$8.9 million in 2028, reflecting expected reduction in interest yields over the plan period.

### *Other Revenue from Operations*

Other Revenue from Operations consists of ancillary fees collected mainly from residents, and include sales and service charges, parking fees, and appliance surcharges designed to defer a portion of the cost of excess utility consumption. Also include a commercial tenant portfolio with storefront leases, rooftop leases, and sublease income from underutilized office space. Other revenue from operations is projected to decrease from \$38.5 million in 2024 to \$34.3 million in 2028, primarily attributed to PACT developments transferring out of the public housing portfolio.

### *City Funds*

The City of New York and its administration is committed in supporting NYCHA's goals and mission. Funds from the City of New York assists the Authority in absorbing the impact of the Federal underfunding. The budgeted amount for 2024 is \$205.3 million which is primarily composed of \$158.5 million for the reimbursement of general wage increases, \$21.4 million for the Vacant Unit Readiness Program, \$18 million via CDBG programs, and \$7.5 million for other city funded initiatives.

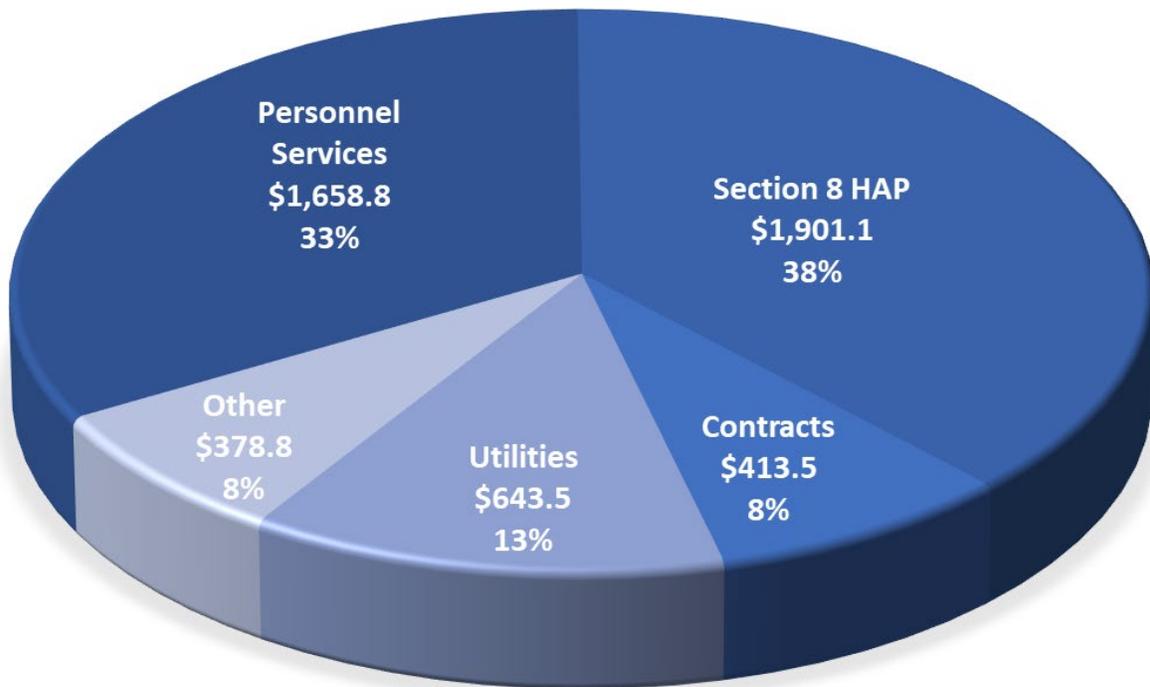
### *Other Non-Operating Revenues*

Non-Operating Revenues are ancillary revenues that NYCHA generates from third parties through property assets. This category includes revenue from fee associated with Section 8 program, debt service as well as other preservation initiative, and other miscellaneous revenue income.

## Operating Expenses

Table 6 shows by category the \$5.0 billion expenditures in NYCHA’s 2024 Operating Budget:

**Operating Budget Chart 2:  
2024 Use of Operating Funds**  
*(\$ In Millions)*



Other Expenses	
Supplies	\$109.4
Insurances	\$117.3
Leases	\$60.2
Equipment	\$35.8
Debt Services	\$13.9
Other	\$42.3
<b>Total Other Expenses</b>	<b>\$378.8</b>

**Total Expenses \$5.0 billion**

## *Operating Budget*

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Personnel Services (Salaries and Other Benefits) accounts for 33 percent of the total operating budget expenditures. Section 8 Housing Assistance Payments account for 38 percent, Utilities and Contracts account for 13 percent and 8 percent, respectively, and all other expenses account for the remaining 8 percent of expenditures.

### *Personnel Services (PS)*

The 2024 Budget includes \$1.7 billion in Personnel Services (PS) expenses which includes, full-time, part-time, and seasonal salaries, overtime, shift differential and fringe benefits.

- The full-time salary budget is \$846.9 million and covers annual salaries for the 12,109 employees who work on average between 35 and 40 hours a week.
- The seasonal budget of \$21.8 million which provides funding support for temporary staffing to help accommodate seasonal needs of operations.
- The fringe benefits budget is \$665.8 million and covers the benefits associated with personnel. The fringe benefits budget covers Workers' Compensation, Social Security, health insurance, pension, welfare, annuity, retiree health insurance, retiree welfare and unemployment costs.
- The overtime budget is \$110.9 million which pays for scheduled and unscheduled overtime.
- The shift differential budget is approximately \$2 million and reflects trade staff that work outside of regular shifts.
- The retro budget is approximately \$0.2 million.
- The budget for other salary which covers longevity and service differential is \$11 million.

### *Other than Personnel Services (OTPS)*

NYCHA will spend \$2.89 billion for Other Than Personnel Services (OTPS) which includes leases, supplies, equipment, utilities, contracts, insurance, Section 8 payments, and debt service.

- The budget for Section 8 payments is \$1,901 million and provides funding for payments to landlords who provide private housing to families in the Section 8 program. Under this federally funded program, families pay 30 percent of their income for rent and NYCHA pays the difference in rent up to a maximum amount.
- The utility budget of \$643.5 million includes fuels, cooking gas, electricity, and water Authority wide.
- The contracts budget is \$413.5 million, and includes funding for the contracts used for painting, elevator maintenance, fire safety, plumbing and the purchase of windows and doors.
- The budget for leases is \$60.2 million which represents the leasing of various borough and administrative offices throughout the city.
- The insurance budget is \$117.3 million and is used to pay tort claims and premiums; for multiple insurance coverage such as property insurance.

## *Operating Budget*

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- The budget for supplies is \$109.4 million and represents goods and materials purchased for the daily maintenance of the developments, such as cleaning and janitorial supplies. It also includes office supplies such as paper, pens, as well as the supplies for resident-oriented programming such as basketballs and art supplies.
- The equipment budget is \$35.8 million and is used to purchase equipment for developments as well as offices and includes items such as drills, snow blowers, electric saws, appliances, computers, and vehicles.
- The remaining budget of \$56.1 million funds miscellaneous items such as bank fees, debt service, postage, membership subscriptions and cash grants that are paid to resident associations.

## Operating Budget

### Departmental Budget Summary

The following table is a summary of the expense budgets by department for 2024.

**Table 4: 2024 Departmental Budget**  
(\$ in 000s)

DEPARTMENT	HC	PS	OTPS	Total
<b>Chief Executive Officer</b>				
Office of the Chief Executive Officer	12	\$2,995	\$607	\$3,602
Inspector General	53	\$7,523	\$117	\$7,640
NYCHA Board Members	-	\$0	\$79	\$79
Office of the Secretary	20	\$3,167	\$93	\$3,260
VP Environmental Health & Safety	52	\$8,581	\$1,771	\$10,352
EVP & Chief Communication	24	\$3,962	\$60	\$4,022
VP Internal Audit	7	\$1,376	\$1,755	\$3,131
VP Intergovernmental Affairs	10	\$1,827	\$29	\$1,856
<b>Chief Executive Officer</b>	<b>178</b>	<b>\$29,431</b>	<b>\$4,509</b>	<b>\$33,940</b>
<b>EVP Finance</b>				
Office of the EVP Finance	3	\$846	\$333	\$1,179
SVP Financial Planning & Analysis	51	\$15,048	\$115	\$15,163
VP and Controller of Financial Accounting & Reporting Services	75	\$11,334	\$4,347	\$15,682
Accounts Payable and Utility Management	35	\$4,530	\$16,745	\$21,275
Risk Management	8	\$1,476	\$39,778	\$41,254
Treasury	11	\$1,894	\$614	\$2,508
<b>EVP Finance</b>	<b>183</b>	<b>\$35,129</b>	<b>\$61,932</b>	<b>\$97,061</b>
<b>EVP Information Technology</b>				
Office of the EVP IT	7	\$1,566	\$14,348	\$15,914
VP Enterprise Solutions Management	28	\$6,232	\$22	\$6,254
VP Infrastructure and Operations	73	\$14,913	\$36,800	\$51,713
VP Performance and Resource Management	15	\$2,742	\$42	\$2,784
VP Service Management	36	\$6,298	\$293	\$6,592
Cyber and Risk Management	8	\$1,588	-	\$1,588
<b>EVP Information Technology</b>	<b>167</b>	<b>\$33,340</b>	<b>\$51,505</b>	<b>\$84,845</b>
<b>EVP Administration</b>				
Office of EVP Administration	4	\$928		\$928
SVP Human Resources	101	\$14,004	\$1,723	\$15,727
Customer Contact Center	168	\$16,956	\$481	\$17,438
Customer Operations	-	-	-	-
VP Diversity, Equity, and Inclusion	7	\$1,261	\$169	\$1,430
VP Employee Engagement	4	\$835	\$34	\$869
General Services	55	\$6,514	\$15,402	\$21,916
Real Estate Services	20	\$3,276	\$60,344	\$63,620
<b>EVP Administration</b>	<b>359</b>	<b>\$43,775</b>	<b>\$78,153</b>	<b>\$121,928</b>
<b>EVP Legal Affairs &amp; General Counsel</b>				
Office of the EVP Legal Affairs & General Counsel	168	\$27,104	\$5,871	\$32,975
Chief Procurement Officer	146	\$19,804	\$1,184	\$20,988
<b>EVP Legal Affairs &amp; General Counsel</b>	<b>314</b>	<b>\$46,908</b>	<b>\$7,055</b>	<b>\$53,963</b>

**Table 4: 2024 Departmental Budget**

(\$ in 000s)

(Continued)

DEPARTMENT	HC	PS	OTPS	Total
<b>EVP Strategy &amp; Innovation</b>				
Office of the EVP Strategy & Innovation	4	\$1,020	\$10	\$1,030
SVP Performance Management & Analysis	20	\$3,357	\$6	\$3,363
VP Strategy & Operations	8	\$1,951	\$15	\$1,966
<b>EVP Strategy &amp; Innovation</b>	<b>32</b>	<b>\$6,328</b>	<b>\$31</b>	<b>\$6,359</b>
<b>Chief Compliance Officer</b>	<b>57</b>	<b>\$9,095</b>	<b>\$1,771</b>	<b>\$10,866</b>
<b>Chief Asset &amp; Capital Management Officer</b>	<b>383</b>	<b>\$64,323</b>	<b>\$11,198</b>	<b>\$75,521</b>
<b>EVP Real Estate</b>	<b>46</b>	<b>\$8,929</b>	<b>\$5,456</b>	<b>\$14,385</b>
<b>EVP Leased Housing</b>				
Office of the EVP Leased Housing	3	\$748	\$1,772,241	\$1,772,989
Office of the VP Leased Housing	6	\$1,104	\$524	\$1,628
Emergency Housing Voucher	7	\$2,213	\$147,256	\$149,468
Inspections	56	\$6,890	\$1,566	\$8,456
LHD Brooklyn Client Services	95	\$12,529	\$10,338	\$22,867
<u>LHD Bronx Client Services</u>	<u>233</u>	<u>\$30,872</u>	<u>\$1,455</u>	<u>\$32,326</u>
VP Leased Housing	397	\$53,607	\$161,138	\$214,745
Central Office Operations	53	\$7,013	\$147	\$7,160
Leased Housing Finance	28	\$3,755	\$42	\$3,797
Quality Assurance Performance Management	27	\$3,677	\$26	\$3,702
<b>EVP Leased Housing</b>	<b>508</b>	<b>\$68,800</b>	<b>\$1,933,594</b>	<b>\$2,002,394</b>
<b>Chief Operating Officer</b>				
Office of the Chief Operating Officer	11	\$2,246	\$2,133	\$4,379
Office of the EVP Resident Services, Partnerships & Initiatives	4	\$869	\$11	\$879
Office of the VP Resident Services	3	\$498	-	\$498
Resident Outreach Services	28	\$3,230	\$53	\$3,283
<u>Resident Participation &amp; Civic Engagement Services</u>	<u>51</u>	<u>\$6,620</u>	<u>\$555</u>	<u>\$7,175</u>
VP Resident Services	82	\$10,348	\$608	\$10,956
Office of the Senior Director of Community Partnerships	2	\$446	-	\$446
Family Partnerships	47	\$5,685	\$3,904	\$9,589
<u>Public Private Partnerships</u>	<u>7</u>	<u>\$1,063</u>	<u>\$2</u>	<u>\$1,065</u>
Senior Director of Community Partnerships	56	\$7,195	\$3,905	\$11,101
Office of the Senior Director of Resident Initiatives	2	\$408	-	\$408
Resident Economic Empowerment and Sustainability	47	\$6,132	\$47	\$6,179
<u>Resident Health Initiatives</u>	<u>9</u>	<u>\$1,445</u>	<u>\$2,163</u>	<u>\$3,608</u>
<u>Senior Director of Resident Initiatives</u>	<u>58</u>	<u>\$7,985</u>	<u>\$2,210</u>	<u>\$10,195</u>
<b>EVP Resident Services, Partnerships &amp; Initiatives</b>	<b>200</b>	<b>\$26,397</b>	<b>\$6,734</b>	<b>\$33,131</b>

## Table 4: 2024 Departmental Budget

(\$ in 000s)

(Continued)

DEPARTMENT	HC	PS	OTPS	Total
EVP Support Services Office	3	\$709	\$112	\$821
VP Elevator Services and Repairs	524	\$104,461	\$350	\$104,811
VP Emergency Management and Services	160	\$21,005	\$2,574	\$23,580
VP Heating Management Services	714	\$101,928	\$1,764	\$103,692
VP Learning & Development	35	\$5,632	\$941	\$6,573
VP Pest Management	223	\$26,524	\$10,511	\$37,036
<u>VP Waste Management</u>	<u>33</u>	<u>\$4,907</u>	<u>\$2,477</u>	<u>\$7,385</u>
<b>EVP Support Services</b>	<b>1,692</b>	<b>\$265,167</b>	<b>\$18,731</b>	<b>\$283,898</b>
Office of the SVP Public Housing Tenancy Administration	2	\$522	\$1,835	\$2,356
VP Public Housing Management Services	36	\$5,158	\$16	\$5,174
Applications & Tenancy Administration	87	\$10,937	\$27	\$10,964
Public Housing Tenancy Operations	20	\$2,958	\$73	\$3,030
<u>Resident Relocation Services</u>	<u>15</u>	<u>\$2,051</u>	<u>\$383</u>	<u>\$2,434</u>
<b>SVP Public Housing Tenancy Administration</b>	<b>160</b>	<b>\$21,625</b>	<b>\$2,333</b>	<b>\$23,959</b>
Office of the SVP Quality Assurance, Safety & Technical Programs	3	\$733	-	\$733
VP Public Safety	61	\$8,005	\$10,718	\$18,723
VP Quality & Cost Control	36	\$5,333	\$313	\$5,646
VP Technical Services Office	3	\$614	\$3,229	\$3,842
Fire Safety	24	\$3,580	-	\$3,580
Special Repair Projects	171	\$36,859	\$8,069	\$44,928
Technical Resources	138	\$24,351	\$4,218	\$28,569
<u>TEMPO</u>	<u>40</u>	<u>\$9,350</u>	<u>\$25,364</u>	<u>\$34,714</u>
VP Technical Services	376	\$74,754	\$40,880	\$115,633
<u>Planning &amp; Project Management</u>	<u>17</u>	<u>\$2,804</u>	<u>\$5</u>	<u>\$2,809</u>
<b>SVP Quality Assurance, Safety &amp; Technical Programs</b>	<b>493</b>	<b>\$91,629</b>	<b>\$51,916</b>	<b>\$143,545</b>
Office of the EVP Property Management Operations	2	\$604	\$1,598	\$2,201
Public Housing HUD Inspections	6	\$1,004	\$4,199	\$5,203
Office of the VP Healthy Homes	5	\$1,210	-	\$1,210
HH Performance Management	-	-	\$120	\$120
Asbestos	60	\$9,855	\$243	\$10,098
Lead Hazard Control	134	\$21,387	\$210	\$21,597
<u>Mold Hazard Control</u>	<u>75</u>	<u>\$11,702</u>	<u>\$1,749</u>	<u>\$13,451</u>
VP Healthy Homes	274	\$44,155	\$2,322	\$46,476
VP Public Housing Operations QN_SI	954	\$117,036	\$144,519	\$261,555
VP Public Housing Operations MH	2,156	\$260,530	\$353,097	\$613,627
VP Public Housing Operations BK	2,222	\$272,273	\$322,056	\$594,329
VP Public Housing Operations BX	1,712	\$210,082	\$272,141	\$482,223
<b>EVP Property Management Operations</b>	<b>7,326</b>	<b>\$905,683</b>	<b>\$1,099,931</b>	<b>\$2,005,614</b>
<b>Chief Operating Officer</b>	<b>9,882</b>	<b>\$1,312,748</b>	<b>\$1,181,779</b>	<b>\$2,494,527</b>
<b>Total NYCHA Budget</b>	<b>12,109</b>	<b>\$1,658,807</b>	<b>\$3,336,981</b>	<b>\$4,995,788</b>

## Operating Budget

### Headcount Plan

The following table details NYCHA’s full-time headcount plan by department for 2024 through 2028. Also provided is the budgeted headcount for 2023 from the previous plan.

**Table 5: 2023 & 2024 – 2028 Authorized Headcount**

DEPARTMENT	Prior Year		Financial Plan			
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Chief Executive Officer</b>						
Office of the Chief Executive Officer	8	12	12	12	12	12
Inspector General	53	53	53	53	53	53
NYCHA Board Members	-	-	-	-	-	-
Office of the Secretary	20	20	20	20	20	20
VP Environmental Health & Safety	51	52	52	52	52	52
EVP & Chief Communication	23	24	24	24	24	24
VP Internal Audit	7	7	7	7	7	7
VP Intergovernmental Affairs	10	10	10	10	10	10
<b>Chief Executive Officer</b>	<b>172</b>	<b>178</b>	<b>178</b>	<b>178</b>	<b>178</b>	<b>178</b>
<b>EVP Finance</b>						
Office of the EVP Finance	3	3	3	3	3	3
SVP Financial Planning & Analysis	49	51	51	51	51	51
VP and Controller of Financial Accounting & Reporting Services	75	75	75	75	75	75
Accounts Payable and Utility Management	35	35	35	35	35	35
Risk Management	8	8	8	8	8	8
Treasury	11	11	11	11	11	11
<b>EVP Finance</b>	<b>181</b>	<b>183</b>	<b>183</b>	<b>183</b>	<b>183</b>	<b>183</b>
<b>EVP Information Technology</b>						
Office of the EVP IT	3	7	7	7	7	7
VP Enterprise Solutions Management	18	28	28	28	28	28
VP Infrastructure and Operations	88	73	73	73	73	73
VP Performance and Resource Management	13	15	15	15	15	15
VP Service Management	39	36	36	36	36	36
Cyber and Risk Management	6	8	8	8	8	8
<b>EVP Information Technology</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>	<b>167</b>
<b>EVP Administration</b>						
Office of EVP Administration	4	4	4	4	4	4
SVP Human Resources	133	101	101	101	101	101
Customer Contact Center	173	168	168	168	168	168
Customer Operations	18	-	-	-	-	-
VP Diversity, Equity, and Inclusion	5	7	7	7	7	7
VP Employee Engagement	4	4	4	4	4	4
General Services	56	55	55	55	55	55
Real Estate Services	24	20	20	20	20	20
<b>EVP Administration</b>	<b>417</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>359</b>	<b>359</b>
<b>EVP Legal Affairs &amp; General Counsel</b>						
Office of the EVP Legal Affairs & General Counsel	155	168	168	168	168	168
Chief Procurement Officer	144	146	146	146	146	146
<b>EVP Legal Affairs &amp; General Counsel</b>	<b>299</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>	<b>314</b>



# Operating Budget

**Table 5: 2023 & 2024 – 2028 Authorized Headcount**  
(Continued)

DEPARTMENT	Prior Year		Financial Plan			
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
<b>EVP Strategy &amp; Innovation</b>						
Office of the EVP Strategy & Innovation	3	4	4	4	4	4
SVP Performance Management & Analysis	23	20	20	20	20	20
VP Strategy & Operations	6	8	8	8	8	8
<b>EVP Strategy &amp; Innovation</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>
<b>Chief Compliance Officer</b>	<b>58</b>	<b>57</b>	<b>57</b>	<b>57</b>	<b>57</b>	<b>57</b>
<b>Chief Asset &amp; Capital Management Officer</b>	<b>372</b>	<b>383</b>	<b>383</b>	<b>383</b>	<b>383</b>	<b>383</b>
<b>EVP Real Estate</b>	<b>39</b>	<b>46</b>	<b>46</b>	<b>46</b>	<b>46</b>	<b>46</b>
<b>EVP Leased Housing</b>						
Office of the EVP Leased Housing	3	3	3	3	3	3
Office of the VP Leased Housing	6	6	6	6	6	6
Emergency Housing Voucher Inspections	7	7	7	7	7	7
LHD Brooklyn Client Services	53	56	56	56	56	56
LHD Bronx Client Services	77	95	95	95	95	95
<u>LHD Bronx Client Services</u>	<u>223</u>	<u>233</u>	<u>233</u>	<u>233</u>	<u>233</u>	<u>233</u>
VP Leased Housing	366	397	397	397	397	397
Central Office Operations	38	53	53	53	53	53
Leased Housing Finance	26	28	28	28	28	28
Quality Assurance Performance Management	22	27	27	27	27	27
<b>EVP Leased Housing</b>	<b>455</b>	<b>508</b>	<b>508</b>	<b>508</b>	<b>508</b>	<b>508</b>
<b>Chief Operating Officer</b>						
<b>Office of the Chief Operating Officer</b>	<b>18</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>
Office of the EVP Resident Services, Partnerships & Initiatives	4	4	4	4	4	4
Office of the VP Resident Services	3	3	3	3	3	3
Resident Outreach Services	34	28	28	28	28	28
<u>Resident Participation &amp; Civic Engagement Services</u>	<u>58</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>	<u>51</u>
VP Resident Services	95	82	82	82	82	82
Office of the Senior Director of Community Partnerships	2	2	2	2	2	2
Family Partnerships	56	47	47	47	47	47
<u>Public Private Partnerships</u>	<u>3</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>
Senior Director of Community Partnerships	61	56	56	56	56	56
Office of the Senior Director of Resident Initiatives	2	2	2	2	2	2
Resident Economic Empowerment and Sustainability	53	47	47	47	47	47
<u>Resident Health Initiatives</u>	<u>13</u>	<u>9</u>	<u>10</u>	<u>9</u>	<u>9</u>	<u>9</u>
<u>Senior Director of Resident Initiatives</u>	<u>68</u>	<u>58</u>	<u>59</u>	<u>58</u>	<u>58</u>	<u>58</u>
<b>EVP Resident Services, Partnerships &amp; Initiatives</b>	<b>228</b>	<b>200</b>	<b>201</b>	<b>200</b>	<b>200</b>	<b>200</b>



# Operating Budget

**Table 5: 2023 & 2024 – 2028 Authorized Headcount  
(Continued)**

DEPARTMENT	Prior Year		Financial Plan			
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
EVP Support Services Office	4	3	3	3	3	3
VP Elevator Services and Repairs	524	524	524	524	524	524
VP Emergency Management and Services	151	160	160	160	160	160
VP Heating Management Services	712	714	714	714	714	714
VP Learning & Development	0	35	35	35	35	35
VP Pest Management	97	223	223	223	223	223
<u>VP Waste Management</u>	<u>36</u>	<u>33</u>	<u>33</u>	<u>33</u>	<u>33</u>	<u>33</u>
<b>EVP Support Services</b>	<b>1,524</b>	<b>1,692</b>	<b>1,692</b>	<b>1,692</b>	<b>1,692</b>	<b>1,692</b>
Office of the SVP Public Housing Tenancy Administration	2	2	2	2	2	2
VP Public Housing Management Services	44	36	36	36	36	36
Applications & Tenancy Administration	89	87	87	87	87	87
Public Housing Tenancy Operations	20	20	20	20	20	20
<u>Resident Relocation Services</u>	<u>9</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>
<b>SVP Public Housing Tenancy Administration</b>	<b>164</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>
Office of the SVP Quality Assurance, Safety & Technical Programs	-	3	3	3	3	3
VP Public Safety	54	61	61	61	61	61
VP Quality & Cost Control	36	36	36	36	36	36
VP Technical Services Office	6	3	3	3	3	3
Fire Safety	17	24	24	24	24	24
Special Repair Projects	170	171	171	171	171	171
Technical Resources	143	138	138	138	138	138
<u>TEMPO</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
VP Technical Services	376	376	376	376	376	376
<u>Planning &amp; Project Management</u>	<u>10</u>	<u>17</u>	<u>17</u>	<u>17</u>	<u>17</u>	<u>17</u>
<b>SVP Quality Assurance, Safety &amp; Technical Programs</b>	<b>476</b>	<b>493</b>	<b>493</b>	<b>493</b>	<b>493</b>	<b>493</b>
Office of the EVP Property Management Operations	-	2	2	2	2	2
Public Housing HUD Inspections	-	6	6	6	6	6
Office of the VP Healthy Homes	4	5	5	5	5	5
HH Performance Management	10	-	-	-	-	-
Asbestos	64	60	60	60	60	60
Lead Hazard Control	126	134	134	134	134	134
<u>Mold Hazard Control</u>	<u>51</u>	<u>75</u>	<u>75</u>	<u>75</u>	<u>75</u>	<u>75</u>
VP Healthy Homes	255	274	274	274	274	274
VP Public Housing Operations QN_SI	969	954	888	863	863	863
VP Public Housing Operations MH	2,197	2,156	2,002	1,963	1,861	1,861
VP Public Housing Operations BK	2,335	2,222	2,096	2,096	2,096	2,096
VP Public Housing Operations BX	1,854	1,712	1,425	1,407	1,407	1,407
<b>EVP Property Management Operations</b>	<b>7,610</b>	<b>7,326</b>	<b>6,693</b>	<b>6,611</b>	<b>6,509</b>	<b>6,509</b>
<b>Chief Operating Officer</b>	<b>10,020</b>	<b>9,882</b>	<b>9,250</b>	<b>9,167</b>	<b>9,065</b>	<b>9,065</b>
<b>Total NYCHA Budget</b>	<b>12,212</b>	<b>12,109</b>	<b>11,477</b>	<b>11,394</b>	<b>11,292</b>	<b>11,292</b>



NEW YORK CITY  
**HOUSING  
AUTHORITY**

**DEPARTMENTAL  
OPERATING  
BUDGET**

### **NYCHA Mission**

The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low-and moderate-income residents throughout the five boroughs. NYCHA also administers a citywide Section 8 Leased Housing Program. To fulfill this mission, NYCHA must preserve its aging housing stock through timely maintenance and modernization of its developments. While continuing this effort, NYCHA works to enhance the quality of life by offering residents social services that give them opportunities to participate in a multitude of community, educational, and recreational programs, as well as job readiness and training initiatives.

### **Overview**

This section provides detailed budget information by Department. In most cases, Departments are overseen by an Executive Vice President (EVP). Each EVP is responsible for a portfolio of Departments and offices within a specific area. This section includes Departmental missions, and responsibilities. The budgets for NYCHA's Budget Responsibility Groups (BRGs) are listed by account type. In addition, changes from the prior year are identified. The Departments are grouped by their EVP in this section, and the Organizational Chart provides an overview of NYCHA.

Departmental budgets do not include the anticipated service reductions and hiring freeze.



### **Key NYCHA Officials**

#### **The Board (Chief Executive Officer, Vice-Chair, Member)**

The NYCHA Board is comprised of seven members appointed by the mayor. The mayor designates three Members, two of whom are appointed by the mayor for five-year terms, and the Chair, who is appointed by the mayor and reports to the mayor, constitute the governing Board of NYCHA. One member is designated to be the Vice-Chair, and in the event of a vacancy in the office of the Chair or when the Chair is absent or unable to act, the Vice-Chair assumes his/her duties and powers.

The Board Members are responsible for voting on contracts, resolutions, policies, motions, rules, and regulations at regularly scheduled meetings of the Members of the Authority.

The Chair presides at Board meetings, directs the business and affairs of the Authority, and is responsible for the execution of all policies, resolutions, motions, and rules and regulations adopted by the Board. Additionally, he/she issues and promulgates official orders, and makes rules and regulations for the conduct, management, and operation of the Authority, and signs and executes on behalf of the Authority all leases, deeds, contracts, and commitments of the Authority.

The following departments and offices report directly to the Chair: The Office of the Corporate Secretary, the Office of the Inspector General, Department of Equal Opportunity, NYCHA Board Members, Vice-President (VP) for Intergovernmental Affairs, Chief Communication Officers,

Executive Vice-President (EVP) for and Legal Affairs & General Counsel, EVP & Chief Information Officer, EVP for Leased Housing, EVP for Real Estate & Special Projects, EVP Strategic Innovation, VP & Chief Financial Officer and Chief Compliance Officer.

#### **Chief Operating Officer**

Principal executive administrator of the Authority, the Chief Operating Officer (COO) assists the Chair in the supervision of the business affairs of the Authority and is responsible for the execution of all orders, rules, and regulations made or approved by the Board.

The COO directly supervises the following: Executive Vice President (EVP) for Administration, EVP for Capital Projects, EVP for Community Operations, EVP for Operations, VP for Public Safety, VP for Healthy Homes, VP for Public Housing Tenancy Administration and Quality Assurance Officer.

### Departmental Details

#### Chief Executive Officer

*(Office of the Chief Executive Officer)*

#### Overview / Mission Statement

The Office of the CEO's goal is to oversee NYCHA's operations and to supervise every department. In addition, the Office of the CEO leads the major NYCHA initiatives to create safe, clean, and connected communities for residents and preserve public housing for the future.

The following report directly to the CEO:

- Executive Vice-President (EVP) for Finance and Chief Financial Officer;
  - Executive Vice-President (EVP) and Chief Information Officer;
  - Executive Vice-President (EVP) and Chief Administration Officer;
  - Executive Vice-President (EVP) for Legal Affairs and General Counsel;
  - Executive Vice-President (EVP) for Strategy Innovation;
  - Chief Compliance Officer;
  - Chief Asset & Capital Management Officer;
  - Executive Vice-President (EVP) for Real Estate;
  - Executive Vice-President (EVP) for Leased Housing Department (LHD); and
  - Chief Operating Officer (COO);
- 
- Office of the Chief Executive Officer;
  - Inspector General (IG);
  - NYCHA Board Members;
  - Office of the Secretary;
  - VP Environmental Health & Safety (EH&S);
  - EVP & Chief Communications;
  - VP Internal Audit;
  - VP Intergovernmental Affairs;



# Departmental Operating Budget

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>11</b>	<b>8</b>	<b>12</b>	<b>4 ▲</b>
Salary Full-Time	\$1,642	\$1,354	\$1,822	\$468 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$3	-	-	-
Overtime	\$11	\$53	\$49	(\$4) ▼
Salary Retro	\$22	\$2	\$2	-
Shift Differential	-	-	-	-
Fringe	\$1,106	\$729	\$1,117	\$388 ▲
Other Salary	\$6	\$5	\$5	-
<b>Total Personnel Service</b>	<b>\$2,790</b>	<b>\$2,143</b>	<b>\$2,995</b>	<b>\$852</b>
Leases	-	-	-	-
Supplies	\$10	\$2,505	\$7	(\$2,499) ▼
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$611	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$730	\$3,628	\$600	(\$3,028) ▼
<b>Total Other than Personnel Service</b>	<b>\$1,351</b>	<b>\$6,133</b>	<b>\$607</b>	<b>(\$5,526)</b>
<b>Total</b>	<b>\$4,141</b>	<b>\$8,276</b>	<b>\$3,602</b>	<b>(\$4,674)</b>

## Financial Review

The 2024 Operating Expense budget for the Chief Executive Officer is \$3.6 million, of which \$3.0 million is for PS and \$0.6 million is for OTPS.

### Inspector General

#### Overview / Mission Statement

The Office of the Inspector General (OIG), which is supervised by the New York City Department of Investigation (DOI), is responsible for the investigation and elimination of corrupt or other criminal activity, conflict of interest, and unethical conduct by NYCHA officers and employees, residents, or persons doing business with or receiving funds directly or indirectly from NYCHA.

Additionally, partnering with several federal task forces, the OIG conduct joint law enforcement investigations concerning violent crimes, gangs, and narcotics activity in NYCHA. Investigations conducted by the OIG may result in criminal charges, arrest, termination, or suspension of employment, and/or other administrative decisions. The OIG's highly skilled team consists of the Inspector General, deputies, confidential investigators, investigative auditors, attorneys, and administrative support staff.

#### Responsibilities

Respond to and investigate all reports of corruption, or other criminal activity, or conflict of interest, by any NYCHA officer, employee, resident, individual or company doing business with NYCHA.

#### Key Achievements

- Identified approximately \$2 million in fraud;
- Referred 186 cases for criminal prosecution by federal and state prosecutors;
- Referred 255 cases to NYCHA for administrative or disciplinary action;
- Made and/or assisted in 153 arrests involving tenants, employees, and contractors, as well as for gang violence and weapons and narcotics offenses;
- Nineteen (19) individuals were ordered to pay over \$872,000 in restitution; and
- Collected over \$265,000 in restitution.



# Departmental Operating Budget

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>44</b>	<b>53</b>	<b>53</b>	-
Salary Full-Time	\$3,669	\$4,169	\$4,366	\$197 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$35	\$69	\$64	(\$6) ▼
Salary Retro	\$10	\$	\$	-
Shift Differential	-	-	-	-
Fringe	\$2,284	\$2,596	\$3,075	\$480 ▲
Other Salary	\$21	\$18	\$18	-
<b>Total Personnel Service</b>	<b>\$6,019</b>	<b>\$6,852</b>	<b>\$7,523</b>	<b>\$671</b>
Leases	-	-	-	-
Supplies	\$36	\$9	\$9	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$90	-	\$45	\$45 ▲
Insurance	-	\$51	\$52	\$1 ▲
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$13	\$10	\$10	-
<b>Total Other than Personnel Service</b>	<b>\$139</b>	<b>\$70</b>	<b>\$117</b>	<b>\$46</b>
<b>Total</b>	<b>\$6,159</b>	<b>\$6,922</b>	<b>\$7,640</b>	<b>\$717</b>

## Financial Review

The 2024 Operating Expense budget for the Office of the Inspector General is \$7.6 million, of which \$7.5 million is for PS and \$0.1 million is for OTPS.



# Departmental Operating Budget

NYCHA Board Member

## Overview / Mission Statement

The NYCHA Board is comprised of seven (7) members appointed by the mayor including three (3) resident members. The mayor designates one of the members as the Chair. The Chair is the Chief Executive Officer of the Authority and is responsible for the supervision of the business and affairs of the Authority. Members’ duties include voting on contracts, resolutions, policies, motions, rules, and regulations at regularly scheduled meetings.

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	-	-	-	-
Salary Full-Time	-	-	-	-
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	-	\$	\$	\$
Other Salary	-	\$	\$	-
<b>Total Personnel Service</b>	-	\$	\$	\$
<b>Leases</b>	-	-	-	-
<b>Supplies</b>	\$	\$	\$	-
<b>Equipment</b>	-	-	-	-
<b>Utilities</b>	-	-	-	-
<b>Contracts</b>	\$19	-	-	-
<b>Insurance</b>	-	-	-	-
<b>Section 8 Payments</b>	-	-	-	-
<b>Payment in Lieu of Taxes</b>	-	-	-	-
<b>Debt Service</b>	-	-	-	-
<b>Other OTPS</b>	\$	\$133	\$78	(\$55) ▼
<b>Total Other than Personnel Service</b>	\$20	\$134	\$79	(\$55)
<b>Total</b>	\$20	\$134	\$79	(\$55)

## Financial Review

The 2024 Operating Expense budget for the NYCHA Board Member Department is 0.08 million.

### Office of the Secretary

#### Overview / Mission Statement

The Corporate Secretary serves as an advisor to the Board Members as well as their primary liaison to the Executive Team and external stakeholders, and is further charged with leading professional and administrative staff in several fast-paced extremely deadline-driven departments, which include the following:

- Board Logistics Unit;
- Calendar and Documents Unit;
- Office of Impartial Hearings; and
- Guardian Ad Litem Unit
- 

#### Responsibilities

- Serve as advisor and primary liaison to Board Members,
- Execute all Board Member logistics including:
  - Preparing, resolving, and creating briefing packages for all Board Members
  - Handling of all correspondence,
  - Ensuring timely submission and review of timesheets,
  - Maintaining an accurate accounting of time for stipend purposes,
- Record and issue minutes of votes cast at Board Meetings and Committee Meetings, and,
- Issue notifications of all NYCHA Board Meetings and adjournments/cancellations, whenever required.
- Maintain an index of all resolutions considered by the Board and the corresponding minutes, in addition to other corporate records.
- Issue all true copies of official Authority documents.
- Process all Termination of Tenancy, Grievance, Applicant Appeals and Trespass cases and Guardian Ad Litem ("GAL") matters including various Tenancy-related Applications to Re-open Defaults, Removal of Permanent Exclusion, and Blatch.
- Adjudicate and issue decisions regarding:
  - Termination of Tenancy proceedings for residents of Authority properties,
  - Remaining Family Member Grievance,
  - Rent Rate Grievance,
  - Section 8 Termination,
  - Section 8 Share of Subsidy,

## Departmental Operating Budget

- Public Housing and Section 8 Applicants' Appeals, and,
- Resident's Appeal of exclusion of a visitor, pursuant to issuance of a Trespass Notice resulting from an arrest on or adjacent to Authority property.
- Prepare a weekly Tenancy Calendar resulting from disposed matters.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>15</b>	<b>20</b>	<b>20</b>	<b>-</b>
Salary Full-Time	\$1,025	\$1,844	\$1,864	\$20 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$	-	-	-
Salary Retro	\$1	\$1	\$1	-
Shift Differential	-	-	-	-
Fringe	\$1,293	\$1,119	\$1,269	\$150 ▲
Other Salary	\$20	\$33	\$33	-
<b>Total Personnel Service</b>	<b>\$2,338</b>	<b>\$2,997</b>	<b>\$3,167</b>	<b>\$170</b>
Leases	-	-	-	-
Supplies	\$2	\$3	\$3	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$34	\$150	\$90	(\$60) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$	\$	\$	-
<b>Total Other than Personnel Service</b>	<b>\$36</b>	<b>\$153</b>	<b>\$93</b>	<b>(\$60)</b>
<b>Total</b>	<b>\$2,375</b>	<b>\$3,150</b>	<b>\$3,260</b>	<b>\$110</b>

### Financial Review

The 2024 Operating Expense budget for the Office of the Secretary is \$3.3 million, of which \$3.2 million is for PS and \$0.1 million is for OTPS.

### **Vice-President of Environmental Health & Safety**

#### **Overview / Mission Statement**

The mission of the Vice-President Environmental Health and Safety (EH&S) Department is to ensure decent, safe, and sanitary environments for our residents and employees. In partnership with the Authority's operating units, the EH&S Department will be responsible for providing oversight, analysis, and evaluation of all matters and work conducted by the Authority which have any impact upon the environmental health and safety of the residents and employees of the Authority and its real property, EH&S Department will conduct inspections of work performed that impacts environmental health and safety for mold, lead, asbestos, heat, elevators, and pests & vermin.

#### **Achievements**

EH&S's 2023 Goals focused on expanding and improving oversight, response, and reporting on lead, asbestos, mold, pests, elevators; heating; employee safety and other environmental hazards that may impact NYCHA residents and employees. EH&S implemented enhancements to several existing oversight activities, in addition to creating new processes and strategies to expand EH&S oversight. EH&S also focused on developing and formalizing structured and standardized processes for overall program administration, data management and reporting. Additionally, EH&S continues to proactively engage with residents and staff on health and safety issues.



# Departmental Operating Budget

## Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>45</b>	<b>51</b>	<b>52</b>	<b>1 ▲</b>
Salary Full-Time	\$4,100	\$4,764	\$5,120	\$356 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$65	-	-	-
Salary Retro	\$24	-	-	-
Shift Differential	-	-	-	-
Fringe	\$2,594	\$2,776	\$3,462	\$686 ▲
Other Salary	\$65	-	-	-
<b>Total Personnel Service</b>	<b>\$6,847</b>	<b>\$7,540</b>	<b>\$8,581</b>	<b>\$1,042</b>
Leases	-	-	-	-
Supplies	\$217	\$204	\$44	(\$160) ▼
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$2,109	\$2,470	\$1,586	(\$884) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$68	\$141	\$141	-
<b>Total Other than Personnel Service</b>	<b>\$2,394</b>	<b>\$2,815</b>	<b>\$1,771</b>	<b>(\$1,044)</b>
<b>Total</b>	<b>\$9,241</b>	<b>\$10,354</b>	<b>\$10,352</b>	<b>(\$2)</b>

## Financial Review

The 2024 Operating Expense budget for Environmental Health & Safety is \$10.4 million, of which \$8.6 million is for PS and \$1.8 million is for OTPS.



# Departmental Operating Budget

## EVP & Chief Communication Department

### Overview / Mission Statement

The EVP & Chief Communication Department produces and disseminates information to more than 322,000 public housing residents, nearly 34,000 residents of PACT/RAD developments, nearly 99,000 families participating in federal rent subsidies (the Section 8 Leased Housing Program), nearly 12,000 staff members, and thousands of additional stakeholders.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>1 ▲</b>
Salary Full-Time	\$1,926	\$2,161	\$2,364	\$203 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$5	\$100	-	(\$100) ▼
Salary Retro	\$6	\$2	\$2	-
Shift Differential	-	-	-	-
Fringe	\$1,198	\$1,324	\$1,583	\$259 ▲
Other Salary	\$16	\$12	\$12	-
<b>Total Personnel Service</b>	<b>\$3,151</b>	<b>\$3,600</b>	<b>\$3,962</b>	<b>\$362</b>
Leases	-	-	-	-
Supplies	\$	\$7	\$7	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$734	-	\$33	\$33 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$2	\$7	\$19	\$12 ▲
<b>Total Other than Personnel Service</b>	<b>\$737</b>	<b>\$14</b>	<b>\$60</b>	<b>\$45</b>
<b>Total</b>	<b>\$3,888</b>	<b>\$3,614</b>	<b>\$4,022</b>	<b>\$408</b>

### Financial Review

The 2024 Operating Expense budget for EVP & Chief Communication Department is \$4.02 million, of which \$3.96 million is for PS and \$0.06 million is for OTPS.

### **Office of the Vice-President Internal Audit**

#### **Overview / Mission Statement**

Department of Internal Audit and Assessment provides independent audits and assessments of NYCHA's operations, the adequacy of internal controls, the accuracy of financial data and compliance with applicable laws, regulations, and procedures. These work objectives are accomplished by conducting operational, financial, compliance, and Information Technology (IT) audits selected through a formal enterprise-wide risk assessment process. These audits are conducted in accordance with Generally Accepted Government Auditing Standards (GAGAS) issued by the Government Accountability Office (GAO), Comptroller General of the United States. The Department of Internal Audit and Assessment prepares an annual audit plan with input from senior NYCHA management. The plan is reviewed by Executive management and is approved by the Audit and Finance Committee. The plan ensures that, on a rotating basis, all facets of NYCHA operations are subject to periodic audits. Additionally, it identifies critical areas of NYCHA's operations that may require more frequent audit scrutiny.

#### **Responsibilities**

- Conduct operational, financial, compliance and information technology (IT) audits (Central Office and field) selected through a formal enterprise-wide risk assessment process and in accordance with Generally Accepted Government Auditing Standards (GAGAS);
- Prepare and obtain approval for the annual audit plan to ensure all facets of NYCHA's operations are subject to periodic audits, and to ensure critical operational, financial, compliance and technology risks areas are appropriately assessed based on International Standards for the Professional Practice of Internal Auditing standards and guidelines; and
- Manage and coordinate any external audits/ reviews of NYCHA operations conducted by federal, state and city entities such as but not limited to HUD, the New York City Comptroller's Office, the New York State Comptroller's Office, Office of Inspector General (OIG) and other entities.



# Departmental Operating Budget

## Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>-</b>
Salary Full-Time	\$387	\$753	\$773	\$20 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	\$1	\$1	\$1	-
Shift Differential	-	-	-	-
Fringe	\$257	\$444	\$511	\$67 ▲
Other Salary	\$35	\$91	\$91	-
<b>Total Personnel Service</b>	<b>\$680</b>	<b>\$1,288</b>	<b>\$1,376</b>	<b>\$87</b>
Leases	-	-	-	-
Supplies	\$	\$1	\$1	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$1,243	\$1,500	\$1,550	\$50 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$5	\$204	\$204	-
<b>Total Other than Personnel Service</b>	<b>\$1,248</b>	<b>\$1,705</b>	<b>\$1,755</b>	<b>\$50</b>
<b>Total</b>	<b>\$1,928</b>	<b>\$2,993</b>	<b>\$3,131</b>	<b>\$137</b>

## Financial Review

The 2024 Operating Expense budget for VP Internal Audit is \$3.13 million, of which \$1.38 million is for PS and \$1.76 million is for OTPS.

### **Office of the Vice-President Intergovernmental Affairs**

#### **Overview / Mission Statement**

The Office of Intergovernmental Relations is responsible for acting as the Authority's liaison with State and City legislative bodies, and various governmental agencies. It works with members of the State Legislature and the City Council on oversight issues, legislation, or appropriations relative to the Authority's operations.

#### **Responsibilities**

- Prepare NYCHA's annual legislative program; Prepare NYCHA's annual legislative program; Prepare NYCHA's annual legislative program; Assist the Law Department in the preparation of legislation for consideration by the State Legislature and comment on other legislative proposals that may impact Authority programs or functions;
- Work with the Department of Communications to prepare NYCHA's remarks and any supplemental materials needed when testimony is required before a legislative committee;
- Coordinate comments by the Authority on regulations proposed by State or Municipal entities and ensure their timely submission;
- Provide briefing documents to the Chair, Board Members, and principal staff on matters before the State Legislature and City Council; and
- Resolve constituent issues presented by elected officials.



# Departmental Operating Budget

## Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>9</b>	<b>10</b>	<b>10</b>	-
Salary Full-Time	\$878	\$1,015	\$1,104	\$89 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$	-	-	-
Salary Retro	\$14	-	\$	\$ ▲
Shift Differential	-	-	-	-
Fringe	\$620	\$602	\$723	\$120 ▲
Other Salary	\$2	-	\$1	\$1 ▲
<b>Total Personnel Service</b>	<b>\$1,514</b>	<b>\$1,617</b>	<b>\$1,827</b>	<b>\$210</b>
Leases	-	-	-	-
Supplies	-	\$1	\$1	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$1	\$23	\$28	\$5 ▲
<b>Total Other than Personnel Service</b>	<b>\$1</b>	<b>\$24</b>	<b>\$29</b>	<b>\$5</b>
<b>Total</b>	<b>\$1,515</b>	<b>\$1,641</b>	<b>\$1,856</b>	<b>\$215</b>

## Financial Review

The 2024 Operating Expense budget for the VP Intergovernmental Affairs is \$1.86 million, of which \$1.83 million is for PS and \$0.03 million is for OTPS.

### **EVP Finance**

#### **Office of the EVP Finance**

#### **Overview / Mission Statement**

The EVP for Finance is NYCHA's Chief Financial Officer (CFO) and is responsible for all the budget, accounting and financial planning, and risk management for NYCHA. The EVP has fiduciary responsibility for the Authority.

The following Departments report to CFO:

- SVP Financial Planning & Analysis;
- The VP and Controller of Financial Accounting & Reporting Services
- Accounts Payable and Utility Management;
- Risk Management; and
- Treasury

#### **Responsibilities**

- Develop and maintain appropriate financial policies and procedures to manage the Authority's working capital effectively.
- Develop and maintain effective mechanisms for the preparation of annual budgets and estimates as well as the production of reliable financial forecasts.
- Develop and provides various financial metrics and analysis to help guide fiscal implication of new initiative and current programs.
- Monitors and track workforce measures through the maintenance of positional budgeting process.
- Provide sound advice on the financial implications of the Authority's Board decisions.



# Departmental Operating Budget

## Office of the EVP Finance

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>2</b>	<b>3</b>	<b>3</b>	-
Salary Full-Time	\$381	\$613	\$523	(\$90) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	\$7	\$6	(\$1) ▼
Salary Retro	\$	\$4	\$4	-
Shift Differential	-	-	-	-
Fringe	\$231	\$312	\$312	\$ ▲
Other Salary	-	\$2	\$2	-
<b>Total Personnel Service</b>	<b>\$612</b>	<b>\$937</b>	<b>\$846</b>	<b>(\$91)</b>
Leases	-	-	-	-
Supplies	\$	\$1	\$1	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$511	\$100	\$108	\$8 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$39	\$224	\$224	-
<b>Total Other than Personnel Service</b>	<b>\$550</b>	<b>\$324</b>	<b>\$333</b>	<b>\$8</b>
<b>Total</b>	<b>\$1,162</b>	<b>\$1,261</b>	<b>\$1,179</b>	<b>(\$82)</b>

### Financial Review

The 2024 Operating Expense budget for the Office of the EVP Finance is \$1.18 million, of which \$0.85 million is for PS and \$0.33 million is for OTPS.

### Senior Vice President of Financial Planning & Analysis

#### Overview / Mission Statement

As an integral part of Finance, the Department of Financial Planning and Analysis has two primary responsibilities: preparing NYCHA's 5-Year Capital & Operation Plan; and advising the Board and Chief Operating Officer on issues affecting NYCHA's fiscal health and the efficiency of services and programs. Specifically, this includes developing revenue and expenditure estimates by analyzing various drivers and evaluating service delivery, implementing the estimates through NYCHA-wide system updates and most importantly, monitoring budget movements and actual revenues and expenditures. Since the majority of NYCHA's budget comes from the federal government, legislative and executive actions in Washington must also be followed closely. These components allow DFPA to prepare and present the Financial Plan which must be approved by the Board.

The Department of Financial Planning and Analysis's mission is to promote prudent financial planning and budgeting throughout the Authority and ensure that NYCHA executives are equipped with the information needed to adopt a budget each year that reflects the needs of residents and ensures NYCHA's longstanding fiscal stability.

#### Responsibilities

Below are some of responsibilities that DFPA is tasked provide on regular basis.

- Financial Plan and process.
- Annual preparation and presentation of the five-year Operating and Capital Financial Plans.
- Administer budget and financial planning functions related to developing and managing NYCHA's operating and capital budget.
- Facilitate short- and long-term financial planning and implement operating and capital budget.
- Maintaining multi-year, multi-funded capital budget and Capital Plan.
- Publication of annual Financial report, Budget Book, and both Operating & Capital Plan Narratives.
- Evaluation and monitoring of NYCHA's fiscal condition.
- Providing analysis and making recommendations on cost effect alternatives to the Executive Department.
- Projecting revenues and expenditures to assist in short-term and long-term planning.
- Providing executive team with statistical and other financial data to help them make decisions.
- Advising the Board and Executive Directors on matters affecting the Authority's financial condition.
- Serving as a NYCHA-wide resource for budget planning, development, and management of finance.

- Ongoing Budget Process review to help ensure departmental functions are fiscally aligned to organization's overall goal.
- Monitoring the obligations and expenditures of capital grants ensuring timely utilization of appropriated funds.
- Examining the impact government regulations have on NYCHA's funding and financial management, and act as liaison to external funding agencies on issues such as submission of funding requests and budget performance reports.
- Monthly review of authority's financial to help identify key concerns as well as issues and help provide guideline on use of resources.
- Financial Information System, reporting and other support.
- Supporting and maintaining the integrity of NYCHA's various financial systems.
- Financial reports
- Personnel Services reports which include but not limited to:
  - Biweekly Salary FT analysis
  - HC reports
  - Payroll
  - Overtime Reports
- Forecast reports/variance reports.
- Statistical reports: budget vs actual reports, flash reports, weekly obligations
- Capital obligations & expenditure reports.
- Preparing a diverse list of ad hoc reports.
- Offering training on budget-related Oracle/ Hyperion applications
- Providing ongoing support for departments, including budget manuals, training workshops, and seminars.



# Departmental Operating Budget

## Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>41</b>	<b>49</b>	<b>51</b>	<b>2 ▲</b>
Salary Full-Time	\$3,882	\$4,568	\$4,889	\$321 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$16	\$20	\$18	(\$2) ▼
Salary Retro	\$24	\$19	\$19	-
Shift Differential	-	-	-	-
Fringe	\$2,444	\$10,810	\$10,082	(\$728) ▼
Other Salary	\$52	\$40	\$40	-
<b>Total Personnel Service</b>	<b>\$6,417</b>	<b>\$15,457</b>	<b>\$15,048</b>	<b>(\$409)</b>
Leases	-	-	-	-
Supplies	\$4	\$5	\$5	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$31,025	\$52	\$52	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$1	\$58	\$58	-
<b>Total Other than Personnel Service</b>	<b>\$31,030</b>	<b>\$115</b>	<b>\$115</b>	<b>-</b>
<b>Total</b>	<b>\$37,447</b>	<b>\$15,572</b>	<b>\$15,163</b>	<b>(\$409)</b>

## Financial Review

The 2024 Operating Expense budget for Senior Vice President of Financial Planning & Analysis is \$15.16 million, of which \$15.05 million is for PS and \$0.11 million is for OTPS.

### **Vice-President and Controller of Financial Accounting & Reporting Services**

#### **Overview / Mission Statement**

The mission of Financial Accounting & Reporting Services is to ensure the fiscal integrity of the New York City Housing Authority and to implement innovative and cost-effective service models designed to safeguard and optimize the Authority's resources. Through prudent guidance and management of the Authority's resources and services, appropriate levels of internal control, innovation, leadership, and spirited teamwork, Financial Accounting & Reporting Services ensures compliance with applicable laws and regulations and produces timely, reliable financial reports and analyses. Departmental responsibilities follow:

The General Ledger department ensures that the financial transactions of the Authority are recorded in a timely, accurate and complete manner in conformance with Generally Accepted Accounting Principles and GASB in order to meet internal and external financial reporting requirements including, but not limited to, Annual Comprehensive Financial Report, reporting to City of New York, tax authorities and business partners. In addition, the General Ledger department facilitates the independent audits of the Authority's financial statements and the Single audit and ensures that the Authority's accounting procedures are in compliance with HUD's asset management guidelines.

The Revenue and Receivable department provide residential and commercial rent collection and billing processes for the Authority, billings/drawdowns of subsidies and grants, billing and collection of PACT/RAD transactions, administration of parking facilities, and other collection activities including but not limited to cases outsourced to third party attorneys. In addition, the Revenue and Receivable department ensures that all transactions relating to billing and collection activity and PACT transactions are recorded timely and accurately into the general ledger and the rent collection system as well as reconciled to bank statements and other sources of information.

The Payroll department administers the payroll for over 13,000 NYCHA employees, ensuring compliance with federal, state, and city regulations including but not limited to proper withholdings, W-2, and 1095C forms. The Payroll department processes and/or calculates transactions for pay docks, suspensions, overtime pay, final pay to employees who have left NYCHA, annuity and welfare funds calculations among other transaction types. In addition, the Payroll department reviews and approves retroactive payments determined from a collective bargaining agreement or per salary adjustment. Lastly, the Payroll department provides quality customer service to NYCHA's employees, HR Dept, and various outside parties including unions.



## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>74</b>	<b>75</b>	<b>75</b>	-
Salary Full-Time	\$5,725	\$5,764	\$6,370	\$607 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$30	\$18	\$16	(\$1) ▼
Salary Retro	\$12	\$5	\$5	-
Shift Differential	\$	-	-	-
Fringe	\$3,894	\$3,784	\$4,493	\$709 ▲
Other Salary	\$237	\$449	\$449	-
<b>Total Personnel Service</b>	<b>\$9,898</b>	<b>\$10,020</b>	<b>\$11,334</b>	<b>\$1,314</b>
Leases	-	-	-	-
Supplies	\$2	\$10	\$10	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$69	\$3,641	\$4,289	\$648 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	\$2	\$21	\$23	\$2 ▲
Other OTPS	\$115	\$25	\$25	-
<b>Total Other than Personnel Service</b>	<b>\$188</b>	<b>\$3,698</b>	<b>\$4,347</b>	<b>\$650</b>
<b>Total</b>	<b>\$10,086</b>	<b>\$13,718</b>	<b>\$15,682</b>	<b>\$1,964</b>

### Financial Review

The 2024 Operating Expense budget for Vice-President and Controller of Financial Accounting & Reporting Services is \$15.7 million, of which \$11.3 million is for PS and \$4.4 million is for OTPS.



# Departmental Operating Budget

## Accounts Payable and Utility Management

### Overview / Mission Statement

To process all invoices and requisitions efficiently and effectively in a timely and accurate manner and that the necessary data, records, and reports are maintained and submitted in accordance with NYCHA’s policies and procedures. This staff is also charged with providing quality customer service to both NYCHA staff and our vendors and contractors. Additional control functions in place include vendor file maintenance for all NYCHA suppliers/vendors/contractors, lien/assignment database, levy monitoring, DEO monitoring, retention, escrow monitoring, and reporting. To procure, monitor and process all utility accounts and payments (including electric, water, gas, oil, steam). Ensure compliance with City and other agency reporting requirements.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>26</b>	<b>35</b>	<b>35</b>	<b>-</b>
Salary Full-Time	\$2,070	\$2,164	\$2,481	\$317 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$	-	-	-
Salary Retro	\$25	-	-	-
Shift Differential	-	-	-	-
Fringe	\$1,289	\$1,554	\$1,857	\$303 ▲
Other Salary	\$105	\$192	\$192	-
<b>Total Personnel Service</b>	<b>\$3,489</b>	<b>\$3,911</b>	<b>\$4,530</b>	<b>\$620</b>
Leases	-	-	-	-
Supplies	\$6	\$20	\$20	-
Equipment	-	-	-	-
Utilities	\$1,875	\$142,700	\$15,906	(\$126,794) ▼
Contracts	\$504	\$705	\$795	\$90 ▲
Insurance	\$52	\$4	\$4	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$5	\$20	\$20	-
<b>Total Other than Personnel Service</b>	<b>\$2,442</b>	<b>\$143,449</b>	<b>\$16,745</b>	<b>(\$126,704)</b>
<b>Total</b>	<b>\$5,930</b>	<b>\$147,359</b>	<b>\$21,275</b>	<b>(\$126,084)</b>

### Financial Review

The 2024 Operating Expense budget for Accounts Payable and Utility Management is \$21.3 million, of which \$4.5 million is for PS and \$16.8 million is for OTPS.

### **Risk Management**

#### **Overview / Mission Statement**

The core mission of the Risk Management Department (RMD) is to protect NYCHA from the risk of financial loss. To fulfill this mission, RMD focuses on three major areas of risk transfer responsibilities: Insurance Procurement, Claim Management and Risk Control, Insurance Compliance. RMD is a proactive partner and a resource to every Department at NYCHA with respect to risk and insurance-related matters. In a broader sense, that role includes the collection and analysis of underwriting and claims data and collaboration with each Department to (1) identify, (2) analyze, and (3) avoid, mitigate, or transfer the risks which NYCHA (including staff, residents and our business and community partners) face every day. Oversee the workers' compensation third-party administrator (TPA); Manage the claim process and approve medical payments to providers and the TPA; Work with the Safety Committee to reduce NYCHA's loss exposures and hazards; Procure excess insurance, and the services of insurance brokers, consultants, actuaries, outside auditors and third-party administrators; Prepare financial analyses of insurance data; Review of tort legal fee and settlements analyze reserve to payments, and manage cash allocations to the self-insurance funds; and verify that all NYCHA contractors and lessees have the requisite insurance coverage, and review/update these requirements in the General Terms and Conditions section of applicable contracts, leases and agreements.



## Departmental Operating Budget

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>8</b>	<b>8</b>	<b>8</b>	-
Salary Full-Time	\$739	\$877	\$881	\$4 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	\$5	\$5	-
Overtime	-	-	-	-
Salary Retro	\$1	-	-	-
Shift Differential	-	-	-	-
Fringe	\$469	\$507	\$575	\$68 ▲
Other Salary	\$2	\$15	\$15	-
<b>Total Personnel Service</b>	<b>\$1,210</b>	<b>\$1,403</b>	<b>\$1,476</b>	<b>\$73</b>
Leases	-	-	-	-
Supplies	\$2	\$5	\$5	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	(\$4)	-	-	-
Insurance	\$251	\$40,093	\$39,771	(\$321) ▼
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	\$2	\$2	-
<b>Total Other than Personnel Service</b>	<b>\$250</b>	<b>\$40,100</b>	<b>\$39,778</b>	<b>(\$321)</b>
<b>Total</b>	<b>\$1,460</b>	<b>\$41,503</b>	<b>\$41,254</b>	<b>(\$249)</b>

### Financial Review

The 2024 Operating Expense budget for Risk Management is \$41.3 million, of which \$1.5 million is for PS and \$39.8 million is for OTPS.

### Treasury

#### Overview / Mission Statement

Treasury's mission is to manage cash flow, assure the availability of adequate cash to meet operating and capital expenditure requirements, issue payments directly or facilitate the delivery of payment files to NYCHA's financial institutions, issuance of debt and maintenance of debt covenants, manage bank relationships, manage Fiscal Agent obligations, recording of cash and investment activity, and invest excess cash in HUD-approved investment securities.

Treasury's three (3) groups and their responsibilities are as follows:

- **Investments:** Authority Investments are managed within the Investment group of the Treasury Department, following a formal investment strategy that is periodically updated. NYCHA's investment strategy involves a consideration of the basic risks of fixed income investing, including market risk, credit risk, re-investment risk. Investments are placed via a competitive bidding process. The Investment group ensures that all assets of the Authority are fully collateralized.
- **Cash Management:** The Cash Management group manages the cash flow related to investments, operating and capital funds. Cash Management prepares a detailed monthly cash flow forecast and reviews actual cash flow activity each month. Cash Management provides support for other Departments and individuals at NYCHA, as necessary for business. Maintains bank relationships and bank records and arranges for the opening and closing of bank accounts.
- **Treasury Operations:** Serves as Administrator of the Commercial Card Program (issuing new card, assisting with cardholder issues). Provide summary reporting on Commercial Card usage (over \$200K expended per month) and performs a monthly compliance review. Manage Authority's checks (payroll, vendor payments and landlord rent) payments and positive pay (fraud prevention) systems.



# Departmental Operating Budget

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>10</b>	<b>11</b>	<b>11</b>	-
Salary Full-Time	\$859	\$1,055	\$1,096	\$41 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	\$5	-	-	-
Shift Differential	-	-	-	-
Fringe	\$517	\$636	\$737	\$100 ▲
Other Salary	\$30	\$62	\$62	-
<b>Total Personnel Service</b>	<b>\$1,411</b>	<b>\$1,753</b>	<b>\$1,894</b>	<b>\$141</b>
Leases	-	-	-	-
Supplies	\$2	\$12	\$12	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$53	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$382	\$602	\$602	-
<b>Total Other than Personnel Service</b>	<b>\$437</b>	<b>\$614</b>	<b>\$614</b>	<b>-</b>
<b>Total</b>	<b>\$1,848</b>	<b>\$2,367</b>	<b>\$2,508</b>	<b>\$141</b>

## Financial Review

The 2024 Operating Expense budget for the Treasury is \$2.51 million, of which \$1.89 million is for PS and \$0.61 million is for OTPS.



### **EVP Information Technology**

#### **Office of the EVP Information Technology**

#### **Overview / Mission Statement**

The Office of the Chief Information Officer (CIO) and EVP for Information & Technology (IT) oversees and manages the planning, development, delivery, and maintenance of all technology products and services utilized within the Authority. The departments and employees that report to the CIO are collectively referred to as “NYCHA IT” and are responsible for providing day-to-day IT service delivery and operations. NYCHA IT’s mission is to enable NYCHA to provide quality housing by delivering meaningful, innovative, high-performing, cost-effective technology solutions. In addition to the VP areas listed below, the IT Administration and Strategy and Performance Management departments also report up to the OCIO.



# Departmental Operating Budget

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>3</b>	<b>3</b>	<b>7</b>	<b>4 ▲</b>
Salary Full-Time	\$474	\$483	\$963	\$479 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	-	\$1	\$1	-
Shift Differential	-	-	-	-
Fringe	\$297	\$256	\$598	\$342 ▲
Other Salary	\$6	\$5	\$5	-
<b>Total Personnel Service</b>	<b>\$777</b>	<b>\$745</b>	<b>\$1,566</b>	<b>\$821</b>
Leases	-	-	-	-
Supplies	(\$11)	\$1	\$1	-
Equipment	\$7,904	\$19,679	\$14,347	(\$5,332) ▼
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$7,894</b>	<b>\$19,680</b>	<b>\$14,348</b>	<b>(\$5,332)</b>
<b>Total</b>	<b>\$8,671</b>	<b>\$20,425</b>	<b>\$15,914</b>	<b>(\$4,511)</b>

## Financial Review

The 2024 Operating Expense budget for the Office of the EVP IT is \$16 million, of which \$1.6 million is for PS and \$14.4 million is for OTPS.



# Departmental Operating Budget

## Office of the VP Enterprise Solutions Management

### Overview / Mission Statement

The ESM department is responsible for managing the end-to end IT product delivery lifecycle including solution planning, enterprise architecture, project management, solutions delivery, and deployment. This unit is central to how NYCHA IT provides services to its clients and the NYCHA stakeholder community. The units in this department are Solutions Architecture and Design and Solution Delivery. It includes teams of staff directly involved in all phases of product and project delivery – architects, business analysts, project & program managers, and quality assurance testers.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>14</b>	<b>18</b>	<b>28</b>	<b>10 ▲</b>
<b>Salary Full-Time</b>	\$1,832	\$2,273	\$3,801	\$1,528 ▲
<b>Salary Part-Time</b>	-	-	-	-
<b>Seasonal</b>	-	-	-	-
<b>Overtime</b>	\$4	-	-	-
<b>Salary Retro</b>	\$2	\$3	\$3	-
<b>Shift Differential</b>	-	\$1	\$1	-
<b>Fringe</b>	\$1,342	\$1,270	\$2,371	\$1,101 ▲
<b>Other Salary</b>	\$25	\$56	\$56	-
<b>Total Personnel Service</b>	<b>\$3,205</b>	<b>\$3,603</b>	<b>\$6,232</b>	<b>\$2,629</b>
<b>Leases</b>	-	-	-	-
<b>Supplies</b>	\$16	\$2	\$2	-
<b>Equipment</b>	-	-	-	-
<b>Utilities</b>	-	-	-	-
<b>Contracts</b>	\$2,047	\$17	\$18	\$1 ▲
<b>Insurance</b>	-	-	-	-
<b>Section 8 Payments</b>	-	-	-	-
<b>Payment in Lieu of Taxes</b>	-	-	-	-
<b>Debt Service</b>	-	-	-	-
<b>Other OTPS</b>	\$1	\$2	\$2	-
<b>Total Other than Personnel Service</b>	<b>\$2,064</b>	<b>\$21</b>	<b>\$22</b>	<b>\$1</b>
<b>Total</b>	<b>\$5,268</b>	<b>\$3,624</b>	<b>\$6,254</b>	<b>\$2,630</b>

### Financial Review

The 2024 Operating Expense budget for Office of the VP Enterprise Solutions Management is \$6.25 million, of which \$6.23 million is for PS and \$0.02 million is for OTPS.

### **Office of the VP Infrastructure and Operations**

#### **Overview / Mission Statement**

The Infrastructure and Operations department is the backbone of the Information Technology team. The team is tasked with ensuring the Housing Authority has a strong, stable, and secure technology environment that enables the business to deliver services to New Yorkers effectively and efficiently. I&O strives to use innovative ideas to optimize and manage its environment, implementing industry standard best practices and automated processes. I&O is comprised of three teams:

- Network and Telecom team – Maintains all Authority data\voice communication lines and networking services which provide the connectivity allowing computers, servers, sensors, phones, call buttons, sites, etc. to communicate with each other over wide area, campus area and local area networks.
- Infrastructure Management team – Building upon the communication channels enabled by the network team, the infrastructure team manages the computing environment for the Authority, including data center management, server environments (UNIX\LINUX and Windows), cloud technologies, and storage. The infrastructure team also provides core services such as identity and access management, data management, and desktop engineering.
- Application Management and Support (AMS) team – Supports the application tier that utilizes the computing and network infrastructure for the Authority, including actively monitoring application availability and performance, remediating code defects, and optimizing systems by developing automated and innovative solutions. Working together these teams ensure the Authority has access to the critical applications and communications needed to run the organization and positively affect the lives of New Yorkers.



# Departmental Operating Budget

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>84</b>	<b>88</b>	<b>73</b>	<b>(15) ▼</b>
Salary Full-Time	\$9,786	\$10,572	\$8,672	(\$1,900) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$271	\$230	\$212	(\$18) ▼
Salary Retro	\$3	-	-	-
Shift Differential	\$1	\$6	\$6	-
Fringe	\$6,235	\$5,707	\$5,636	(\$70) ▼
Other Salary	\$252	\$386	\$386	-
<b>Total Personnel Service</b>	<b>\$16,548</b>	<b>\$16,901</b>	<b>\$14,913</b>	<b>(\$1,988)</b>
Leases	-	-	-	-
Supplies	\$772	\$524	\$524	-
Equipment	-	\$243	\$243	-
Utilities	-	-	-	-
Contracts	\$41,936	\$37,504	\$36,021	(\$1,483) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$3	\$12	\$12	-
<b>Total Other than Personnel Service</b>	<b>\$42,711</b>	<b>\$38,283</b>	<b>\$36,800</b>	<b>(\$1,483)</b>
<b>Total</b>	<b>\$59,259</b>	<b>\$55,184</b>	<b>\$51,713</b>	<b>(\$3,471)</b>

## Financial Review

The 2024 Operating Expense budget for Office of the VP Infrastructure and Operations is \$51.7 million, of which \$14.9 million is for PS and \$36.8 million is for OTPS.



# Departmental Operating Budget

## Office of the VP Performance and Resource Management

### Overview / Mission Statement

The ITPR department proactively, holistically manage the resources that support NYCHA’s technology solutions and ensures a close alignment to the Authority’s business goals and objectives. In Addition, ITPR oversee the performance and process management of ITPR to ensure our resources and services are optimized. ITPR staff serve as central liaisons to NYCHA central office departments (such as Finance, Legal, Procurement, Communications, DRES, HR, etc.) for planning, requesting, and fulfilling the administrative needs on behalf of all NYCHA IT staff, operations, and services.

### Financial Overview

*Expenditures by account type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>11</b>	<b>13</b>	<b>15</b>	<b>2 ▲</b>
Salary Full-Time	\$1,437	\$1,516	\$1,649	\$133 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$6	-	-	-
Salary Retro	\$	-	-	-
Shift Differential	-	-	-	-
Fringe	\$861	\$862	\$1,073	\$211 ▲
Other Salary	\$29	\$20	\$20	-
<b>Total Personnel Service</b>	<b>\$2,334</b>	<b>\$2,398</b>	<b>\$2,742</b>	<b>\$344</b>
Leases	-	-	-	-
Supplies	\$30	\$2	\$2	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$148	\$24	\$26	\$1 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$3	\$14	\$14	-
<b>Total Other than Personnel Service</b>	<b>\$181</b>	<b>\$41</b>	<b>\$42</b>	<b>\$1</b>
<b>Total</b>	<b>\$2,516</b>	<b>\$2,439</b>	<b>\$2,784</b>	<b>\$345</b>

### Financial Review

The 2024 Operating Expense budget for the VP Performance and Resource Management is \$2.78 million, of which \$2.74 million is for PS and \$0.04 million is for OTPS.

### VP Service Management

#### Overview / Mission Statement

The VP Service Management department provides support to NYCHA staff, residents, and partners that utilize NYCHA's technology services, collaborating with other NYCHA business departments to consistently improve IT customer service in alignment with business goals. The VP Service Management department consists of three distinct units, Business Client Services, Desktop & Device Management, and IT Customer Service Excellence. The Business Client Services (BCS) team serves as liaison between IT and other NYCHA departments to improve communication and collaboration, ensuring that IT is providing services aligned with NYCHA's business strategy and ensuring a positive customer experience.

BCS also works with external organizations to identify opportunities to enhance digital accessibility and technology education for our residents. Desktop & Device Management supports the physical hardware such as PCs, laptops, mobile devices, and printers used by NYCHA's staff. This team also provides technology support directly to residents through kiosks in NYCHA developments and digital vans that provide mobile computer access. IT Customer Service Excellence includes the IT Service Desk, serving as the central point of contact for end user service requests, inquiries, and reports of technology issues. The team also includes subject matter experts in change, incident, problem, and service request management to implement standard practices to continuously improve the support and service provided by IT.

#### Key Achievements

- Established a dedicated Neighborhood Field Support team, providing direct Client Relations and Technical Support to Public Housing Operations staff in support of NYCHA's Neighborhood Model.
- In 2023, IT completed over 400 enhancements and delivered two dozen product releases.
- IT also kicked off key transformation projects in the following areas:
  - Resident Case Management System (RCMS) to replace Siebel and its ancillary systems, to better support the Public Housing and Leased Housing programs.
  - Human Capital Management System (HCMS) to replace the current HR Database with a modern system that better supports NYCHA's human resources processes.
  - Workflow Management to replace the current Movaris system, which is no longer supported.
  - Maximo re-platform to IBM MAS 8.0, which is a modern, cloud-based asset management system, to replace the current highly customized NYCHA system.
  - Continued to enhance our delivery processes while strengthening quality control.
  - Through improved patching and reducing our legacy footprint, remediated more than half of the outstanding security vulnerabilities. The Cyber Team has doubled in size to seven people as we build out our incident response capabilities.



## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>34</b>	<b>39</b>	<b>36</b>	<b>(3) ▼</b>
Salary Full-Time	\$3,196	\$3,652	\$3,576	(\$75) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$19	\$92	\$85	(\$7) ▼
Salary Retro	\$1	\$4	\$4	-
Shift Differential	\$	\$1	\$1	-
Fringe	\$2,230	\$2,265	\$2,417	\$152 ▲
Other Salary	\$120	\$215	\$215	-
<b>Total Personnel Service</b>	<b>\$5,567</b>	<b>\$6,229</b>	<b>\$6,298</b>	<b>\$69</b>
Leases	-	-	-	-
Supplies	\$2	\$2	\$12	\$10 ▲
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$846	\$169	\$279	\$110 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$21	\$3	\$3	-
<b>Total Other than Personnel Service</b>	<b>\$869</b>	<b>\$174</b>	<b>\$293</b>	<b>\$119</b>
<b>Total</b>	<b>\$6,436</b>	<b>\$6,403</b>	<b>\$6,592</b>	<b>\$188</b>

### Financial Review

The 2024 Operating Expense budget for the VP Service Management is \$6.6 million, of which \$6.3 million is for PS and \$0.3 million is for OTPS.



# Departmental Operating Budget

## Cyber and Risk Management

### Overview / Mission Statement

The Cybersecurity & IT Risk Management department is accountable for protecting NYCHA’s operations through a clear information security strategy and roadmap which aims to protect our organization, its stakeholders, systems, and data against cyberattacks or unauthorized access. The role of this unit is to continuously improve the cyber security posture at NYCHA and manage the associated risks and potential impact to the Authority. Responsibilities include advising on the development of new technology & tools and leading the implementation of information security policies, security best practices, processes, and guidelines.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>2 ▲</b>
Salary Full-Time	\$618	\$716	\$974	\$258 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$3	-	-	-
Salary Retro	\$	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$555	\$405	\$615	\$209 ▲
Other Salary	\$13	-	-	-
<b>Total Personnel Service</b>	<b>\$1,188</b>	<b>\$1,121</b>	<b>\$1,588</b>	<b>\$467</b>
Leases	-	-	-	-
Supplies	\$	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>\$1,188</b>	<b>\$1,121</b>	<b>\$1,588</b>	<b>\$467</b>

### Financial Review

The 2024 Operating Expense budget for Cyber and Risk Management is \$1.6 million.



## *Departmental Operating Budget*

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### **EVP Administration**

#### **Office of EVP Administration**

#### **Overview / Mission Statement**

The Office of EVP Administration oversees departments that provide centralized administrative services to the Authority. The departments in this area are responsible for providing staff with services necessary to support their functions.

The following departments report to the Office of EVP Administration

- SVP Human Resources
- VP Diversity, Equity, and Inclusion
- VP Employee Engagement
- Customer Contact Center
- General Services
- Real Estate Services



## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>3</b>	<b>4</b>	<b>4</b>	-
Salary Full-Time	\$549	\$613	\$567	(\$45) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$1	-	-	-
Salary Retro	\$2	\$	\$	-
Shift Differential	-	-	-	-
Fringe	\$334	\$328	\$351	\$23 ▲
Other Salary	\$2	\$10	\$10	-
<b>Total Personnel Service</b>	<b>\$888</b>	<b>\$951</b>	<b>\$928</b>	<b>(\$23)</b>
Leases	-	-	-	-
Supplies	-	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$2	\$23	-	(\$23) ▼
<b>Total Other than Personnel Service</b>	<b>\$2</b>	<b>\$23</b>	<b>-</b>	<b>(\$23)</b>
<b>Total</b>	<b>\$890</b>	<b>\$974</b>	<b>\$928</b>	<b>(\$46)</b>

### Financial Review

The 2024 Operating Expense budget for the Office of EVP Administration is \$0.93 million.



# Departmental Operating Budget

## Senior Vice President Human Resources

### Overview / Mission Statement

The Human Resources Department administers NYCHA’s human capital program, serving a critical role as strategic business partner to NYCHA departments, advising NYCHA on recruitment, professional development, performance management, and retention of a qualified and talented workforce.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>133</b>	<b>133</b>	<b>101</b>	<b>(32) ▼</b>
Salary Full-Time	\$10,284	\$10,926	\$7,916	(\$3,010) ▼
Salary Part-Time	-	-	-	-
Seasonal	\$26	-	-	-
Overtime	\$91	\$69	\$63	(\$6) ▼
Salary Retro	\$42	\$13	\$13	-
Shift Differential	-	-	-	-
Fringe	\$6,962	\$6,631	\$5,717	(\$914) ▼
Other Salary	\$349	\$295	\$295	-
<b>Total Personnel Service</b>	<b>\$17,754</b>	<b>\$17,934</b>	<b>\$14,004</b>	<b>(\$3,929)</b>
Leases	-	-	-	-
Supplies	\$114	\$127	\$119	(\$8) ▼
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$2,938	\$1,971	\$1,488	(\$483) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$453	\$116	\$115	(\$1) ▼
<b>Total Other than Personnel Service</b>	<b>\$3,506</b>	<b>\$2,214</b>	<b>\$1,723</b>	<b>(\$491)</b>
<b>Total</b>	<b>\$21,260</b>	<b>\$20,148</b>	<b>\$15,727</b>	<b>(\$4,421)</b>

### Financial Review

The 2024 Operating Expense budget for Senior Vice President Human Resources is \$15.7 million, of which \$14 million is for PS and \$1.7 million is for OTPS.



# Departmental Operating Budget

## Customer Contact Center

### Overview / Mission Statement

The Customer Contact Center (CCC) is NYCHA’s single point of contact for public housing residents, Section 8 voucher holders, and applicants. The department’s main goal is to provide each customer efficient and satisfactory service, aid in the delivery of essential services, and to act as an intermediary for customers, as needed.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>119</b>	<b>173</b>	<b>168</b>	<b>(5) ▼</b>
Salary Full-Time	\$5,879	\$9,186	\$9,132	(\$53) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$163	\$182	\$177	(\$5) ▼
Salary Retro	\$8	\$21	\$21	-
Shift Differential	\$22	\$15	\$15	-
Fringe	\$4,050	\$6,648	\$7,531	\$883 ▲
Other Salary	\$79	\$80	\$80	-
<b>Total Personnel Service</b>	<b>\$10,201</b>	<b>\$16,132</b>	<b>\$16,956</b>	<b>\$824</b>
Leases	-	-	-	-
Supplies	\$12	\$26	\$15	(\$11) ▼
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$3,657	\$1,415	\$453	(\$963) ▼
Insurance	-	\$14	\$14	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$	\$1	\$	(\$1) ▼
<b>Total Other than Personnel Service</b>	<b>\$3,669</b>	<b>\$1,456</b>	<b>\$481</b>	<b>(\$975)</b>
<b>Total</b>	<b>\$13,870</b>	<b>\$17,588</b>	<b>\$17,438</b>	<b>(\$150)</b>

**Financial Review** The 2024 Operating Expense budget for Customer Contact Center is \$17.44 million, of which \$16.96 million is for PS and \$0.48 million is for OTPS.



# Departmental Operating Budget

## VP Diversity, Equity, and Inclusion

### Overview / Mission Statement

NYCHA’s Office of Diversity, Equity, and Inclusion’s (ODEI) mission is to ensure that all NYCHA employees and residents work and reside in a place free of discrimination, sexual harassment, and retaliation, with meaningful opportunities and hiring processes in place that are transparent, inclusive, and foster a feeling of community, understanding, and growth within the NYCHA community. ODEI is further dedicated to promoting education and awareness of the multitude of amazingly rich cultures and traditions within NYCHA and across the city.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>3</b>	<b>5</b>	<b>7</b>	<b>2 ▲</b>
Salary Full-Time	\$503	\$484	\$744	\$260 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	\$9	\$	\$	-
Shift Differential	-	-	-	-
Fringe	\$235	\$293	\$496	\$203 ▲
Other Salary	\$9	\$21	\$21	-
<b>Total Personnel Service</b>	<b>\$756</b>	<b>\$798</b>	<b>\$1,261</b>	<b>\$463</b>
Leases	-	-	-	-
Supplies	\$1	\$1	\$1	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$260	-	\$160	\$160 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$1	\$36	\$8	(\$28) ▼
<b>Total Other than Personnel Service</b>	<b>\$262</b>	<b>\$37</b>	<b>\$169</b>	<b>\$132</b>
<b>Total</b>	<b>\$1,018</b>	<b>\$835</b>	<b>\$1,430</b>	<b>\$595</b>

### Financial Review

The 2024 Operating Expense budget for VP Diversity, Equity, and Inclusion is \$1.43 million, of which \$1.26 million is for PS and \$0.17 million is for OTPS.



# Departmental Operating Budget

## VP Employee Engagement

### Overview / Mission Statement

The Employee Engagement Department strives to foster a workplace environment where employees are empowered, have high morale, and are committed to customer service and the Authority's success. It does this by developing employee recognition, coaching, and mentoring leadership and wellness programs, supporting the efforts of employee associations, and facilitating the Change Ambassador network's role of sharing information and feedback about NYCHA initiatives between colleagues and leadership.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>-</b>
Salary Full-Time	\$473	\$473	\$512	\$39 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$	-	-	-
Salary Retro	\$1	-	-	-
Shift Differential	-	-	-	-
Fringe	\$291	\$269	\$323	\$54 ▲
Other Salary	\$3	-	-	-
<b>Total Personnel Service</b>	<b>\$767</b>	<b>\$742</b>	<b>\$835</b>	<b>\$94</b>
Leases	-	-	-	-
Supplies	\$65	-	\$2	\$2 ▲
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$1	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$1	\$79	\$32	(\$48) ▼
<b>Total Other than Personnel Service</b>	<b>\$68</b>	<b>\$79</b>	<b>\$34</b>	<b>(\$46)</b>
	<b>\$835</b>	<b>\$821</b>	<b>\$869</b>	<b>\$48</b>

### Financial Review

The 2024 Operating Expense budget for VP Employee Engagement is \$0.87 million, of which \$0.84 million is for PS and \$0.03 million is for OTPS.



# Departmental Operating Budget

## General Services

### Overview / Mission Statement

The core mission of NYCHA’s General Services Department (GSD) is to support the Authority in efficiently managing its fleet of vehicles and off-road horticultural equipment and providing comprehensive mail services, printing services, and resident document processing. The General Services team aims to provide our colleagues with best-value services, with a focus on cost-effective operations and innovative and sustainable solutions.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>49</b>	<b>56</b>	<b>55</b>	<b>(1) ▼</b>
Salary Full-Time	\$3,105	\$3,307	\$3,597	\$290 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$70	\$44	\$41	(\$3) ▼
Salary Retro	\$45	\$10	\$10	-
Shift Differential	\$1	\$5	\$5	-
Fringe	\$2,195	\$2,389	\$2,705	\$315 ▲
Other Salary	\$137	\$156	\$156	-
<b>Total Personnel Service</b>	<b>\$5,554</b>	<b>\$5,912</b>	<b>\$6,514</b>	<b>\$603</b>
Leases	-	-	-	-
Supplies	\$731	\$4,453	\$4,549	\$96 ▲
Equipment	\$1,377	\$4,250	\$2,507	(\$1,743) ▼
Utilities	-	-	-	-
Contracts	\$2,166	\$5,315	\$5,003	(\$312) ▼
Insurance	\$20	\$76	\$79	\$3 ▲
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$2,533	\$2,255	\$3,263	\$1,008 ▲
<b>Total Other than Personnel Service</b>	<b>\$6,826</b>	<b>\$16,350</b>	<b>\$15,402</b>	<b>(\$948)</b>
	<b>\$12,379</b>	<b>\$22,262</b>	<b>\$21,916</b>	<b>(\$346)</b>

### Financial Review

The 2024 Operating Expense budget for General Services is \$21.9 million, of which \$6.5 million is for PS and \$15.4 million is for OTPS.



# Departmental Operating Budget

## Real Estate Services

### Overview / Mission Statement

The Department of Real Estate Services (DRES) oversees the leasing and occupancy management of NYCHA’s central office facilities. DRES provides for departments’ seating needs as well as the general upkeep of the premises that NYCHA central office staff occupies. In addition to leasing central office space for NYCHA as a tenant, DRES also represents NYCHA as a landlord in leasing commercial stores in NYCHA developments.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>21</b>	<b>24</b>	<b>20</b>	<b>(4) ▼</b>
Salary Full-Time	\$1,939	\$1,969	\$1,783	(\$186) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$81	\$107	\$98	(\$9) ▼
Salary Retro	\$11	\$51	\$51	-
Shift Differential	\$	-	-	-
Fringe	\$1,335	\$1,326	\$1,273	(\$53) ▼
Other Salary	\$47	\$70	\$70	-
<b>Total Personnel Service</b>	<b>\$3,413</b>	<b>\$3,523</b>	<b>\$3,276</b>	<b>(\$247)</b>
<b>Leases</b>	<b>\$50,672</b>	<b>\$62,608</b>	<b>\$60,247</b>	<b>(\$2,361) ▼</b>
Supplies	\$46	\$26	\$26	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$5	\$450	\$15	(\$435) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$23	\$71	\$56	(\$15) ▼
<b>Total Other than Personnel Service</b>	<b>\$50,746</b>	<b>\$63,155</b>	<b>\$60,344</b>	<b>(\$2,811)</b>
<b>Total</b>	<b>\$54,158</b>	<b>\$66,678</b>	<b>\$63,620</b>	<b>(\$3,058)</b>

### Financial Review

The 2024 Operating Expense budget for Real Estate Services is \$63.6 million, of which \$3.3 million is for PS and \$60.3 million is for OTPS.

### **EVP Legal Affairs & General Counsel**

#### **Office of the EVP Legal Affairs and General Counsel**

##### **Overview / Mission Statement**

The Executive Vice-President for Legal Affairs and General Counsel and the attorneys of the Law Department provide legal counsel and representation to NYCHA and develop legal strategies to support the long-term interests of NYCHA, its residents, and its developments. The Law Department is divided into the following practice groups: Appeals; Commercial Litigation; Contracts; General Litigation; Housing Litigation; Labor and Employee Relations; Legal Counsel; Real Estate and Economic Development; and Tort.

##### **Responsibilities:**

- Provide legal advice and service in support of NYCHA's residents and its operations, including but not limited to, general liability, labor and employment, contracting, legislation, policies and procedures, tenancy matters, and real estate development/economic development initiatives.
- Draft and negotiate contracts, review requests for proposals and solicitations, advise on federal, state, and local laws and regulations as well as ensuring compliance with NYCHA's Procurement Policy Manual (PPM) and HUD's procurement requirements.
- Provide guidance to NYCHA's Community Engagement and Partnerships Department concerning resident association matters, including, but not limited, to resident association elections, and tenant participation activities.
- Represent NYCHA in litigation matters in federal and state courts and in administrative proceedings before city, state, and federal agencies.
- Represent NYCHA in Administrative Tenancy proceedings in the Impartial Hearing Office for various non-desirability, breach of rules and regulations, remaining family member grievances, Section 8 and various other grievance and administrative actions.
- Represent NYCHA in appeals of its administrative determinations, Housing Court decisions or determinations rendered by regulatory agencies.
- Represent NYCHA in real estate transactions, including leasing of property for affordable housing development, and preservation of NYCHA developments through HUD's rental assistance demonstration (RAD/PACT) program.
- Foster employee accountability through labor relations negotiations and employee disciplinary proceedings.
- Provide legal advice and support in establishing the New York City Public Housing Preservation Trust.

The Executive Vice-President for Legal Affairs also oversees the Office of the Chief Procurement Officer; Office of SVP Supply Management & Procurement; Procurement; Procurement Policy & Performance Management; Purchasing, Logistics & Inventory; and Procurement Ethics & Vendor Responsibility.



## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>142</b>	<b>155</b>	<b>168</b>	<b>13 ▲</b>
Salary Full-Time	\$12,595	\$13,633	\$15,730	\$2,097 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$16	-	-	-
Salary Retro	\$19	\$25	\$25	-
Shift Differential	-	-	-	-
Fringe	\$8,470	\$8,568	\$10,816	\$2,248 ▲
Other Salary	\$450	\$534	\$534	-
<b>Total Personnel Service</b>	<b>\$21,550</b>	<b>\$22,759</b>	<b>\$27,104</b>	<b>\$4,345</b>
Leases	-	-	-	-
Supplies	\$35	\$50	\$50	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$5,731	\$4,924	\$5,525	\$602 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$122	\$296	\$296	-
<b>Total Other than Personnel Service</b>	<b>\$5,888</b>	<b>\$5,269</b>	<b>\$5,871</b>	<b>\$602</b>
<b>Total</b>	<b>\$27,438</b>	<b>\$28,028</b>	<b>\$32,975</b>	<b>\$4,947</b>

### Financial Review

The 2024 Operating Expense budget for the Office of the EVP Legal Affairs and General Counsel is \$33 million, of which \$27.1 million is for PS and \$5.9 million is for OTPS.



# Departmental Operating Budget

## Office of the Chief Procurement Officer

### Overview / Mission Statement

Under the direction of the Chief Procurement Officer, the Office of the SVP Supply Management and Procurement (SMP) supports NYCHA’s mission to provide affordable, quality housing by ensuring effective and efficient procurement of goods and services while supporting the organization’s broader sustainability, supplier diversity, and social equity initiatives. SVP SMP is responsible for planning and directing the execution of NYCHA’s service procurement operations including sourcing and purchasing of materials, supplies, equipment, and implementation of services as needed by NYCHA. SVP SMP oversees the VP of Procurement, the VP of Purchasing, Logistics and Inventory, the VP of Procurement Policy and Performance Management and the Department of Procurement Ethics and Vendor Responsibility. Our departments work together to implement best procurement practices in compliance with all policies and procedures of the Authority.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>134</b>	<b>144</b>	<b>146</b>	<b>2 ▲</b>
<b>Salary Full-Time</b>	\$9,204	\$10,378	\$11,119	\$741 ▲
<b>Salary Part-Time</b>	-	-	-	-
<b>Seasonal</b>	-	-	-	-
<b>Overtime</b>	\$504	\$607	\$300	(\$307) ▼
<b>Salary Retro</b>	\$120	\$15	\$15	-
<b>Shift Differential</b>	(\$9)	\$7	\$7	-
<b>Fringe</b>	\$6,709	\$7,020	\$8,183	\$1,164 ▲
<b>Other Salary</b>	\$238	\$180	\$180	-
<b>Total Personnel Service</b>	<b>\$16,766</b>	<b>\$18,206</b>	<b>\$19,804</b>	<b>\$1,598</b>
<b>Leases</b>	-	-	-	-
<b>Supplies</b>	\$135	\$148	\$148	-
<b>Equipment</b>	-	-	-	-
<b>Utilities</b>	-	-	-	-
<b>Contracts</b>	(\$28,405)	\$813	\$1,019	\$206 ▲
<b>Insurance</b>	\$78	\$1	\$1	-
<b>Section 8 Payments</b>	-	-	-	-
<b>Payment in Lieu of Taxes</b>	-	-	-	-
<b>Debt Service</b>	-	-	-	-
<b>Other OTPS</b>	\$21	\$15	\$15	-
<b>Total Other than Personnel Service</b>	<b>(\$28,170)</b>	<b>\$978</b>	<b>\$1,184</b>	<b>\$206</b>
<b>Total</b>	<b>(\$11,404)</b>	<b>\$19,184</b>	<b>\$20,988</b>	<b>\$1,804</b>

### Financial Review

The 2024 Operating Expense budget for Office of the Chief Procurement Officer is \$21 million, of which \$19.8 million is for PS and \$1.2 million is for OTPS.

### **EVP Strategy & Innovation**

#### **Office of the EVP Strategy & Innovation**

##### **Overview / Mission Statement**

The Office of Strategy & Innovation (S&I) works with all parts of the Authority to set the agency's long-term strategic vision and manage the agency's performance under the terms of the 2019 HUD Agreement. Uniting implementation, continuous improvement, and performance management teams, S&I uses creative and innovative methods to solve the agency's most difficult structural and systemic problems, with a particular focus on the resident experience.

##### **Responsibilities**

- Lead the agency's Transformation effort and long-term strategic planning, including changes to the agency's business and operating model.
- Coordinate the Authority's efforts with the Federal Monitor, HUD, and the US Attorney's Office.
- Ensure the Authority uses data and analytics to drive operational decisions and planning.
- Serve as a senior advisor to the Chair on all organizational matters, efficiency improvements, and innovation.

##### **Goals for 2024**

- Accelerate implementation of the Transformation Plan, including key operational changes within the Neighborhood Model and Work Order Reform.
- Leverage the HUD Agreement for positive change within the six pillar areas and agency-wide.
- Launch Borough and Neighborhood based performance management include localized NYCHASat meetings.



# Departmental Operating Budget

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>1 ▲</b>
Salary Full-Time	\$420	\$418	\$636	\$218 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$13	-	-	-
Overtime	-	-	-	-
Salary Retro	\$	-	-	-
Shift Differential	-	-	-	-
Fringe	\$262	\$227	\$384	\$157 ▲
Other Salary	-	-	-	-
<b>Total Personnel Service</b>	<b>\$695</b>	<b>\$645</b>	<b>\$1,020</b>	<b>\$375</b>
Leases	-	-	-	-
Supplies	-	\$5	\$5	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$10	\$1,001	-	(\$1,001) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$	\$5	\$5	-
<b>Total Other than Personnel Service</b>	<b>\$10</b>	<b>\$1,011</b>	<b>\$10</b>	<b>(\$1,001)</b>
<b>Total</b>	<b>\$705</b>	<b>\$1,656</b>	<b>\$1,030</b>	<b>(\$626)</b>

## Financial Review

The 2024 Operating Expense budget for the Office of the EVP Strategy & Innovation is \$1.03 million.

### Office of the Vice-President Performance Management & Analysis

#### Overview / Mission Statement

Mission for the Office of the Senior VP Performance Management & Analytics is to provide best-in-class business analytic support to assist NYCHA's Executive staff and departments to successfully execute long-term strategic goals and achieve day to day operational effectiveness and efficiency. The department promotes a data driven culture to improve decision making at all levels of the Authority.

#### Responsibilities

- Performance Tracking: This includes the NYCHA Statistics, Trends, and Tracking (STAT) meetings and process, the Borough STAT meetings, providing daily work order reports to various departments, as well as ad hoc analyses for NYCHA initiatives.
- Analytics and Reporting: The department maintains historical data files on NYCHA residents and developments and provides descriptive statistical analyses of tenant-related data files, development data, waiting list attributes, crime statistics, NYC Housing and Vacancy Survey Data, and Census Data. We also provide standard and ad hoc reports on various operational indicators.
- We also create the NYCHA Official Map and maintain the online NYCHA interactive maps, Recovery and Resiliency Maps, the Capital Projects Maps, and the development site plans.
- Mandated Reporting: The department is responsible for key mandated reports such as the NYCHA's Annual and Five-Year Plans to HUD, Significant Amendments to the Annual Plan, NYCHA's section of the New York City Consolidated Plan, the Mayor's Management Report (MMR), and the Citywide Performance Reporting (CPR), Social Indicators Report, Veterans Benefit Report, and the Financial Integrity Statement, etc.
- NYCHA Publications: The department prepares and publishes the NYCHA Development Data Book and the Resident Data Book. The department also compiles the data for the NYCHA Fact Sheet.
- Policy Impact Analysis and Forecasting: We analyze the impact of changes in federal law, proposed policy proposals, and forecast rent changes for the public housing and Section 8 programs.
- Technical Assistance and Support: We assist departments with program evaluations, special projects, and work on research collaborations with external entities such as other city agencies, universities, etc.

### **PMA/PTAD goals for 2024**

- Ensure the timely submission of all mandated reports: Annual Plan, Significant Amendments, Consolidated Plan (CAPER and Annual Action Plan), Preliminary Mayor’s Management Report (PMMR), Mayor’s Management Report (MMR), Citywide Performance Reporting (CPR), etc.
- Prepare and publish the 2024 NYCHA Fact Sheet, Development Data Book, Resident Data Book, NYCHA’s Official Map.
- Support reporting and analytics needs related to the HUD Agreement and other high priority initiatives.
- Continue to provide technical assistance and guidance to NYCHA departments on program evaluations and systems enhancements.
- Maintain NYCHA’s GIS data and assist departments with geospatial mapping and analytics.
- Continue monthly NYCHA STAT and Borough STAT meetings throughout 2024.
- Continue to offer regularly scheduled demo sessions to provide staff with training and support on data dashboards.
- Launch the Consolidation Report Card as an interactive performance management tool for compiling top metrics at the consolidation level.



## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>15</b>	<b>23</b>	<b>20</b>	<b>(3) ▼</b>
Salary Full-Time	\$1,609	\$2,006	\$1,979	(\$27) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$	-	-	-
Salary Retro	\$3	\$5	\$5	-
Shift Differential	-	-	-	-
Fringe	\$1,036	\$1,265	\$1,330	\$65 ▲
Other Salary	\$39	\$43	\$43	-
<b>Total Personnel Service</b>	<b>\$2,687</b>	<b>\$3,319</b>	<b>\$3,357</b>	<b>\$38</b>
Leases	-	-	-	-
Supplies	\$	\$5	\$5	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$3	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$30	\$1	\$1	-
<b>Total Other than Personnel Service</b>	<b>\$33</b>	<b>\$6</b>	<b>\$6</b>	<b>-</b>
<b>Total</b>	<b>\$2,719</b>	<b>\$3,325</b>	<b>\$3,363</b>	<b>\$38</b>

### Financial Review

The 2024 Operating Expense budget for the Office of the Vice-President Performance Management & Analysis is \$3.4 million.



# Departmental Operating Budget

## VP Strategy & Operations

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>2 ▲</b>
Salary Full-Time	\$587	\$784	\$1,212	\$428 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	\$2	-	-	-
Shift Differential	-	-	-	-
Fringe	\$367	\$433	\$739	\$306 ▲
Other Salary	\$	-	-	-
<b>Total Personnel Service</b>	<b>\$957</b>	<b>\$1,217</b>	<b>\$1,951</b>	<b>\$734</b>
Leases	-	-	-	-
Supplies	(\$)	\$5	\$5	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$1,154	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	\$10	\$10	-
<b>Total Other than Personnel Service</b>	<b>\$1,154</b>	<b>\$15</b>	<b>\$15</b>	<b>-</b>
<b>Total</b>	<b>\$2,110</b>	<b>\$1,232</b>	<b>\$1,966</b>	<b>\$734</b>

### Financial Review

The 2024 Operating Expense budget for the VP Strategy & Operations is \$1.97 million, of which \$1.95 million is for PS and \$0.02 million is for OTPS.

### **Chief Compliance Officer**

#### **Office of the Chief Compliance Officer**

#### **Overview / Mission Statement**

The Compliance Department's mission is to ensure that the New York City Housing Authority (NYCHA) complies with laws and regulations and is ethical in fulfilling its overall mission to provide safe, affordable housing to its residents. The Department consists of eight units: Executive, Monitoring/Violations, Procedures, Compliance Integration Reporting & Evaluation, Compliance Inquiry Review and Assessment, Privacy, Records Management and Transaction Monitoring.

#### **Responsibilities**

- Oversees NYCHA's compliance with federal, state, and local laws and regulations.
- Ensures the accuracy of NYCHA's regulatory reporting and statements.
- Develops and maintains updated procedures that align with laws and regulations.
- Advises the Environmental Health and Safety Officer about environmental health and safety issues.
- Ensures the integrity of the Public Housing Assessment System (PHAS) and all other inspections at NYCHA.
- Maintains a communication channel for compliance-related complaints made by NYCHA residents, employees, contractors, and the general public.
- Responds to complaints as appropriate.
- Promotes compliance through communication and special initiatives.
- Ensures that NYCHA management and staff receive appropriate compliance training.



## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>45</b>	<b>58</b>	<b>57</b>	<b>(1) ▼</b>
Salary Full-Time	\$2,113	\$5,177	\$5,418	\$241 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$	-	-	-
Salary Retro	\$21	-	-	-
Shift Differential	-	-	-	-
Fringe	\$1,473	\$3,214	\$3,677	\$464 ▲
Other Salary	\$28	-	-	-
<b>Total Personnel Service</b>	<b>\$3,634</b>	<b>\$8,391</b>	<b>\$9,095</b>	<b>\$704</b>
Leases	-	-	-	-
Supplies	\$5	\$28	\$28	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$753	\$175	\$511	\$336 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$287	\$1,811	\$1,232	(\$579) ▼
<b>Total Other than Personnel Service</b>	<b>\$1,045</b>	<b>\$2,014</b>	<b>\$1,771</b>	<b>(\$243)</b>
<b>Total</b>	<b>\$4,680</b>	<b>\$10,405</b>	<b>\$10,866</b>	<b>\$461</b>

### Financial Review

The 2024 Operating Expense budget for the Office of the Chief Compliance Officer is \$10.9 million, of which \$9.1 million is for PS and \$1.8 million is for OTPS.

### Chief Asset and Capital Management Officer

#### Overview / Mission Statement

Led by the Chief Asset & Capital Management Officer, the Asset & Capital Management (A&CM) Division leads the Authority's capital, sustainability and resiliency programs that comprise a \$6 billion capital projects portfolio, as well as a range of activities related to property modernization and strategic asset management. A&CM aims to preserve and modernize NYCHA buildings and apartments through strategic portfolio planning and collaboration with Operations and Real Estate Development to prioritize capital investments, comprehensive design standards, innovative financing and project delivery models, strong partnership with NYCHA residents and other stakeholders, and effective program and project management of capital projects with a focus on construction safety and quality. The Division also positions NYCHA's housing portfolio for the future by coordinating the Authority's Sustainability Agenda, and piloting and scaling-up sustainable and resilient technologies and practices, to enhance building performance and residents' quality of life.

A&CM's portfolio of capital projects includes comprehensive modernizations, large-scale building systems renovations (heating, elevators, roofs, façades, waste management, structural), safety and security upgrades, community center and grounds enhancements, flood damage remediation and flood resiliency-focused projects, green infrastructure, and energy and water efficiency and decarbonization improvements.

In addition, A&CM leads a number of revenue generation activities, such as solar and rooftop leasing and demand response, and provides technical advisory and support services to other NYCHA divisions in various areas, including physical needs assessment, architecture and engineering design, project scoping and cost estimating, environmental planning and review, landmarks and historic preservation, building applications expediting and clearing of violations and open applications, emergency assessment and response, and energy management.

In 2023, A&CM achieved several major milestones including investing \$1.1 billion in capital projects – the most the Authority has spent in a single year – and completing construction on 100 capital projects. As of January 1, 2024, A&CM is managing 629 active capital projects with approximately \$46.2 billion budget funded over the next few years across these projects. Design-build teams were selected for the \$740 million of comprehensive modernizations at Saint Nicholas Houses and Todt Hill Houses during the year. A&CM also partnered with Operations and other parts of NYCHA to progress a range of innovative sustainability initiatives including the Clean Heat for all challenge with 74 window heat pump units installed at Woodside Houses as part of the demonstration and verification phase of the project, waste recycling and containerization, and e-mobility storage and charging stations.

Lastly, A&CM completed implementation of more than half of the 35 initiatives that comprise the Division's two-year change program initiated in July 2022, with the remaining initiatives planned to be completed by mid-2024.



# Departmental Operating Budget

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>335</b>	<b>372</b>	<b>383</b>	<b>11 ▲</b>
Salary Full-Time	\$31,646	\$35,604	\$39,873	\$4,269 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$141	\$67	\$62	(\$5) ▼
Salary Retro	\$143	\$44	\$44	-
Shift Differential	-	-	-	-
Fringe	\$23,206	\$21,271	\$23,799	\$2,528 ▲
Other Salary	\$981	\$545	\$545	-
<b>Total Personnel Service</b>	<b>\$56,118</b>	<b>\$57,531</b>	<b>\$64,323</b>	<b>\$6,792</b>
Leases	-	-	-	-
Supplies	\$96	\$80	\$65	(\$15) ▼
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$114	\$6,480	\$10,753	\$4,273 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$149	\$390	\$380	(\$10) ▼
<b>Total Other than Personnel Service</b>	<b>\$359</b>	<b>\$6,950</b>	<b>\$11,198</b>	<b>\$4,248</b>
<b>Total</b>	<b>\$56,477</b>	<b>\$64,482</b>	<b>\$75,521</b>	<b>\$11,039</b>

## Financial Review

The 2024 Operating Expense budget for the Chief Asset and Capital Management Officer is \$75.5 million, of which \$64.3 million is for PS and \$11.2 million is for OTPS.

### **EVP Leased Housing**

#### **Overview / Mission Statement**

The Leased Housing Department (LHD) administers NYCHA's Housing Choice Voucher and Emergency Housing Voucher Programs (Section 8). Under this federally funded program, NYCHA provides assistance to eligible families to lease privately-owned apartments that meet Housing Quality Standards (HQS) and Section 8 program requirements. The Section 8 Program provides a rent subsidy, allowing families to pay a reasonable share of the rent with the Section 8 subsidy making up the difference, up to a maximum amount referred to as the payment standard. The monthly subsidy payment (or the Housing Assistance Payment) made to the Section 8 owner on behalf of the family is usually the difference between thirty percent of the household's total adjusted gross income and the contract rent approved by NYCHA for the apartment.

As of December 2023, there are 102,022 Section 8 households (214,117 authorized residents) in NYCHA's Section 8 program. This total includes the 2,251 households (5,378 authorized residents) who live in former State- and City-funded developments. 26,310 private landlords participate in the program. NYCHA's Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program, with 23,921 total units, of which 16,270 are rented through PACT.

The EVP has 508 staff and is comprised of the following departments, in addition to the Offices of Executive Vice President and Vice President:

- Bronx Client Services
- Brooklyn Client Services
- Central Office Operations
- Inspections
- Leased Housing Finance
- Quality Assurance & Performance Management
- Emergency Housing Voucher

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>-</b>
Salary Full-Time	\$343	\$418	\$453	\$35 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	\$10	\$10	-
Overtime	-	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	\$235	\$229	\$278	\$49 ▲
Other Salary	-	\$7	\$7	-
<b>Total Personnel Service</b>	<b>\$579</b>	<b>\$664</b>	<b>\$748</b>	<b>\$84</b>
Leases	-	-	-	-
Supplies	-	\$11	\$11	-
Equipment	-	-	-	-
Utilities	\$1	\$2	\$2	\$ ▲
Contracts	\$1,777	\$2,125	\$7,217	\$5,092 ▲
Insurance	\$195	\$265	\$272	\$8 ▲
Section 8 Payments	\$1,109,104	\$1,371,284	\$1,763,065	\$391,781 ▲
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$2,417	\$1,529	\$1,674	\$145 ▲
<b>Total Other than Personnel Service</b>	<b>\$1,113,495</b>	<b>\$1,375,215</b>	<b>\$1,772,241</b>	<b>\$397,027</b>
<b>Total</b>	<b>\$1,114,074</b>	<b>\$1,375,879</b>	<b>\$1,772,989</b>	<b>\$397,110</b>

### Financial Review

The 2024 Operating Expense budget for the EVP Leased Housing is \$1.77 million, of which \$0.007 million is for PS and \$1.77 million is for OTPS.



# Departmental Operating Budget

## Office of the VP Leased Housing

### Overview / Mission Statement

The office is responsible for managing following departments:

- Emergency Housing Voucher
- Inspection
- Brooklyn Client Services
- Bronx Client Services

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>6</b>	<b>6</b>	<b>6</b>	-
Salary Full-Time	\$574	\$613	\$638	\$25 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	\$39	\$39	-
Overtime	\$1	\$	\$	-
Salary Retro	(\$)	-	-	-
Shift Differential	-	-	-	-
Fringe	\$375	\$366	\$426	\$60 ▲
Other Salary	\$5	-	-	-
<b>Total Personnel Service</b>	<b>\$955</b>	<b>\$1,018</b>	<b>\$1,104</b>	<b>\$85</b>
Leases	-	-	-	-
Supplies	\$6	-	-	-
Equipment	-	-	-	-
Utilities	\$4	\$4	\$4	\$ ▲
Contracts	-	\$520	\$520	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$10</b>	<b>\$524</b>	<b>\$524</b>	<b>\$</b>
<b>Total</b>	<b>\$965</b>	<b>\$1,542</b>	<b>\$1,628</b>	<b>\$85</b>

### Financial Review

The 2024 Operating Expense budget for the VP Leased Housing is \$1.6 million, of which \$1.1 million is for PS and \$0.5 million is for OTPS.

## Emergency Housing Voucher

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>-</b>
Salary Full-Time	\$391	\$490	\$491	\$ ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$1,409	\$1,242	\$1,242	-
Salary Retro	\$1	-	-	-
Shift Differential	-	-	-	-
Fringe	\$780	\$437	\$477	\$40 ▲
Other Salary	\$2	\$2	\$2	-
<b>Total Personnel Service</b>	<b>\$2,583</b>	<b>\$2,172</b>	<b>\$2,213</b>	<b>\$41</b>
Leases	-	-	-	-
Supplies	-	\$8	\$8	-
Equipment	-	-	-	-
Utilities	\$4	\$359	\$389	\$30 ▲
Contracts	\$750	\$752	-	(\$752) ▼
Insurance	-	-	-	-
Section 8 Payments	\$21,485	\$83,980	\$131,157	\$47,178 ▲
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$355	\$5,378	\$15,701	\$10,323 ▲
<b>Total Other than Personnel Service</b>	<b>\$22,593</b>	<b>\$90,477</b>	<b>\$147,256</b>	<b>\$56,779</b>
<b>Total</b>	<b>\$25,177</b>	<b>\$92,649</b>	<b>\$149,468</b>	<b>\$56,819</b>

### Financial Review

The 2024 Operating Expense budget for Emergency Housing Voucher is \$149.5 million, of which \$2.2 million is for PS and \$147.3 million is for OTPS.

## Inspections

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>44</b>	<b>53</b>	<b>56</b>	<b>3 ▲</b>
Salary Full-Time	\$2,897	\$3,529	\$3,822	\$294 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$141	\$121	\$121	-
Salary Retro	\$10	-	-	-
Shift Differential	-	-	-	-
Fringe	\$2,243	\$2,481	\$2,947	\$466 ▲
Other Salary	\$38	-	-	-
<b>Total Personnel Service</b>	<b>\$5,329</b>	<b>\$6,130</b>	<b>\$6,890</b>	<b>\$759</b>
Leases	-	-	-	-
Supplies	\$4	\$8	\$36	\$27 ▲
Equipment	-	-	-	-
Utilities	\$40	\$38	\$39	\$1 ▲
Contracts	\$1,280	\$160	\$1,471	\$1,310 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$5	\$10	\$20	\$10 ▲
<b>Total Other than Personnel Service</b>	<b>\$1,329</b>	<b>\$217</b>	<b>\$1,566</b>	<b>\$1,349</b>
<b>Total</b>	<b>\$6,658</b>	<b>\$6,347</b>	<b>\$8,456</b>	<b>\$2,108</b>

### Financial Review

The 2024 Operating Expense budget for Inspections is \$8.5 million, of which \$6.9 million is for PS and \$1.6 million is for OTPS.



# Departmental Operating Budget

## LHD Brooklyn Client Services

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>64</b>	<b>77</b>	<b>95</b>	<b>18 ▲</b>
Salary Full-Time	\$4,333	\$5,205	\$6,535	\$1,330 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$552	\$797	\$797	-
Salary Retro	\$4	-	-	-
Shift Differential	-	-	-	-
Fringe	\$4,767	\$3,693	\$5,073	\$1,380 ▲
Other Salary	\$80	\$124	\$124	-
<b>Total Personnel Service</b>	<b>\$9,737</b>	<b>\$9,819</b>	<b>\$12,529</b>	<b>\$2,710</b>
Leases	-	-	-	-
Supplies	\$1	\$9	\$13	\$4 ▲
Equipment	-	-	-	-
Utilities	\$16	\$15	\$15	\$ ▲
Contracts	-	-	\$3,353	\$3,353 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	\$6,918	\$6,918 ▲
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$9	\$5	\$39	\$34 ▲
<b>Total Other than Personnel Service</b>	<b>\$27</b>	<b>\$28</b>	<b>\$10,338</b>	<b>\$10,310</b>
<b>Total</b>	<b>\$9,763</b>	<b>\$9,847</b>	<b>\$22,867</b>	<b>\$13,020</b>

### Financial Review

The 2024 Operating Expense budget for LHD Brooklyn Client Services is \$22.87 million, of which \$12.53 million is for PS and \$10.34 million is for OTPS.



# Departmental Operating Budget

## LHD Bronx Client Services

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>161</b>	<b>223</b>	<b>233</b>	<b>10 ▲</b>
Salary Full-Time	\$10,292	\$15,030	\$16,024	\$994 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$2,224	\$2,167	\$2,167	-
Salary Retro	\$26	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$9,290	\$10,671	\$12,480	\$1,809 ▲
Other Salary	\$122	\$201	\$201	-
<b>Total Personnel Service</b>	<b>\$21,955</b>	<b>\$28,069</b>	<b>\$30,872</b>	<b>\$2,803</b>
Leases	-	-	-	-
Supplies	\$12	\$19	\$19	-
Equipment	-	-	-	-
Utilities	\$130	\$131	\$135	\$4 ▲
Contracts	-	\$527	\$1,301	\$773 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$1	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$143</b>	<b>\$677</b>	<b>\$1,455</b>	<b>\$777</b>
<b>Total</b>	<b>\$22,098</b>	<b>\$28,746</b>	<b>\$32,326</b>	<b>\$3,580</b>

### Financial Review

The 2024 Operating Expense budget for LHD Bronx Client Services is \$32.33 million, of which \$30.87 million is for PS and \$1.46 million is for OTPS.



# Departmental Operating Budget

## VP Leased Housing

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>280</b>	<b>366</b>	<b>397</b>	<b>31 ▲</b>
Salary Full-Time	\$18,488	\$24,867	\$27,510	\$2,643 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	\$39	\$39	-
Overtime	\$4,328	\$4,328	\$4,328	-
Salary Retro	\$41	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$17,454	\$17,647	\$21,403	\$3,755 ▲
Other Salary	\$248	\$328	\$328	-
<b>Total Personnel Service</b>	<b>\$40,559</b>	<b>\$47,209</b>	<b>\$53,607</b>	<b>\$6,398</b>
Leases	-	-	-	-
Supplies	\$23	\$45	\$77	\$32 ▲
Equipment	-	-	-	-
Utilities	\$194	\$547	\$582	\$36 ▲
Contracts	\$2,030	\$1,960	\$6,644	\$4,684 ▲
Insurance	-	-	-	-
Section 8 Payments	\$21,485	\$83,980	\$138,076	\$54,096 ▲
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$370	\$5,392	\$15,760	\$10,367 ▲
<b>Total Other than Personnel Service</b>	<b>\$24,102</b>	<b>\$91,923</b>	<b>\$161,138</b>	<b>\$69,215</b>
<b>Total</b>	<b>\$64,661</b>	<b>\$139,132</b>	<b>\$214,745</b>	<b>\$75,613</b>

### Financial Review

The 2024 Operating Expense budget for LHD Bronx Client Services is \$214.7 million, of which \$53.6 million is for PS and \$161.1 million is for OTPS.

## Central Office Operations

### Overview / Mission Statement

Located at 90 Church Street in Manhattan, the Leased Housing Central Office Operations units are responsible for providing customer service for our Section 8 tenants and property owners. This includes but is not limited to the oversight of the Owner Extranet, eviction certification requests, portability transfer requests; fraud investigation referrals; lead based paint cases; project-based voucher (PBV) program administration, coordinating with HPD the scheduling and reporting of HQS inspections at NYCHA’s 13 former City/State developments and collaborating with various stakeholders within NYCHA’s Permanent Affordability Commitment Together (PACT) program. The department is comprised of 53 staff.

### Financial Overview

*Expenditures by account type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>35</b>	<b>38</b>	<b>53</b>	<b>15 ▲</b>
Salary Full-Time	\$2,466	\$2,676	\$3,773	\$1,097 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$224	\$259	\$259	-
Salary Retro	\$1	-	-	-
Shift Differential	-	-	-	-
Fringe	\$2,408	\$1,850	\$2,877	\$1,026 ▲
Other Salary	\$53	\$104	\$104	-
<b>Total Personnel Service</b>	<b>\$5,153</b>	<b>\$4,890</b>	<b>\$7,013</b>	<b>\$2,123</b>
Leases	-	-	-	-
Supplies	\$5	\$13	\$13	-
Equipment	-	-	-	-
Utilities	\$27	\$35	\$36	\$1 ▲
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$34	\$108	\$98	(\$10) ▼
<b>Total Other than Personnel Service</b>	<b>\$66</b>	<b>\$156</b>	<b>\$147</b>	<b>(\$9)</b>
<b>Total</b>	<b>\$5,219</b>	<b>\$5,046</b>	<b>\$7,160</b>	<b>\$2,114</b>

### Financial Review

The 2024 Operating Expense budget for Central Office Operations is \$7.16 million, of which \$7.01 million is for PS and \$0.15 million is for OTPS.



# Departmental Operating Budget

## Leased Housing Finance Overview / Mission Statement

Located at 90 Church Street in Manhattan, the Leased Housing Finance Department is responsible for the overall oversight of all revenue and expense analyses and forecast for monthly Housing Assistance Payment (HAP) payments to owners, planning and monitoring the five year leasing and ending plan for both the program and administrative fees; reviewing and reconciling monthly payment adjustments, overseeing and reconciling the monthly check run process between Siebel invoices and Oracle payments, creating and updating/reviewing vendor records in Siebel, voiding stale checks, analyzing the annual HUD renewal funding allocation to NYCHA and advising management of fiscal impact, and monitoring the operating budget. The department is comprised of 28 staff.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>20</b>	<b>26</b>	<b>28</b>	<b>2 ▲</b>
<b>Salary Full-Time</b>	\$1,432	\$1,954	\$2,145	\$190 ▲
<b>Salary Part-Time</b>	-	-	-	-
<b>Seasonal</b>	-	-	-	-
<b>Overtime</b>	\$57	\$13	\$13	-
<b>Salary Retro</b>	\$4	-	-	-
<b>Shift Differential</b>	-	-	-	-
<b>Fringe</b>	\$1,454	\$1,288	\$1,569	\$281 ▲
<b>Other Salary</b>	\$39	\$29	\$29	-
<b>Total Personnel Service</b>	<b>\$2,985</b>	<b>\$3,284</b>	<b>\$3,755</b>	<b>\$471</b>
<b>Leases</b>	-	-	-	-
<b>Supplies</b>	\$1	\$7	\$7	-
<b>Equipment</b>	-	-	-	-
<b>Utilities</b>	\$14	\$20	\$21	\$1 ▲
<b>Contracts</b>	-	\$10	\$10	-
<b>Insurance</b>	-	-	-	-
<b>Section 8 Payments</b>	-	-	-	-
<b>Payment in Lieu of Taxes</b>	-	-	-	-
<b>Debt Service</b>	-	-	-	-
<b>Other OTPS</b>	-	\$4	\$4	-
<b>Total Other than Personnel Service</b>	<b>\$16</b>	<b>\$41</b>	<b>\$42</b>	<b>\$1</b>
<b>Total</b>	<b>\$3,001</b>	<b>\$3,325</b>	<b>\$3,797</b>	<b>\$472</b>

### Financial Review

The 2024 Operating Expense budget for the Leased Housing Finance is \$3.80 million, of which \$3.76 million is for PS and \$0.04 million is for OTPS.



# Departmental Operating Budget

## Quality Assurance and Performance Management

### Overview / Mission Statement

Located at 90 Church Street in Manhattan, the Quality Assurance and Performance Management Department is responsible for quality assurance reviews, Section 8 Management Assessment Program (SEMAP) monitoring and reporting, HUD submissions and corrections, business process redesign, ad hoc quality control (QC) reviews, statistical reporting, department procedures revisions and maintenance, QC training, project management for systems upgrades, and audit coordination for internal and external parties. The department is comprised of 25 staff.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>20</b>	<b>22</b>	<b>27</b>	<b>5 ▲</b>
<b>Salary Full-Time</b>	\$1,550	\$1,667	\$2,116	\$449 ▲
<b>Salary Part-Time</b>	-	-	-	-
<b>Seasonal</b>	-	-	-	-
<b>Overtime</b>	\$16	\$3	\$3	-
<b>Salary Retro</b>	\$5	-	-	-
<b>Shift Differential</b>	-	-	-	-
<b>Fringe</b>	\$1,239	\$1,102	\$1,541	\$439 ▲
<b>Other Salary</b>	\$21	\$17	\$17	-
<b>Total Personnel Service</b>	<b>\$2,830</b>	<b>\$2,789</b>	<b>\$3,677</b>	<b>\$887</b>
<b>Leases</b>	-	-	-	-
<b>Supplies</b>	\$1	\$5	\$5	-
<b>Equipment</b>	-	-	-	-
<b>Utilities</b>	\$16	\$19	\$20	\$1 ▲
<b>Contracts</b>	\$1	-	-	-
<b>Insurance</b>	-	-	-	-
<b>Section 8 Payments</b>	-	-	-	-
<b>Payment in Lieu of Taxes</b>	-	-	-	-
<b>Debt Service</b>	-	-	-	-
<b>Other OTPS</b>	-	\$1	\$1	-
<b>Total Other than Personnel Service</b>	<b>\$18</b>	<b>\$25</b>	<b>\$26</b>	<b>\$1</b>
<b>Total</b>	<b>\$2,848</b>	<b>\$2,814</b>	<b>\$3,702</b>	<b>\$888</b>

### Financial Review

The 2024 Operating Expense budget for the Quality Assurance and Performance Management is \$3.70 million, of which \$3.68 million is for PS and \$0.03 million is for OTPS.

### **Chief Operating Officer**

#### **Office of the Chief Operating Officer**

#### **Overview / Mission Statement**

The Chief Operating Officer (“COO”) is primarily responsible for overseeing all public housing operations, including property management and tenancy administration, and is the principal executive administrator of the Authority, and is responsible for the execution of all orders, rules and regulations made or approved by the Authority. Executive Vice Presidents (“EVP”), Senior Vice Presidents (“SVP”), and Vice Presidents (“VP”) act for the COO when required, and work with the COO in the day-to-day operations and administrations of the business of the Authority. Each EVP/SVP/VP is responsible for a portfolio of units and sub-units within a specific cluster or area.

The following report directly to the COO:

- Office of the Chief Operating Officer
- EVP Resident Services, Partnerships, & Initiatives
- EVP Support Services
- SVP Public Tenancy Administration
- SVP Quality Assurance, Safety and Technical Programs
- EVP Property Management Operations



# Departmental Operating Budget

## Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>17</b>	<b>18</b>	<b>11</b>	<b>(7) ▼</b>
Salary Full-Time	\$1,849	\$2,167	\$1,353	(\$814) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$6	\$27	\$25	(\$2) ▼
Salary Retro	\$4	-	-	-
Shift Differential	-	-	-	-
Fringe	\$841	\$1,226	\$865	(\$361) ▼
Other Salary	\$5	\$3	\$3	-
<b>Total Personnel Service</b>	<b>\$2,706</b>	<b>\$3,423</b>	<b>\$2,246</b>	<b>(\$1,177)</b>
Leases	-	-	-	-
Supplies	\$4	\$1	\$1	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$1,066	\$1,743	\$1,764	\$21 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$1	\$1,026	\$368	(\$657) ▼
<b>Total Other than Personnel Service</b>	<b>\$1,071</b>	<b>\$2,770</b>	<b>\$2,133</b>	<b>(\$636)</b>
<b>Total</b>	<b>\$3,777</b>	<b>\$6,193</b>	<b>\$4,379</b>	<b>(\$1,813)</b>

## Financial Review

The 2024 Operating Expense budget for the Office of the Chief Operating Officer is \$4.38 million, of which \$2.25 million is for PS and \$2.13 million is for OTPS.

### **Office of EVP Resident Services, Partnerships, and Initiatives**

#### **Overview / Mission Statement**

EVP Resident Services, Partnerships & Initiatives (RSP&I) formerly known as Community Engagement & Partnerships (CEP) connects NYCHA residents to critical programs, services, and opportunities, and engages residents around agency and community priorities. RSP&I supports NYCHA's extensive network of Resident Associations and resident-led groups, and manages partnerships, programs, and initiatives through 3 main offices as shown below:

- **VP Resident Services**
  - Office of the VP Resident Services
  - Resident Outreach & Modernization Services
  - Resident Participation & Civic Engagement Services
  
- **Senior Director of Community Partnerships**
  - Office of Senior Director of Community Partnerships
  - Family Partnership Department
  - Public/Private Partnerships
  
- **Senior Director of Residents Initiatives**
  - Office of the Senior Director Resident Initiatives
  - Resident Economic Empowerment & Sustainability
  - Resident Health Initiatives



## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>4</b>	<b>4</b>	<b>4</b>	-
Salary Full-Time	\$394	\$528	\$534	\$6 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$548	-	-	-
Overtime	\$3	-	-	-
Salary Retro	\$17	-	-	-
Shift Differential	-	-	-	-
Fringe	\$352	\$291	\$333	\$42 ▲
Other Salary	\$3	\$2	\$2	-
<b>Total Personnel Service</b>	<b>\$1,317</b>	<b>\$820</b>	<b>\$869</b>	<b>\$48</b>
Leases	-	-	-	-
Supplies	\$29	\$8	\$8	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$577	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$183	\$3	\$3	-
<b>Total Other than Personnel Service</b>	<b>\$790</b>	<b>\$11</b>	<b>\$11</b>	<b>-</b>
<b>Total</b>	<b>\$2,106</b>	<b>\$831</b>	<b>\$879</b>	<b>\$48</b>

### Financial Review

The 2024 Operating Expense budget for the Office of EVP Resident Services, Partnerships, and Initiatives is \$0.88 million, of which \$0.87 million is for PS and \$0.01 million is for OTPS.



# Departmental Operating Budget

## Office of the VP Resident Services

### Overview / Mission Statement

Maintains relationships with Resident Associations and other external stakeholders and regularly builds support to help advance agency priorities. Resident Services facilitates NYCHA’s compliance with all aspects of HUD regulations on Tenant Participation and manages the Resident Advisory Board (RAB) aspect of the agency’s Annual Plan process.

### Financial Overview

*Expenditures by account type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>3</b>	<b>3</b>	<b>3</b>	-
Salary Full-Time	\$164	\$296	\$299	\$2 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	\$106	\$176	\$200	\$23 ▲
Other Salary	\$1	-	-	-
<b>Total Personnel Service</b>	<b>\$270</b>	<b>\$473</b>	<b>\$498</b>	<b>\$26</b>
Leases	-	-	-	-
Supplies	-	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>\$270</b>	<b>\$473</b>	<b>\$498</b>	<b>\$26</b>

### Financial Review

The 2024 Operating Expense budget for the VP Resident Services is \$0.5 million.

### **Resident Outreach Services**

#### **Overview / Mission Statement**

Resident Outreach Services (ROS) plays an integral role in the Authority's 10-year plan to creating senior, affordable and mix income housing on under-utilized NYCHA land, as well as preserving our current housing stock through PACT/RAD & Transfer of Development Rights. Through frontline engagement, Resident Outreach Services educates and informs residents about various development plans and receives resident input through PACT tours of converted developments, community canvassing and phone banking, site-based office hours, meetings, roundtable discussions, surveys, inspections and visioning sessions with tabletop exercises, stakeholder engagement, and RFP Resident Review Committees. The core programs of this department are:

- ACT/RAD
- 100% Affordable, including senior housing;
- Build to Preserve mixed income housing;
- Transfer of Development Rights;
- Comprehensive Modernization Program;
- Public Housing Preservation Trust Program.



## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>33</b>	<b>34</b>	<b>28</b>	<b>(6) ▼</b>
Salary Full-Time	\$1,969	\$1,814	\$1,805	(\$10) ▼
Salary Part-Time	-	-	-	-
Seasonal	\$21	-	-	-
Overtime	\$43	\$32	\$11	(\$22) ▼
Salary Retro	\$10	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$1,605	\$1,391	\$1,387	(\$4) ▼
Other Salary	\$36	\$28	\$28	-
<b>Total Personnel Service</b>	<b>\$3,684</b>	<b>\$3,265</b>	<b>\$3,230</b>	<b>(\$35)</b>
Leases	-	-	-	-
Supplies	\$15	\$10	\$10	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$313	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$28	\$45	\$43	(\$2) ▼
<b>Total Other than Personnel Service</b>	<b>\$355</b>	<b>\$55</b>	<b>\$53</b>	<b>(\$2)</b>
<b>Total</b>	<b>\$4,039</b>	<b>\$3,320</b>	<b>\$3,283</b>	<b>(\$37)</b>

### Financial Review

The 2024 Operating Expense budget for the Resident Services is \$3.28 million, of which \$3.23 million is for PS and \$0.05 million is for OTPS.



# Departmental Operating Budget

## Resident Participation & Civic Engagement Services

### Overview / Mission Statement

Formerly known as the Resident Engagement Department, Resident Participation & Civic Engagement’s (RP&CE) mission is to empower NYCHA residents to participate in decision-making processes to inform policies and initiatives that impact their quality of life. RP&CE has been working hard to engage residents across the city, strengthen partnerships, and build communities. In 2023, RP&CE trained 466 resident leaders/board members and 1,034 staff on ways to increase their participation in NYCHA’s operations transformation plan, along with a clearer understanding of HUD’s 964 regulations, in addition to facilitating 18 public housing resident association elections. RP&CE also processed 1,769 Tenant Participation Activity proposals in 2023. Furthering NYCHA’s mission to support residents and staff.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>55</b>	<b>58</b>	<b>51</b>	<b>(7) ▼</b>
Salary Full-Time	\$3,741	\$3,209	\$3,770	\$561 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$235	-	-	-
Overtime	\$90	\$31	\$9	(\$22) ▼
Salary Retro	\$23	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$2,441	\$2,461	\$2,775	\$314 ▲
Other Salary	\$62	\$66	\$66	-
<b>Total Personnel Service</b>	<b>\$6,592</b>	<b>\$5,766</b>	<b>\$6,620</b>	<b>\$854</b>
Leases	-	-	-	-
Supplies	\$137	\$32	\$32	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$34	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$780	\$2,397	\$522	(\$1,875) ▼
<b>Total Other than Personnel Service</b>	<b>\$951</b>	<b>\$2,430</b>	<b>\$555</b>	<b>(\$1,875)</b>
<b>tal</b>	<b>\$7,543</b>	<b>\$8,196</b>	<b>\$7,175</b>	<b>(\$1,021)</b>

### Financial Review

The 2024 Operating Expense budget for the Resident Participation & Civic Engagement Services is \$7.18 million, of which \$6.62 million is for PS and \$0.56 million is for OTPS.



# Departmental Operating Budget

## Office of the Senior Director of Community Partnerships

### Overview / Mission Statement

The Office of the Senior Director Family Partnerships connects residents to critical services while implementing programs and policies that support household stability, tenancy, individual advancement, and aging-in-place. FPD manages partnerships with external providers and City agencies offering youth, senior, and social services and serves as program liaison to CBOs operating in over 350 NYCHA community facilities.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>2</b>	<b>2</b>	<b>2</b>	-
Salary Full-Time	\$207	\$275	\$276	\$ ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	\$141	\$150	\$171	\$21 ▲
Other Salary	\$2	-	-	-
<b>Total Personnel Service</b>	<b>\$350</b>	<b>\$425</b>	<b>\$446</b>	<b>\$21</b>
Leases	-	-	-	-
Supplies	\$	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>\$350</b>	<b>\$425</b>	<b>\$446</b>	<b>\$21</b>

### Financial Review

The 2024 Operating Expense budget for the Senior Director of Community Partnerships is \$0.45 million.

## Family Partnerships

### Overview / Mission Statement

NYCHA’s Family Partnerships Department connects residents to critical services and implements programs and policies that support household stability, tenancy, individual advancement, aging-in-place and the successful reunification of individuals with justice system involvement with their families who reside in NYCHA. FPD also manages partnerships and referrals with external providers and City agencies offering social service interventions to ensure connections to high quality services that help NYCHA families meet their goals.

In 2023, the social service professionals at FPD managed 1368 social service cases over the last 11 months. They simultaneously engaged an average of 1,190 different older adults each month, providing over 38,100 interactions to enhance their quality of life while aging in place. The team supports reunifying NYCHA residents and families with a history of justice involvement.

### Financial Overview

*Expenditures by account type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>50</b>	<b>56</b>	<b>47</b>	<b>(9) ▼</b>
Salary Full-Time	\$3,508	\$3,379	\$3,191	(\$188) ▼
Salary Part-Time	-	-	-	-
Seasonal	\$216	-	-	-
Overtime	\$2	\$3	\$3	(\$1) ▼
Salary Retro	\$53	-	-	-
Shift Differential	-	-	-	-
Fringe	\$2,654	\$2,428	\$2,414	(\$14) ▼
Other Salary	\$77	\$77	\$77	-
<b>Total Personnel Service</b>	<b>\$6,511</b>	<b>\$5,888</b>	<b>\$5,685</b>	<b>(\$203)</b>
Leases	-	-	-	-
Supplies	\$283	\$14	\$14	-
Equipment	\$81	-	-	-
Utilities	\$4,230	\$610	\$870	\$261 ▲
Contracts	\$4,310	\$2,282	\$2,984	\$703 ▲
Insurance	\$29	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$2,559	\$35	\$35	-
<b>Total Other than Personnel Service</b>	<b>\$11,491</b>	<b>\$2,941</b>	<b>\$3,904</b>	<b>\$963</b>
<b>Total</b>	<b>\$18,002</b>	<b>\$8,829</b>	<b>\$9,589</b>	<b>\$760</b>

### Financial Review

The 2024 Operating Expense budget for Family Partnerships is \$9.6 million, of which \$5.7 million is for PS and \$3.9 million is for OTPS.



# Departmental Operating Budget

## Public Private Partnerships

### Overview / Mission Statement

NYCHA’s Office of Public and Private Partnerships (OPPP) builds relationships with the private, public, and philanthropic sectors to support NYCHA's residents through community-based services and opportunities. They do this by improving community spaces, facilitating partner relationships, and seeking creating funding solutions. OPPP leads with a resident-first view, empowering the people who live in our developments to lead the conversation around what types of partnerships and resources are most valuable to them and their communities.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>3</b>	<b>3</b>	<b>7</b>	<b>4 ▲</b>
Salary Full-Time	\$279	\$241	\$626	\$385 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	\$5	-	-	-
Shift Differential	-	-	-	-
Fringe	\$240	\$154	\$434	\$280 ▲
Other Salary	\$1	\$4	\$4	-
<b>Total Personnel Service</b>	<b>\$525</b>	<b>\$399</b>	<b>\$1,063</b>	<b>\$665</b>
Leases	-	-	-	-
Supplies	-	\$2	\$2	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$476	-	-	-
Insurance	\$807	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$42	\$63	-	(\$63) ▼
<b>Total Other than Personnel Service</b>	<b>\$1,325</b>	<b>\$64</b>	<b>\$2</b>	<b>(\$63)</b>
<b>Total</b>	<b>\$1,850</b>	<b>\$463</b>	<b>\$1,065</b>	<b>\$602</b>

### Financial Review

The 2024 Operating Expense budget for the Public Private Partnerships is \$1.065 million.



# Departmental Operating Budget

## Office of the Senior Director of Residents Initiatives

### Overview / Mission Statement

The Office measurably supports residents’ increased access to economic opportunities and preventive health resources through programs, policies, and partnerships. Key initiatives include employment and job training programming, resident business development, urban agriculture, smoke-free housing, and newborn hazard prevention.

### Financial Overview

*Expenditures by account type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>2</b>	<b>2</b>	<b>2</b>	-
Salary Full-Time	\$61	\$245	\$250	\$5 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	\$3	-	-	-
Shift Differential	-	-	-	-
Fringe	\$43	\$138	\$159	\$21 ▲
Other Salary	-	-	-	-
<b>Total Personnel Service</b>	<b>\$106</b>	<b>\$383</b>	<b>\$408</b>	<b>\$25</b>
Leases	-	-	-	-
Supplies	-	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>\$106</b>	<b>\$383</b>	<b>\$408</b>	<b>\$25</b>

### Financial Review

The 2024 Operating Expense budget for Senior Director of Residents Initiatives is \$0.41 million.

### **Resident Economic Empowerment and Sustainability**

#### **Overview / Mission Statement**

The Office of Resident Economic Empowerment and Sustainability (REES) supports residents to increase their income and assets through programs, policies, and partnerships in four key areas: Employment and advancement, business development, adult education and training, and financial literacy and asset building.

As part of their commitment to job readiness and economic sustainability, NYCHA's Clean Energy Academy (NCEA) was launched, supporting 39 residents who successfully graduated from the program and are now well-prepared to pursue careers in the rapidly expanding clean energy sector. Additionally, 77 residents received a \$1,000 award through the NYCHA-CUNY Scholarship, the largest amount ever awarded.

Over 350 residents graduated from entrepreneurial and job training programs, including the NYCHA Resident Training Academy, the Business Pathways program, the NYCHA Clean Energy Academy, and partner initiatives.

## Departmental Operating Budget

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>52</b>	<b>53</b>	<b>47</b>	<b>(6) ▼</b>
Salary Full-Time	\$3,443	\$3,385	\$3,531	\$145 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	\$540	-	(\$540) ▼
Overtime	\$5	-	-	-
Salary Retro	\$1	-	-	-
Shift Differential	-	-	-	-
Fringe	\$2,205	\$2,427	\$2,569	\$142 ▲
Other Salary	\$34	\$32	\$32	-
<b>Total Personnel Service</b>	<b>\$5,689</b>	<b>\$6,384</b>	<b>\$6,132</b>	<b>(\$252)</b>
Leases	-	-	-	-
Supplies	\$19	\$21	\$21	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$982	\$105	-	(\$105) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$90	\$226	\$26	(\$200) ▼
<b>Total Other than Personnel Service</b>	<b>\$1,091</b>	<b>\$352</b>	<b>\$47</b>	<b>(\$305)</b>
<b>Total</b>	<b>\$6,780</b>	<b>\$6,736</b>	<b>\$6,179</b>	<b>(\$557)</b>

### Financial Review

The 2024 Operating Expense budget for Resident Economic Empowerment and Sustainability is \$6.18 million, of which \$6.13 million is for PS and \$0.05 million is for OTPS.

## Resident Health Initiatives

### Overview / Mission Statement

The Department of Resident Health Initiatives builds health and advances health equity through innovation and cross-system collaboration. The Department leads and strategically supports initiatives that connect residents to preventive health resources, help create healthier indoor environments, and build capacity for resident leadership in health. The program’s feature initiatives include Farms at NYCHA, Healthy Start @ NYCHA, and Smoke-Free NYCHA. In 2023 the Department’s NYCHA Health Corps partnership with NYC Service doubled participation, enrolling 51 residents in public health service training.

### Financial Overview

*Expenditures by account type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>13</b>	<b>13</b>	<b>9</b>	<b>(4) ▼</b>
Salary Full-Time	\$993	\$1,121	\$848	(\$273) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$1	\$	\$	(\$) ▼
Salary Retro	\$2	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$703	\$698	\$594	(\$103) ▼
Other Salary	\$7	\$3	\$3	-
<b>Total Personnel Service</b>	<b>\$1,706</b>	<b>\$1,821</b>	<b>\$1,445</b>	<b>(\$376)</b>
Leases	-	-	-	-
Supplies	\$1	\$40	\$78	\$38 ▲
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	\$625	\$1,996	\$1,371 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$4	\$39	\$90	\$51 ▲
<b>Total Other than Personnel Service</b>	<b>\$5</b>	<b>\$704</b>	<b>\$2,163</b>	<b>\$1,459</b>
<b>Total</b>	<b>\$1,711</b>	<b>\$2,525</b>	<b>\$3,608</b>	<b>\$1,083</b>

### Financial Review

The 2024 Operating Expense budget for Resident Health Initiatives is \$3.61 million, of which \$1.45 million is for PS and \$2.16 million is for OTPS.



# Departmental Operating Budget

## EVP Support Services

### EVP Support Services Office

#### Overview / Mission Statement

The Office of the Executive Vice President of Support Services is responsible for management and operational oversight of the Emergency Management and Services, Elevator Service and Repair, Heating Management Services, Learning and Development, Pest Management and Waste Management Departments.

The Operations Support Services Division is responsible for ensuring that NYCHA residents receive adequate and consistent heat, hot water and elevator service in a waste and pest free environment; and that NYCHA employees have access to the training they need to do their jobs safely and effectively.

#### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>(1) ▼</b>
Salary Full-Time	\$312	\$557	\$438	(\$119) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	\$226	\$342	\$269	(\$73) ▼
Other Salary	\$1	\$1	\$1	-
<b>Total Personnel Service</b>	<b>\$539</b>	<b>\$900</b>	<b>\$709</b>	<b>(\$192)</b>
Leases	-	-	-	-
Supplies	\$	\$10	\$10	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	\$101	\$101	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	\$1	\$1	-
<b>Total Other than Personnel Service</b>	<b>\$</b>	<b>\$112</b>	<b>\$112</b>	<b>-</b>
<b>Total</b>	<b>\$539</b>	<b>\$1,013</b>	<b>\$821</b>	<b>(\$192)</b>

#### Financial Review

The 2024 Operating Expense budget for the EVP Support Services Office is \$0.82 million, of which \$0.71 million is for PS and \$0.11 million is for OTPS.

## VP Elevator Services and Repairs

### Overview / Mission Statement

The Elevator Services and Repair Department is responsible for providing safe and reliable service of 3,068 NYCHA-owned elevators. Staff responds to elevator-related emergencies and complaints 24 hours a day, seven days a week. They repair elevator outages and conduct routine preventive maintenance. Heavy-duty repairs such as replacing hoist motors, generators, hoist machines, hoist cables, traveling cables and control boards are also performed. Additional responsibilities include installing remote monitoring, overseeing the rehabilitation of elevators, maintenance, and requirement contracts, and conducting periodic Category 1 and Category 5 mandated inspections/tests. The Elevator Services and Repair Department has an Elevator Training Center where all elevator personnel and others are trained on topics related to the elevator industry.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>484</b>	<b>524</b>	<b>524</b>	-
Salary Full-Time	\$44,965	\$51,625	\$52,817	\$1,192 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$1,064	-	-	-
Overtime	\$15,086	\$12,077	\$13,153	\$1,075 ▲
Salary Retro	\$402	-	-	-
Shift Differential	\$1,065	\$723	\$723	-
Fringe	\$38,791	\$34,276	\$37,593	\$3,317 ▲
Other Salary	\$172	\$175	\$175	\$ ▲
<b>Total Personnel Service</b>	<b>\$101,546</b>	<b>\$98,877</b>	<b>\$104,461</b>	<b>\$5,584</b>
Leases	-	-	-	-
Supplies	\$405	\$253	\$253	-
Equipment	\$20	-	-	-
Utilities	-	-	-	-
Contracts	\$522	\$	\$	-
Insurance	\$92	\$4	\$4	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$102	\$76	\$94	\$18 ▲
<b>Total Other than Personnel Service</b>	<b>\$1,141</b>	<b>\$332</b>	<b>\$350</b>	<b>\$18</b>
<b>Total</b>	<b>\$102,687</b>	<b>\$99,209</b>	<b>\$104,811</b>	<b>\$5,602</b>

### Financial Review

The 2024 Operating Expense budget for VP Elevator Services and Repairs is \$104.81 million, of which \$104.46 million is for PS and \$0.35 is for OTPS.



## Departmental Operating Budget

### VP Emergency Management and Services

#### Overview / Mission Statement

NYCHA's Emergency Management & Services Department (EMSD) is responsible for preparing, supporting, and responding to all emergencies and hazards that could affect essential services and daily operations, including large-scale disasters. EMSD diligently cultivates a comprehensive preparedness framework through planning, training, and exercises to minimize vulnerabilities and foster resilience among NYCHA's residents, staff, and stakeholders, aiding in recovery from potential disruptive events. Moreover, EMSD coordinates after-hour operations, serving as NYCHA's 24/7 emergency operations to ensure continuous support beyond daytime staff hours.

#### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>134</b>	<b>151</b>	<b>160</b>	<b>9 ▲</b>
Salary Full-Time	\$9,144	\$9,631	\$10,476	\$845 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$1,185	\$1,546	\$1,761	\$215 ▲
Salary Retro	\$190	-	-	-
Shift Differential	\$445	\$270	\$270	-
Fringe	\$7,200	\$7,545	\$8,402	\$857 ▲
Other Salary	\$87	\$96	\$96	-
<b>Total Personnel Service</b>	<b>\$18,251</b>	<b>\$19,088</b>	<b>\$21,005</b>	<b>\$1,917</b>
Leases	-	-	-	-
Supplies	\$436	\$492	\$492	-
Equipment	\$105	\$740	\$155	(\$585) ▼
Utilities	-	-	-	-
Contracts	\$855	\$1,631	\$1,801	\$170 ▲
Insurance	\$158	\$79	\$79	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$30	\$47	\$47	-
<b>Total Other than Personnel Service</b>	<b>\$1,583</b>	<b>\$2,989</b>	<b>\$2,574</b>	<b>(\$415)</b>
<b>Total</b>	<b>\$19,834</b>	<b>\$22,078</b>	<b>\$23,580</b>	<b>\$1,502</b>

#### Financial Review

The 2024 Operating Expense budget for VP Emergency Management and Services is \$23.58 million, of which \$21.01 million is for PS and \$2.57 million is for OTPS.

## VP Heating Management Services

### Overview / Mission Statement

The Heating Management Services Department (HMSD) is responsible for ensuring adequate and consistent heat and hot water is provided to residents citywide. HMSD is responsible for the management and repair of boiler plants, tank rooms, and ancillary equipment to maintain NYCHA's building heating systems, from the boiler plants to the heat distribution pipes to the apartment radiators. HMSD performs an annual equipment inspection process of all NYCHA's heat-generating and distribution equipment. Staff conducts daily inspections of boiler rooms to perform safety checks. HMSD is a 24-hour operation and the 24-Hour heat desk tracks, monitors, and reports all no-heat and no-hot water service interruptions.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>540</b>	<b>712</b>	<b>714</b>	<b>2 ▲</b>
Salary Full-Time	\$35,014	\$48,629	\$48,941	\$312 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$385	\$1,318	\$549	(\$769) ▼
Overtime	\$18,015	\$10,577	\$11,877	\$1,300 ▲
Salary Retro	\$1,569	-	-	-
Shift Differential	\$960	\$958	\$958	-
Fringe	\$33,737	\$37,079	\$39,046	\$1,966 ▲
Other Salary	\$400	\$558	\$558	-
<b>Total Personnel Service</b>	<b>\$90,079</b>	<b>\$99,119</b>	<b>\$101,928</b>	<b>\$2,809</b>
Leases	-	-	-	-
Supplies	\$801	\$111	\$860	\$749 ▲
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$1,492	\$16,798	\$376	(\$16,422) ▼
Insurance	\$13	\$93	\$105	\$12 ▲
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$281	\$423	\$423	-
<b>Total Other than Personnel Service</b>	<b>\$2,587</b>	<b>\$17,426</b>	<b>\$1,764</b>	<b>(\$15,662)</b>
<b>Total</b>	<b>\$92,666</b>	<b>\$116,545</b>	<b>\$103,692</b>	<b>(\$12,853)</b>

### Financial Review

The 2024 Operating Expense budget for the VP Heating Management Services is \$103.7 million, of which \$101.9 million is for PS and \$1.8 million is for OTPS.



# Departmental Operating Budget

## VP Learning and Development

### Overview / Mission Statement

Learning and Development transferred to the Office of Support Services in February 2023. The Department ensures NYCHA’s Operations Support Services staff are adequately trained and appropriately credentialed to safely perform the responsibilities of their role by providing oversight of training and development across all departments (with the exception trainings that are strictly HR and IT-related). L&D is responsible for assisting the training units with content creation and training evaluation, and supporting recruitment, retention, and advancement of employees through workforce development and career advancement programs. L&D’s goal is to prepare NYCHA employees for the roles they are in and the roles they aspire to attain.

### Financial Overview

*Expenditures by account type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	-	-	35	35 ▲
Salary Full-Time	-	-	\$3,347	\$3,347 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	-	-	\$2,285	\$2,285 ▲
Other Salary	-	-	-	-
<b>Total Personnel Service</b>	-	-	<b>\$5,632</b>	<b>\$5,632</b>
Leases	-	-	-	-
Supplies	-	-	\$8	\$8 ▲
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	\$933	\$933 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	\$1	\$1 ▲
<b>Total Other than Personnel Service</b>	-	-	<b>\$941</b>	<b>\$941</b>
<b>Total</b>	-	-	<b>\$6,573</b>	<b>\$6,573</b>

### Financial Review

The 2024 Operating Expense budget for the VP Learning and Development is \$6.57 million, of which \$5.63 million is for PS and \$0.94 million.



# Departmental Operating Budget

## VP Pest Management

### Overview / Mission Statement

The Pest Management Department (PMD) provides pest control services to reduce infestations throughout NYCHA developments using the newly Integrated Pest Management (IPM) method, which focuses on getting to the root cause of issues instead of focusing only on pesticide applications.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>69</b>	<b>97</b>	<b>223</b>	<b>126 ▲</b>
Salary Full-Time	\$4,080	\$5,798	\$12,992	\$7,194 ▲
Salary Part-Time	\$570	-	-	-
Seasonal	\$2,075	\$2,237	\$2,723	\$485 ▲
Overtime	\$472	\$35	\$91	\$56 ▲
Salary Retro	\$58	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$3,656	\$4,652	\$10,696	\$6,045 ▲
Other Salary	\$94	\$22	\$22	-
<b>Total Personnel Service</b>	<b>\$11,006</b>	<b>\$12,745</b>	<b>\$26,524</b>	<b>\$13,779</b>
Leases	-	-	-	-
Supplies	\$800	\$1,813	\$1,813	-
Equipment	-	\$2,419	\$2,419	-
Utilities	-	-	-	-
Contracts	\$1,433	\$8,804	\$6,250	(\$2,554) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$124	\$28	\$28	-
<b>Total Other than Personnel Service</b>	<b>\$2,358</b>	<b>\$13,066</b>	<b>\$10,511</b>	<b>(\$2,554)</b>
<b>Total</b>	<b>\$13,363</b>	<b>\$25,811</b>	<b>\$37,036</b>	<b>\$11,225</b>

### Financial Review

The 2024 Operating Expense budget for VP Pest Management is \$37.0 million, of which \$26.5 million is for PS and \$10.5 million is for OTPS.



# Departmental Operating Budget

## VP Waste Management Department

### Overview / Mission Statement

The VP Waste Management Department’s primary focus is establishing a sustainable system of waste handling that includes but is not limited to standard operating procedures, technical and logistical support, and general direction and oversight of all waste and recycling related activities to assist all properties within NYCHA.

VP Waste Management collaborates with multiple departments to address waste and pest issues from a systems approach, by identifying structural, operational, and educational opportunities to improve the overall cleanliness and quality of life at all developments.

### Financial Overview

*Expenditures by Account Type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>30</b>	<b>36</b>	<b>33</b>	<b>(3) ▼</b>
Salary Full-Time	\$2,011	\$2,398	\$2,772	\$374 ▲
Salary Part-Time	\$64	\$92	\$92	-
Seasonal	\$3	-	-	-
Overtime	\$635	\$14	\$44	\$29 ▲
Salary Retro	\$3	-	-	-
Shift Differential	\$9	-	-	-
Fringe	\$1,632	\$1,914	\$1,987	\$73 ▲
Other Salary	\$27	\$12	\$12	-
<b>Total Personnel Service</b>	<b>\$4,385</b>	<b>\$4,430</b>	<b>\$4,907</b>	<b>\$477</b>
Leases	-	-	-	-
Supplies	\$303	\$54	\$56	\$2 ▲
Equipment	-	\$4,500	\$2,000	(\$2,500) ▼
Utilities	-	-	-	-
Contracts	\$374	\$361	\$401	\$41 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$17	\$20	\$20	-
<b>Total Other than Personnel Service</b>	<b>\$694</b>	<b>\$4,934</b>	<b>\$2,477</b>	<b>(\$2,457)</b>
<b>Total</b>	<b>\$5,079</b>	<b>\$9,365</b>	<b>\$7,385</b>	<b>(\$1,980)</b>

### Financial Review

The 2024 Operating Expense budget for VP Waste Management is \$7.39 million, of which \$4.91 million is for PS and \$2.48 million is for OTPS.

### Public Housing Tenancy Operations

#### Office of the Senior Vice-President Public Housing Tenancy Administration

##### Overview / Mission Statement

Public Housing Tenancy Administration (PHTA) provides strategic guidance and oversight on public housing waitlist management and applications; operationalizes program policy; oversees lease enforcement activities; and manages the implementation of key initiatives to improve service delivery and NYCHA's effectiveness as a landlord. The four departments under this area are:

The Applications and Tenancy Administration Department (ATAD) is responsible for managing the public housing wait list and application and transfer activities. This includes:

- Maintaining and administering the Tenancy Selection and Assignment Plan.
- Determining the eligibility of applicants; and screening applicants and new household members.
- Processing public housing transfers.
- Monitoring vacancy and apartments on and off the rent roll to ensure timely turnover.

The Management Services Department (MSD), which supports Property Management by overseeing lease enforcement activities and focuses on policy development and implementation. The department has several functional areas:

- Office of Tenancy Administration (OTA) reviews termination and grievance cases and monitors the status of legal action for all Board terminated cases.
- Public Housing Reasonable Accommodations Coordinator (PHRAC) reviews reasonable accommodation requests that are not approved by Property Management
- Public Housing Tenancy Policy Unit serves as subject-matter experts on tenancy policy and works to modernize and streamline existing policies and processes.
- Case Inquiries and Quality Assurance Unit handles complex tenant issues and escalations related to rent calculation, rent collection, and legal matters and conducts audits of Annual and Interim Recertifications.
- PIC Unit administers HUD's PIH Information Center (PIC) System and Enterprise Income Verification (EIV) System for the public housing program.

Public Housing Tenancy Operations Department (PHTO) provides support and guidance to Property Management staff on preparing for conversion to different operating and subsidy models.

- Low Income Tax Credit (LIHTC) Unit monitors NYCHA's compliance with the LIHTC program and serves as a liaison between the investors and our partner, HDC, for reporting requirements.
- Section 8 Oversight Unit supports developments on Housing Choice Vouchers to eliminate compliance issues and loss of subsidy and works with the Leased Housing Division to improve service delivery for our residents.



## Departmental Operating Budget

- PACT Conversion Unit coordinates Property Management activities to ensure that conversions are successful.
- Trust Conversion Unit coordinates various NYCHA departments to ensure that conversions are successful.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>-</b>
Salary Full-Time	\$311	\$325	\$326	\$ ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	\$218	\$171	\$196	\$24 ▲
Other Salary	\$1	-	-	-
<b>Total Personnel Service</b>	<b>\$530</b>	<b>\$497</b>	<b>\$522</b>	<b>\$25</b>
Leases	-	-	-	-
Supplies	-	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	\$1,835	\$1,835 ▲
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	<b>-</b>	<b>-</b>	<b>\$1,835</b>	<b>\$1,835</b>
<b>Total</b>	<b>\$530</b>	<b>\$497</b>	<b>\$2,356</b>	<b>\$1,859</b>

### Financial Review

The 2024 Operating Expense budget for Office of the SVP Public Housing Tenancy Administration is \$2.36 million of which \$0.52 million is for PS and \$1.86 million is for OTPS.

### **VP Public Housing Management Services**

#### **Overview / Mission Statement**

The Mission of VP Public Housing Management Services is to provide support to Property Management by overseeing lease enforcement activities and focuses on policy development and implementation. The department has several functional areas:

- Office of Tenancy Administration (OTA) reviews termination and grievance cases and monitors the status of legal action for all Board terminated cases.
- Public Housing Reasonable Accommodations Coordinator (PHRAC) reviews reasonable accommodation requests that are not approved by Property Management.
- Public Housing Tenancy Policy Unit serves as subject-matter experts on tenancy policy and works to modernize and streamline existing policies and processes.
- Case Inquiries and Quality Assurance Unit handles complex tenant issues and escalations related to rent calculation, rent collection, and legal matters and conducts audits of Annual and Interim Recertifications.
- PIC Unit administers HUD's PIH Information Center (PIC) System and Enterprise Income Verification (EIV) System for the public housing program.

#### **Responsibilities**

Support public housing operations by managing the implementation of key initiatives to strengthen service delivery and enhance the Authority's effectiveness as a landlord.

Responsible for operations policy development and implementation, as well as overseeing lease enforcement activities.



# Departmental Operating Budget

## Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>41</b>	<b>44</b>	<b>36</b>	<b>(8) ▼</b>
Salary Full-Time	\$2,884	\$3,348	\$2,944	(\$404) ▼
Salary Part-Time	\$3	-	-	-
Seasonal	-	\$60	\$60	-
Overtime	\$15	-	-	-
Salary Retro	\$14	-	-	-
Shift Differential	-	-	-	-
Fringe	\$1,609	\$2,255	\$2,115	(\$140) ▼
Other Salary	\$32	\$39	\$39	-
<b>Total Personnel Service</b>	<b>\$4,557</b>	<b>\$5,702</b>	<b>\$5,158</b>	<b>(\$544)</b>
Leases	-	-	-	-
Supplies	\$1	\$15	\$15	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$522	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	\$1	\$1	-
<b>Total Other than Personnel Service</b>	<b>\$522</b>	<b>\$16</b>	<b>\$16</b>	<b>-</b>
<b>Total</b>	<b>\$5,079</b>	<b>\$5,718</b>	<b>\$5,174</b>	<b>(\$544)</b>

## Financial Review

The 2024 Operating Expense budget for VP Public Housing Management Services is \$5.17 million, of which \$5.16 million is for PS and \$0.02 million is for OTPS.



## Departmental Operating Budget

### Applications and Tenancy Administration

#### Overview / Mission Statement

The Applications and Tenancy Administration Department (ATAD) is responsible for managing the public housing wait list and application and transfer activities. This includes:

- Maintaining and administering the Tenancy Selection and Assignment Plan.
- Determining the eligibility of applicants; and screening applicants and new household members.
- Processing public housing transfers.
- Monitoring vacancy and apartments on and off the rent roll to ensure timely turnover.

#### Financial Overview

*Expenditures by Account Type (\$000)*

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>88</b>	<b>89</b>	<b>87</b>	<b>(2) ▼</b>
Salary Full-Time	\$5,941	\$6,060	\$6,155	\$96 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$33	-	-	-
Salary Retro	\$15	-	-	-
Shift Differential	-	\$	\$	-
Fringe	\$3,939	\$4,217	\$4,665	\$448 ▲
Other Salary	\$95	\$117	\$117	-
<b>Total Personnel Service</b>	<b>\$10,024</b>	<b>\$10,393</b>	<b>\$10,937</b>	<b>\$544</b>
Leases	-	-	-	-
Supplies	\$8	\$25	\$25	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$4	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	\$1	\$1	-
<b>Total Other than Personnel Service</b>	<b>\$12</b>	<b>\$27</b>	<b>\$27</b>	<b>-</b>
<b>Total</b>	<b>\$10,036</b>	<b>\$10,420</b>	<b>\$10,964</b>	<b>\$544</b>

#### Financial Review

The 2024 Operating Expense budget for Applications and Tenancy Administration is \$10.96 million, of which \$10.94 million is for PS and \$0.03 million is for OTPS.



### **Public Housing Tenancy Operations**

#### **Overview / Mission Statement**

Public Housing Tenancy Operations Department (PHTO) provides support and guidance to Property Management staff on preparing for conversion to different operating and subsidy models.

- Low Income Tax Credit (LIHTC) Unit monitors NYCHA's compliance with the LIHTC program and serves as a liaison between the investors and our partner, HDC, for reporting requirements.
- Section 8 Oversight Unit supports developments on Housing Choice Vouchers to eliminate compliance issues and loss of subsidy and works with the Leased Housing Division to improve service delivery for our residents.
- PACT Conversion Unit coordinates Property Management activities to ensure that conversions are successful.
- Trust Conversion Unit coordinates various NYCHA departments to ensure that conversions are successful.



# Departmental Operating Budget

## Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>17</b>	<b>20</b>	<b>20</b>	-
Salary Full-Time	\$1,379	\$1,384	\$1,468	\$85 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	\$332	\$332	-
Overtime	\$	\$15	\$14	(\$1) ▼
Salary Retro	\$5	-	-	-
Shift Differential	-	-	-	-
Fringe	\$765	\$976	\$1,119	\$143 ▲
Other Salary	\$17	\$24	\$24	-
<b>Total Personnel Service</b>	<b>\$2,166</b>	<b>\$2,731</b>	<b>\$2,958</b>	<b>\$227</b>
Leases	-	-	-	-
Supplies	-	\$7	\$7	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	(\$127)	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$2	\$66	\$66	-
<b>Total Other than Personnel Service</b>	<b>(\$124)</b>	<b>\$73</b>	<b>\$73</b>	<b>-</b>
<b>Total</b>	<b>\$2,042</b>	<b>\$2,803</b>	<b>\$3,030</b>	<b>\$227</b>

## Financial Review

The 2024 Operating Expense budget for Public Housing Tenancy Operations is \$3.03 million, of which \$2.96 million is for PS and \$0.07 million is for OTPS.



# Departmental Operating Budget

## Resident Relocation Services

### Overview / Mission Statement

Resident Relocation Services Department (RRSD) is responsible for managing the full scope of relocation activities through tenant outreach and supportive services. RRSD ensures relocations result in residents experiencing better living standards by working in collaboration with Operations/Property Management, Healthy Homes, Comprehensive Modernization, and other departments within NYCHA requesting relocation services, to ensure residents are secure in appropriate and safe housing.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>6</b>	<b>9</b>	<b>15</b>	<b>6 ▲</b>
Salary Full-Time	\$158	\$634	\$1,196	\$562 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$2	-	-	-
Salary Retro	\$4	-	-	-
Shift Differential	-	-	-	-
Fringe	\$137	\$423	\$854	\$432 ▲
Other Salary	\$1	-	-	-
<b>Total Personnel Service</b>	<b>\$301</b>	<b>\$1,057</b>	<b>\$2,051</b>	<b>\$994</b>
Leases	-	-	-	-
Supplies	-	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$232	\$283	\$383	\$100 ▲
<b>Total Other than Personnel Service</b>	<b>\$232</b>	<b>\$283</b>	<b>\$383</b>	<b>\$100</b>
<b>Total</b>	<b>\$533</b>	<b>\$1,340</b>	<b>\$2,434</b>	<b>\$1,094</b>

### Financial Review

The 2024 Operating Expense budget for Resident Relocation Services is \$2.43 million, of which \$2.05 million is for PS and \$0.38 million is for OTPS.



# Departmental Operating Budget

## Senior Vice President of Quality Assurance, Safety and Technical Programs

### Office of the SVP Quality Assurance, Safety & Technical Programs

#### Overview / Mission Statement

The Senior Vice President for Quality Assurance, Safety and Technical Programs (QASTP) strives to deliver improved services to our residents, a harmonious working environment for the staff and collaboration among all departments by creating an atmosphere that encourages critical thinking, fosters innovation, and promotes accountability.

#### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
Headcount	-	-	3	3 ▲
Salary Full-Time	-	-	\$455	\$455 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	-	-	\$278	\$278 ▲
Other Salary	-	-	-	-
<b>Total Personnel Service</b>	-	-	<b>\$733</b>	<b>\$733</b>
Leases	-	-	-	-
Supplies	-	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	-	-	-	-
<b>Total</b>	-	-	<b>\$733</b>	<b>\$733</b>

#### Financial Review

The 2024 Operating Expense budget for the Office of the SVP Quality Assurance, Safety & Technical Programs is \$0.733, all of which was in PS.



# Departmental Operating Budget

## VP Public Safety

### Overview / Mission Statement

VP Public Safety creates a safe environment for NYCHA’s residents, employees, and visitors. The Office of Safety & Security (OFSS) responds to safety and security matters at NYCHA. This is achieved by ensuring compliance with agency security policies and procedures, administering security access systems, installing, and maintaining security hardware, conducting first-line investigations, and coordinating the work of NYCHA Special Officers and contracted guard services at NYCHA locations.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>49</b>	<b>54</b>	<b>61</b>	<b>7 ▲</b>
Salary Full-Time	\$3,550	\$3,547	\$4,468	\$921 ▲
Salary Part-Time	\$392	-	-	-
Seasonal	-	-	-	-
Overtime	\$929	\$23	\$21	(\$2) ▼
Salary Retro	\$7	-	-	-
Shift Differential	\$5	\$10	\$10	-
Fringe	\$4,931	\$2,637	\$3,447	\$810 ▲
Other Salary	\$44	\$59	\$59	-
<b>Total Personnel Service</b>	<b>\$9,857</b>	<b>\$6,275</b>	<b>\$8,005</b>	<b>\$1,729</b>
Leases	-	-	-	-
Supplies	\$164	\$854	\$854	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$2,870	\$17,237	\$9,709	(\$7,527) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$46	\$155	\$155	-
<b>Total Other than Personnel Service</b>	<b>\$3,080</b>	<b>\$18,246</b>	<b>\$10,718</b>	<b>(\$7,527)</b>
<b>Total</b>	<b>\$12,938</b>	<b>\$24,521</b>	<b>\$18,723</b>	<b>(\$5,798)</b>

### Financial Review

The 2024 Operating Expense budget for VP Public Safety is \$18.7 million, of which \$8 million is for PS and \$10.7 million is for OTPS.



# Departmental Operating Budget

## VP Quality & Cost Control

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>29</b>	<b>36</b>	<b>36</b>	-
Salary Full-Time	\$2,194	\$2,941	\$3,102	\$161 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$	-	-	-
Salary Retro	\$9	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$1,384	\$1,900	\$2,232	\$332 ▲
Other Salary	\$16	-	-	-
<b>Total Personnel Service</b>	<b>\$3,603</b>	<b>\$4,840</b>	<b>\$5,333</b>	<b>\$493</b>
Leases	-	\$100	-	(\$100) ▼
Supplies	\$17	\$113	\$63	(\$50) ▼
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$49	\$250	\$250	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$2	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$68</b>	<b>\$463</b>	<b>\$313</b>	<b>(\$150)</b>
<b>Total</b>	<b>\$3,671</b>	<b>\$5,303</b>	<b>\$5,646</b>	<b>\$343</b>

### Financial Review

The 2024 Operating Expense budget for Quality & Cost Control is \$5.6 million, of which \$5.3 million is for PS and \$0.3 million is for OTPS.

## Departmental Operating Budget

### VP Technical Services Office

#### Overview / Mission Statement

The Office of the Vice President of Technical Services provides support, guidance, and oversight to support service departments. This office strives to deliver improved services to our residents, a harmonious working environment for the staff and collaboration among all departments by creating an atmosphere that encourages critical thinking, fosters innovation, and promotes accountability.

#### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>6</b>	<b>6</b>	<b>3</b>	<b>(3) ▼</b>
Salary Full-Time	\$580	\$599	\$374	(\$225) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$1	-	-	-
Salary Retro	\$1	-	-	-
Shift Differential	-	-	-	-
Fringe	\$388	\$397	\$237	(\$160) ▼
Other Salary	\$3	\$2	\$2	-
<b>Total Personnel Service</b>	<b>\$973</b>	<b>\$998</b>	<b>\$614</b>	<b>(\$385)</b>
Leases	-	-	-	-
Supplies	\$2	\$4,992	\$2,451	(\$2,541) ▼
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$9	\$8,360	-	(\$8,360) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	\$778	\$778	-
<b>Total Other than Personnel Service</b>	<b>\$10</b>	<b>\$14,130</b>	<b>\$3,229</b>	<b>(\$10,902)</b>
<b>Total</b>	<b>\$983</b>	<b>\$15,129</b>	<b>\$3,842</b>	<b>(\$11,286)</b>

#### Financial Review

The 2024 Operating Expense budget for the VP Technical Services Office is \$3.8 million, of which \$0.6 million is for PS and \$3.2 million is for OTPS.

## Fire Safety

### Overview / Mission Statement

The Office of Fire Safety’s goal is to provide for an environment that is safe from the effects from fires and other perils with the overarching goal of protecting people, property, the environment, and programs. Support the Neighborhood model with contract management and oversight of the inspection, testing, maintenance, and repair of fire protection systems including alarms, sprinklers, standpipes, fire extinguishers, roof tanks, and kitchen range hood suppression systems.

### Financial Overview

Expenditures by account type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>13</b>	<b>17</b>	<b>24</b>	<b>7 ▲</b>
Salary Full-Time	\$973	\$1,332	\$2,093	\$761 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$47	\$10	\$25	\$15 ▲
Salary Retro	\$4	-	-	-
Shift Differential	-	-	-	-
Fringe	\$625	\$945	\$1,457	\$511 ▲
Other Salary	\$41	\$6	\$6	-
<b>Total Personnel Service</b>	<b>\$1,690</b>	<b>\$2,293</b>	<b>\$3,580</b>	<b>\$1,288</b>
Leases	-	-	-	-
Supplies	-	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$145	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$145</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>\$1,835</b>	<b>\$2,293</b>	<b>\$3,580</b>	<b>\$1,288</b>

### Financial Review

The 2024 Operating Expense budget for Fire Safety is \$3.6 million, all of which is PS.



# Departmental Operating Budget

## Special Repair Projects

### Overview / Mission Statement

The Special Repair Projects Department provides technical assistance and expertise to field operations in the areas of painting and plastering. The department helps to maintain our assets and service our residents by performing painting and plastering of our building common areas and residential units and includes inspection and maintenance of playground equipment.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>185</b>	<b>170</b>	<b>171</b>	<b>1 ▲</b>
Salary Full-Time	\$15,234	\$14,927	\$14,547	(\$380) ▼
Salary Part-Time	-	-	-	-
Seasonal	\$7,087	\$8,197	\$8,197	-
Overtime	\$10,246	\$2,352	\$2,726	\$375 ▲
Salary Retro	\$504	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$17,457	\$10,841	\$11,319	\$477 ▲
Other Salary	\$115	\$69	\$69	-
<b>Total Personnel Service</b>	<b>\$50,646</b>	<b>\$36,386</b>	<b>\$36,859</b>	<b>\$473</b>
Leases	-	-	-	-
Supplies	\$159	\$605	\$1,105	\$500 ▲
Equipment	\$137	-	\$72	\$72 ▲
Utilities	-	-	-	-
Contracts	\$5,065	\$6,866	\$6,866	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$58	\$10	\$25	\$15 ▲
<b>Total Other than Personnel Service</b>	<b>\$5,419</b>	<b>\$7,482</b>	<b>\$8,069</b>	<b>\$587</b>
<b>Total</b>	<b>\$56,064</b>	<b>\$43,868</b>	<b>\$44,928</b>	<b>\$1,060</b>

### Financial Review

The 2024 Operating Expense budget for Special Repair Projects is \$44.93 million, of which \$36.86 million is for PS and \$8.17 million is for OTPS.



# Departmental Operating Budget

## Technical Resources

### Overview / Mission Statement

The Technical Resource Department provides technical assistance and expertise to field operations in the areas of carpentry, electrical, plumbing, roofing, welding, and fabrication. The department provides repair service to residents, support field operations, and performs repairs needed to maintain our assets.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>117</b>	<b>143</b>	<b>138</b>	<b>(5) ▼</b>
Salary Full-Time	\$11,361	\$12,162	\$12,120	(\$42) ▼
Salary Part-Time	-	-	-	-
Seasonal	\$340	-	-	-
Overtime	\$5,138	\$2,502	\$2,843	\$341 ▲
Salary Retro	\$515	-	-	-
Shift Differential	\$13	\$2	\$2	-
Fringe	\$10,505	\$9,188	\$9,334	\$146 ▲
Other Salary	\$109	\$53	\$53	-
<b>Total Personnel Service</b>	<b>\$27,981</b>	<b>\$23,906</b>	<b>\$24,351</b>	<b>\$445</b>
Leases	-	-	-	-
Supplies	\$586	\$721	\$721	-
Equipment	\$71	-	\$250	\$250 ▲
Utilities	-	-	-	-
Contracts	\$800	\$2,636	\$3,150	\$514 ▲
Insurance	\$62	\$83	\$87	\$4 ▲
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$22	\$10	\$10	-
<b>Total Other than Personnel Service</b>	<b>\$1,541</b>	<b>\$3,450</b>	<b>\$4,218</b>	<b>\$768</b>
<b>Total</b>	<b>\$29,523</b>	<b>\$27,356</b>	<b>\$28,569</b>	<b>\$1,213</b>

### Financial Review

The 2024 Operating Expense budget for Technical Resources is \$28.6 million, of which \$24.4 million is for PS and \$4.2 million is for OTPS.

## TEMPO

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>39</b>	<b>40</b>	<b>40</b>	-
Salary Full-Time	\$3,733	\$3,645	\$3,631	(\$13) ▼
Salary Part-Time	-	-	-	-
Seasonal	\$2,240	\$2,365	\$2,365	-
Overtime	\$2,972	\$493	\$575	\$83 ▲
Salary Retro	\$72	-	-	-
Shift Differential	-	-	-	-
Fringe	\$4,171	\$2,746	\$2,777	\$32 ▲
Other Salary	\$54	\$1	\$1	-
<b>Total Personnel Service</b>	<b>\$13,241</b>	<b>\$9,249</b>	<b>\$9,350</b>	<b>\$101</b>
Leases	-	-	-	-
Supplies	\$37	\$377	\$377	-
Equipment	-	-	-	-
Utilities	\$5,548	\$5,914	\$1,312	(\$4,602) ▼
Contracts	\$17,876	\$19,176	\$22,627	\$3,451 ▲
Insurance	\$945	\$1,062	\$570	(\$491) ▼
Section 8 Payments	\$10,043	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	\$	-	\$2	\$2 ▲
Other OTPS	\$3,402	\$10	\$476	\$466 ▲
<b>Total Other than Personnel Service</b>	<b>\$37,851</b>	<b>\$26,538</b>	<b>\$25,364</b>	<b>(\$1,174)</b>
<b>Total</b>	<b>\$51,092</b>	<b>\$35,787</b>	<b>\$34,714</b>	<b>(\$1,078)</b>

### Financial Review

The 2024 Operating Expense budget for TEMPO is \$34.714 million, of which \$9.35 million is for PS and \$25.364 million is for OTPS.

## Departmental Operating Budget

### Planning & Project Management

#### Overview / Mission Statement

The Planning and Project Management Office (PPMO)'s mission is to improve and standardize processes within Operations to reduce process gaps while improving efficiency and compliance. PPMO will provide strategic guidance, oversight, process enhancements, policy implementation, change management, and program/project management to support Property Management's maintenance Operations.

#### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>8</b>	<b>10</b>	<b>17</b>	<b>7 ▲</b>
Salary Full-Time	\$835	\$851	\$1,626	\$775 ▲
Salary Part-Time	-	-	-	-
Seasonal	(\$)	-	-	-
Overtime	\$34	\$50	\$59	\$9 ▲
Salary Retro	\$15	-	-	-
Shift Differential	-	-	-	-
Fringe	\$534	\$3,001	\$1,115	(\$1,886) ▼
Other Salary	\$8	\$5	\$5	-
<b>Total Personnel Service</b>	<b>\$1,426</b>	<b>\$3,906</b>	<b>\$2,804</b>	<b>(\$1,102)</b>
Leases	-	-	-	-
Supplies	\$79	\$1	\$2	\$1 ▲
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	(\$3)	-	\$3	\$3 ▲
Insurance	\$69	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$1	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$146</b>	<b>\$1</b>	<b>\$5</b>	<b>\$4</b>
<b>Total</b>	<b>\$1,572</b>	<b>\$3,907</b>	<b>\$2,809</b>	<b>(\$1,098)</b>

#### Financial Review

The 2024 Operating Expense budget for Planning & Project Management Office is \$2.809 million, of which \$2.804 million is for PS and \$0.005 million is for OTPS.

### **EVP Property Management Operations**

#### **Overview / Mission Statement**

Public Housing Operations consists of the four Borough Vice Presidents - The Bronx, Brooklyn, Manhattan, and Queens/Staten Island. The Borough Vice Presidents oversee property-based and skilled trade operations across the borough to keep NYCHA homes clean and safe. Property Management's goal is to meet the needs of our residents with respect, compassion, and a high level of customer service. The office coordinates with Tenant Association leadership, residents, and NYCHA support departments to identify needs and improve service delivery.

Listed below are the departments within EVP Property Management Operations

- Office of the EVP Property Management Operations
- Public Housing HUD Inspections
- Office of the VP Healthy Homes
- HH Performance Management
- Asbestos
- Lead Hazard Control
- Mold Hazard Control
- VP Healthy Homes
- VP Public Housing Operations QN\_SI
- VP Public Housing Operations MH
- VP Public Housing Operations BK
- VP Public Housing Operations BX

## Departmental Operating Budget

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>7,362</b>	<b>7,610</b>	<b>7,326</b>	<b>(284) ▼</b>
Salary Full-Time	\$400,154	\$392,412	\$449,307	\$56,895 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$16,933	\$5,353	\$7,531	\$2,178 ▲
Overtime	\$113,838	\$63,946	\$71,876	\$7,930 ▲
Salary Retro	\$9,258	-	-	-
Shift Differential	\$1,050	\$15	\$15	-
Fringe	\$349,160	\$369,599	\$371,408	\$1,809 ▲
Other Salary	\$5,766	\$5,601	\$5,547	(\$54) ▼
<b>Total Personnel Service</b>	<b>\$896,159</b>	<b>\$836,925</b>	<b>\$905,683</b>	<b>\$68,758</b>
Leases	-	-	-	-
Supplies	\$90,365	\$91,459	\$94,310	\$2,851 ▲
Equipment	\$15,442	\$13,714	\$13,808	\$95 ▲
Utilities	\$584,847	\$454,066	\$624,730	\$170,665 ▲
Contracts	\$438,369	\$294,982	\$264,653	(\$30,329) ▼
Insurance	\$85,304	\$61,539	\$76,223	\$14,683 ▲
Section 8 Payments	\$198,209	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	\$10,013	\$9,911	\$13,834	\$3,922 ▲
Other OTPS	\$42,944	\$9,931	\$12,374	\$2,443 ▲
<b>Total Other than Personnel Service</b>	<b>\$1,465,492</b>	<b>\$935,602</b>	<b>\$1,099,931</b>	<b>\$164,330</b>
<b>Total</b>	<b>\$2,361,651</b>	<b>\$1,772,527</b>	<b>\$2,005,614</b>	<b>\$233,087</b>

### Financial Review

The 2024 Operating Expense budget for EVP Property Management Operations is \$2,005.6 million, of which \$905.7 million is for PS and \$1,099.9 million is for OTPS.



# Departmental Operating Budget

## Office of the EVP Property Management Operations

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	-	-	2	2 ▲
Salary Full-Time	-	-	\$380	\$380 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	-	-	-	-
Shift Differential	-	-	-	-
Fringe	-	-	\$223	\$223 ▲
Other Salary	-	-	-	-
<b>Total Personnel Service</b>	-	-	<b>\$604</b>	<b>\$604</b>
<b>Leases</b>	-	-	-	-
<b>Supplies</b>	-	-	-	-
<b>Equipment</b>	-	-	-	-
Utilities	\$1,199	\$971	\$1,403	\$432 ▲
Contracts	\$338	-	-	-
Insurance	\$616	\$195	\$195	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$2,153</b>	<b>\$1,166</b>	<b>\$1,598</b>	<b>\$432</b>
<b>Total</b>	<b>\$2,153</b>	<b>\$1,166</b>	<b>\$2,201</b>	<b>\$1,035</b>

### Financial Review

The 2024 Operating Expense budget for Office of the EVP Property Management Operations is \$2.2 million, of which \$0.6 million is for PS and \$1.6 million is for OTPS.



# Departmental Operating Budget

## Public Housing HUD Inspections

### Overview / Mission Statement

The Public Housing Inspections team provide centralized information, strategic guidance, and training to Property Management for NSPIRE inspections to help improve the health and safety of residents' homes and enhance inspection performance and compliance with HUD standards. The team also oversees the PHAS and Annual Apartment Inspections pillar and implementation of action plans.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	-	-	6	6 ▲
<b>Salary Full-Time</b>	-	-	\$600	\$600 ▲
<b>Salary Part-Time</b>	-	-	-	-
<b>Seasonal</b>	-	-	-	-
<b>Overtime</b>	-	-	-	-
<b>Salary Retro</b>	-	-	-	-
<b>Shift Differential</b>	-	-	-	-
<b>Fringe</b>	-	-	\$404	\$404 ▲
<b>Other Salary</b>	-	-	-	-
<b>Total Personnel Service</b>	-	-	<b>\$1,004</b>	<b>\$1,004</b>
<b>Leases</b>	-	-	-	-
<b>Supplies</b>	-	-	-	-
<b>Equipment</b>	-	-	-	-
<b>Utilities</b>	-	-	-	-
<b>Contracts</b>	-	-	\$4,199	\$4,199 ▲
<b>Insurance</b>	-	-	-	-
<b>Section 8 Payments</b>	-	-	-	-
<b>Payment in Lieu of Taxes</b>	-	-	-	-
<b>Debt Service</b>	-	-	-	-
<b>Other OTPS</b>	-	-	-	-
<b>Total Other than Personnel Service</b>	-	-	<b>\$4,199</b>	<b>\$4,199</b>
<b>Total</b>	-	-	<b>\$5,203</b>	<b>\$5,203</b>

### Financial Review

The 2024 Operating Expense budget for Public Housing HUD Inspections is \$5.2 million, of which \$1 million is for PS and \$4.2 million is for OTPS.



## Departmental Operating Budget

### Office of the VP Healthy Homes

#### Overview / Mission Statement

The Office of VP Healthy Homes Department is committed to providing residents with the healthy safe housing they deserve by providing hazard free housing for all NYCHA residents. The Healthy Homes department consists of three subunits, the Lead Hazard Control department, the Asbestos department, and the Mold Hazard Control department.

#### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>1 ▲</b>
Salary Full-Time	\$521	\$574	\$752	\$178 ▲
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	-	-	-	-
Salary Retro	\$1	-	-	-
Shift Differential	-	-	-	-
Fringe	\$499	\$310	\$459	\$148 ▲
Other Salary	\$1	-	-	-
<b>Total Personnel Service</b>	<b>\$1,021</b>	<b>\$884</b>	<b>\$1,210</b>	<b>\$326</b>
Leases	-	-	-	-
Supplies	\$145	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$318	-	-	-
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$6	-	-	-
<b>Total Other than Personnel Service</b>	<b>\$469</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>\$1,491</b>	<b>\$884</b>	<b>\$1,210</b>	<b>\$326</b>

#### Financial Review

The 2024 Operating Expense budget for Office of the VP Healthy Homes is \$1.21 million.



# Departmental Operating Budget

## HH Performance Management

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>7</b>	<b>10</b>	-	<b>(10) ▼</b>
Salary Full-Time	\$474	\$911	-	(\$911) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$51	-	-	-
Salary Retro	\$3	-	-	-
Shift Differential	-	-	-	-
Fringe	\$288	\$555	-	(\$555) ▼
Other Salary	\$3	-	-	-
<b>Total Personnel Service</b>	<b>\$819</b>	<b>\$1,466</b>	-	<b>(\$1,466)</b>
Leases	-	-	-	-
Supplies	-	-	-	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	-	\$674	\$120	(\$554) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	-	-	-	-
<b>Total Other than Personnel Service</b>	-	<b>\$674</b>	<b>\$120</b>	<b>(\$554)</b>
<b>Total</b>	<b>\$819</b>	<b>\$2,140</b>	<b>\$120</b>	<b>(\$2,020)</b>

### Financial Review

The 2024 Operating Expense budget for Office of the VP Healthy Homes is \$0.12 million, of which \$0 is for PS and \$0.12 million is for OTPS.



# Departmental Operating Budget

## Asbestos

### Overview / Mission Statement

The Asbestos Department of Healthy Homes is committed to improving asbestos management and enhancing environmental health and safety for the well-being of our residents while following federal, state, and local regulations. Asbestos Department oversees various asbestos-related programs, including investigation, in-house minor abatements, and vendor abatement services. The Asbestos Department aims to align these programs to meet the Housing Authority's residential demands, such as move-outs, gas riser replacements, emergency steam/water leaks, and court cases.

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>42</b>	<b>64</b>	<b>60</b>	<b>(4) ▼</b>
Salary Full-Time	\$3,253	\$5,124	\$5,091	(\$34) ▼
Salary Part-Time	-	-	-	-
Seasonal	-	-	-	-
Overtime	\$1,085	\$1,000	\$919	(\$81) ▼
Salary Retro	\$21	-	-	-
Shift Differential	\$	\$1	\$1	-
Fringe	\$2,695	\$3,382	\$3,688	\$306 ▲
Other Salary	\$39	\$157	\$157	-
<b>Total Personnel Service</b>	<b>\$7,092</b>	<b>\$9,663</b>	<b>\$9,855</b>	<b>\$192</b>
Leases	-	-	-	-
Supplies	\$63	\$105	\$105	-
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$510	\$12,320	\$42	(\$12,278) ▼
Insurance	\$29	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$46	\$96	\$96	-
<b>Total Other than Personnel Service</b>	<b>\$648</b>	<b>\$12,520</b>	<b>\$243</b>	<b>(\$12,278)</b>
<b>Total</b>	<b>\$7,740</b>	<b>\$22,183</b>	<b>\$10,098</b>	<b>(\$12,086)</b>

### Financial Review

The 2024 Operating Expense budget for Asbestos is \$10.01 million, of which \$9.86 million is for PS and \$0.24 million is for OTPS.

### **Lead Hazard Control**

#### **Overview / Mission Statement**

The mission of Lead Hazard Control Department (LCHD) is to ensure lead-safe/lead-free living conditions for all NYCHA residents. This objective is achieved through meticulous inspections, comprehensive assessments, and abatements. The department places a particular emphasis on households with children under 6 years old, recognizing their heightened vulnerability to lead poisoning. As the designated agency representative for monitoring the NYCHA Lead Action Plan, LCHD has strategically divided its operations into distinct units. Each unit is dedicated to working collaboratively towards the milestones and deliverables outlined in the lead action plan.

The Inspection Unit plays a pivotal role by conducting thorough XRF testing of all viable pre-1978 apartments. Additionally, LCHD conducts bi-annual visual assessments and biennial risk assessments on eligible units. The Abatement Unit is responsible for addressing lead-based paint abatement in both vacant and occupied units across NYCHA. The Dust Wipe Unit is tasked with collecting dust wipes post-remediation, abatement activities, or as part of a risk assessment. The Lead Documentation Unit manages move-outs, HPD exemption applications, and handles any notices related to elevated blood lead levels (EBLL) received from the Department of Health and Mental Hygiene. Additionally, a dedicated Quality Assurance Unit provides operational oversight and direction for the Lead Hazard Control XRF Inspection Initiative, ensuring high standards of quality and effectiveness in the department's initiatives.

## Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>115</b>	<b>126</b>	<b>134</b>	<b>8 ▲</b>
Salary Full-Time	\$8,126	\$8,855	\$10,395	\$1,540 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$1,682	\$900	\$2,048	\$1,148 ▲
Overtime	\$1,746	\$1,215	\$1,115	(\$100) ▼
Salary Retro	\$60	-	-	-
Shift Differential	\$	-	-	-
Fringe	\$6,774	\$5,909	\$7,794	\$1,885 ▲
Other Salary	\$144	\$35	\$35	-
<b>Total Personnel Service</b>	<b>\$18,533</b>	<b>\$16,914</b>	<b>\$21,387</b>	<b>\$4,473</b>
Leases	-	-	-	-
Supplies	\$293	\$217	\$152	(\$65) ▼
Equipment	-	-	-	-
Utilities	-	-	-	-
Contracts	\$13,468	\$12,946	\$46	(\$12,900) ▼
Insurance	\$17	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$86	\$12	\$12	-
<b>Total Other than Personnel Service</b>	<b>\$13,865</b>	<b>\$13,175</b>	<b>\$210</b>	<b>(\$12,965)</b>
<b>Total</b>	<b>\$32,398</b>	<b>\$30,089</b>	<b>\$21,597</b>	<b>(\$8,492)</b>

## Financial Review

The 2024 Operating Expense budget for Lead Hazard Control is \$21.60 million, of which \$21.39 million is for PS and \$0.21 million is for OTPS.

### **Mold Hazard Control**

#### **Overview / Mission Statement**

The Office of Mold Assessment and Remediation (OMAR) is committed to providing residents with the healthy and safe homes they deserve which encompass a mold and leak free living environment. OMAR aims to improve the Authority's compliance by serving as the agency representative for the federal Baez consent decree, monitoring the NYCHA Mold Action Plan implementation, updating standard procedures related to mold and leaks, managing the metrics and analytics visualizations to improve operational response, responding to complex mold and leaks, managing specialized initiatives (i.e. ventilation program, Building Line Initiative), and case managing repairs escalated to Ombudsperson Call Center.

Within OMAR is the Office of Water Quality (the Department) which oversees NYCHA's water management and responds when contaminants are detected in water systems or when situations arise that create doubt on the water quality in developments within NYCHA. The mission of the Department is to ensure NYCHA's water supply is protected from harmful contaminants, and, if contaminants are detected, implement a standardized treatment and response plan to remediate the affected water system. The Department is also responsible for communication with NYCHA residents, coordinate interdepartmental deployment of resources, and liaise as necessary with the NYC Department of Health and Mental Hygiene.

## Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>44</b>	<b>51</b>	<b>75</b>	<b>24 ▲</b>
Salary Full-Time	\$2,965	\$3,766	\$5,842	\$2,076 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$1,806	-	\$1,030	\$1,030 ▲
Overtime	\$319	\$500	\$459	(\$41) ▼
Salary Retro	\$52	-	-	-
Shift Differential	-	-	-	-
Fringe	\$2,256	\$2,578	\$4,360	\$1,782 ▲
Other Salary	\$19	\$11	\$11	-
<b>Total Personnel Service</b>	<b>\$7,417</b>	<b>\$6,855</b>	<b>\$11,702</b>	<b>\$4,847</b>
Leases	-	-	-	-
Supplies	\$71	\$1	\$1	-
Equipment	\$	-	-	-
Utilities	-	-	-	-
Contracts	\$581	\$1,750	\$1,236	(\$514) ▼
Insurance	-	-	-	-
Section 8 Payments	-	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	-	-	-	-
Other OTPS	\$415	\$12	\$512	\$500 ▲
<b>Total Other than Personnel Service</b>	<b>\$1,067</b>	<b>\$1,763</b>	<b>\$1,749</b>	<b>(\$14)</b>
<b>Total</b>	<b>\$8,484</b>	<b>\$8,618</b>	<b>\$13,451</b>	<b>\$4,833</b>

## Financial Review

The 2024 Operating Expense budget for Mold Hazard Control is \$13.45 million, of which \$11.7 million is for PS and \$1.75 million is for OTPS.



# Departmental Operating Budget

## VP Public Housing Operations QN\_SI

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>929</b>	<b>969</b>	<b>954</b>	<b>(15) ▼</b>
Salary Full-Time	\$52,839	\$50,133	\$57,909	\$7,776 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$1,834	\$683	\$683	-
Overtime	\$13,794	\$8,315	\$9,566	\$1,251 ▲
Salary Retro	\$1,025	-	-	-
Shift Differential	\$121	\$2	\$2	-
Fringe	\$44,458	\$47,391	\$48,088	\$697 ▲
Other Salary	\$782	\$789	\$789	-
<b>Total Personnel Service</b>	<b>\$114,854</b>	<b>\$107,313</b>	<b>\$117,036</b>	<b>\$9,723</b>
Leases	-	-	-	-
Supplies	\$14,199	\$12,298	\$12,496	\$198 ▲
Equipment	\$1,865	\$1,533	\$1,833	\$300 ▲
Utilities	\$73,998	\$57,259	\$83,142	\$25,883 ▲
Contracts	\$51,901	\$37,803	\$35,507	(\$2,295) ▼
Insurance	\$8,003	\$7,305	\$9,335	\$2,030 ▲
Section 8 Payments	\$12,836	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	\$1,175	\$1,028	\$1,321	\$293 ▲
Other OTPS	\$956	\$630	\$885	\$255 ▲
<b>Total Other than Personnel Service</b>	<b>\$164,934</b>	<b>\$117,856</b>	<b>\$144,519</b>	<b>\$26,663</b>
<b>tal</b>	<b>\$279,788</b>	<b>\$225,168</b>	<b>\$261,555</b>	<b>\$36,387</b>

### Financial Review

The 2024 Operating Expense budget for VP Public Housing Operations QN\_SI is \$261.56 million, of which \$117.04 million is for PS and \$144.52 million is for OTPS.



# Departmental Operating Budget

## VP Public Housing Operations MH

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>2,129</b>	<b>2,197</b>	<b>2,156</b>	<b>(41) ▼</b>
Salary Full-Time	\$111,497	\$112,593	\$129,052	\$16,458 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$2,685	\$1,303	\$1,303	-
Overtime	\$32,167	\$18,057	\$20,940	\$2,884 ▲
Salary Retro	\$2,960	-	-	-
Shift Differential	\$285	\$4	\$4	-
Fringe	\$96,487	\$106,239	\$107,624	\$1,385 ▲
Other Salary	\$1,626	\$1,584	\$1,607	\$23 ▲
<b>Total Personnel Service</b>	<b>\$247,707</b>	<b>\$239,780</b>	<b>\$260,530</b>	<b>\$20,750</b>
Leases	-	-	-	-
Supplies	\$26,327	\$28,395	\$30,640	\$2,245 ▲
Equipment	\$4,791	\$4,748	\$4,853	\$105 ▲
Utilities	\$192,751	\$152,056	\$205,288	\$53,232 ▲
Contracts	\$134,873	\$79,961	\$82,056	\$2,095 ▲
Insurance	\$28,570	\$19,346	\$22,832	\$3,486 ▲
Section 8 Payments	\$96,681	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	\$2,259	\$2,778	\$4,326	\$1,549 ▲
Other OTPS	\$34,934	\$2,449	\$3,102	\$653 ▲
<b>Total Other than Personnel Service</b>	<b>\$521,186</b>	<b>\$289,731</b>	<b>\$353,097</b>	<b>\$63,366</b>
<b>Total</b>	<b>\$768,893</b>	<b>\$529,511</b>	<b>\$613,627</b>	<b>\$84,116</b>

### Financial Review

The 2024 Operating Expense budget for VP Public Housing Operations MH is \$613.6 million, of which \$260.5 million is for PS and \$353.1 million is for OTPS.



# Departmental Operating Budget

## VP Public Housing Operations BK

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>2,316</b>	<b>2,335</b>	<b>2,222</b>	<b>(113) ▼</b>
Salary Full-Time	\$122,932	\$119,336	\$134,895	\$15,560 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$5,850	\$1,450	\$1,450	-
Overtime	\$34,859	\$19,507	\$22,103	\$2,596 ▲
Salary Retro	\$2,765	-	-	-
Shift Differential	\$421	\$5	\$5	-
Fringe	\$108,815	\$114,261	\$112,202	(\$2,059) ▼
Other Salary	\$1,762	\$1,626	\$1,617	(\$9) ▼
<b>Total Personnel Service</b>	<b>\$277,404</b>	<b>\$256,185</b>	<b>\$272,273</b>	<b>\$16,088</b>
Leases	-	-	-	-
Supplies	\$23,714	\$27,462	\$28,593	\$1,131 ▲
Equipment	\$4,313	\$4,019	\$3,912	(\$107) ▼
Utilities	\$159,949	\$120,652	\$174,834	\$54,183 ▲
Contracts	\$116,349	\$89,229	\$81,075	(\$8,154) ▼
Insurance	\$25,027	\$19,352	\$24,174	\$4,823 ▲
Section 8 Payments	\$64,607	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	\$4,762	\$3,973	\$6,295	\$2,322 ▲
Other OTPS	\$3,590	\$2,539	\$3,172	\$633 ▲
<b>Total Other than Personnel Service</b>	<b>\$402,310</b>	<b>\$267,225</b>	<b>\$322,056</b>	<b>\$54,831</b>
<b>Total</b>	<b>\$679,714</b>	<b>\$523,410</b>	<b>\$594,329</b>	<b>\$70,919</b>

### Financial Review

The 2024 Operating Expense budget for VP Public Housing Operations BK is \$594.33 million, of which \$272.27 million is for PS and \$322.06 million is for OTPS.



# Departmental Operating Budget

## VP Public Housing Operations BX

### Financial Overview

Expenditures by Account Type (\$000)

Account Class	FY22 Actuals	FY23 Adopted	FY24 Adopted	Variance
<b>Headcount</b>	<b>1,776</b>	<b>1,854</b>	<b>1,712</b>	<b>(142) ▼</b>
Salary Full-Time	\$97,547	\$91,120	\$104,392	\$13,272 ▲
Salary Part-Time	-	-	-	-
Seasonal	\$3,077	\$1,016	\$1,016	-
Overtime	\$29,817	\$15,352	\$16,774	\$1,421 ▲
Salary Retro	\$2,370	-	-	-
Shift Differential	\$222	\$4	\$4	-
Fringe	\$86,889	\$88,974	\$86,566	(\$2,408) ▼
Other Salary	\$1,390	\$1,400	\$1,331	(\$69) ▼
<b>Total Personnel Service</b>	<b>\$221,312</b>	<b>\$197,866</b>	<b>\$210,082</b>	<b>\$12,216</b>
Leases	-	-	-	-
Supplies	\$25,552	\$22,980	\$22,323	(\$658) ▼
Equipment	\$4,472	\$3,414	\$3,211	(\$204) ▼
Utilities	\$156,950	\$123,128	\$160,063	\$36,935 ▲
Contracts	\$120,030	\$60,299	\$60,371	\$72 ▲
Insurance	\$23,042	\$15,342	\$19,687	\$4,345 ▲
Section 8 Payments	\$24,085	-	-	-
Payment in Lieu of Taxes	-	-	-	-
Debt Service	\$1,817	\$2,133	\$1,891	(\$242) ▼
Other OTPS	\$2,911	\$4,194	\$4,595	\$401 ▲
<b>Total Other than Personnel Service</b>	<b>\$358,859</b>	<b>\$231,492</b>	<b>\$272,141</b>	<b>\$40,649</b>
<b>Total</b>	<b>\$580,171</b>	<b>\$429,358</b>	<b>\$482,223</b>	<b>\$52,865</b>

### Financial Review

The 2024 Operating Expense budget for VP Public Housing Operations BX is \$482.22 million, of which \$210.08 million is for PS and \$272.14 million is for OTPS.



NEW YORK CITY  
**HOUSING  
AUTHORITY**

# CAPITAL BUDGET

### Overview

NYCHA's 2024 – 2028 Capital Plan provides approximately \$8.2 billion in planned commitments for infrastructure improvements, major modernization, other systemic upgrades and repair, resiliency, and fortification of developments damaged or impacted by Superstorm Sandy. The Plan is based on the current federal capital funding outlook, funding from local elected officials and the City of New York, as well as remaining funding allocated for disaster recovery due to damage from Superstorm Sandy.

The Plan includes \$7.6 billion in Federal and City funds to address physical improvements to the Authority's buildings. The City funding includes \$1.8 billion of the total \$3.2 billion allocated to address lead, mold, heating, elevators, and pests. The Federal funding includes \$861.6 million to address structural and exterior work, including brick and roof projects, \$791.4 million to address heating and plumbing work and \$93.9 million for elevator replacements. The State funding includes \$27.8 million for boilers and \$306.7 million for elevator replacements. Overall, of the \$8.213 billion dollars included in this Plan, 54.4% is from Annual Federal Capital Grants, 38.7% is from the City of New York, 4.3% comes from the State of New York, and 2.6% comes from other sources (Community Development Block Grant, Disaster Recovery, and Other).



**Capital Budget Table 1: FY 2024 – FY 2028**  
 (\$ In 000s)

Non-CPD EVP Programs	FY2024	FY2025	FY2026	FY2027	FY2028
ADMINISTRATION	\$ 500	-	-	-	-
HEALTHY HOMES	\$ 198,621	\$ 127,662	\$ 134,938	\$ 134,056	\$ 106,187
IT	\$ 56,518	\$ 14,404	\$ 14,528	\$ 14,528	\$ 14,528
OPERATIONS	\$ 113,424	\$ 14,386	\$ 11,320	\$ 19,079	\$ 3,480
PROCUREMENT	\$ 1,232	-	-	-	-
RESIDENT RELOCATION SERV	\$ 2,274	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
RESIDENT SERV PARTNER & INIT	\$ 84	\$ 20	-	-	-
<b>Subtotal Non-CPD EVP Programs</b>	<b>\$ 372,654</b>	<b>\$ 157,472</b>	<b>\$ 161,786</b>	<b>\$ 168,663</b>	<b>\$ 125,195</b>

CPD Programs	FY2024	FY2025	FY2026	FY2027	FY2028
A and E	\$ 125,833	\$ 72,608	\$ 31,500	\$ 31,500	\$ 25,000
Consulting Costs	\$ 14,046	-	-	-	-
CM Fees	\$ 4,257	-	-	-	-
Energy	\$ 36,115	\$ 32,295	\$ 29,945	\$ 8,000	-
Fire Alarm	\$ 5,975	\$ 1,075	\$ 1,442	-	-
Fire Escapes	\$ 95	-	-	-	-
Boilers	\$ 356,280	\$ 117,241	\$ 100,108	\$ 16,147	-
Heating	\$ 33,148	\$ 61,121	\$ 92,823	\$ 26,476	\$ 156,158
Plumbing	\$ 28,505	\$ 42,620	\$ 13,104	\$ 6,500	-
IT Hardware and Software	\$ 0	\$ 64	-	-	-
Bathrooms	\$ 117	-	-	-	-
Electrical_Lighting	\$ 1,594	-	-	-	-
Elevators	\$ 331,141	\$ 6,204	\$ 2,603	\$ 27,339	\$ 35,240
Floors	\$ 11	-	-	-	-
Interior Doors	-	\$ 821	-	-	-
Lighting	\$ 1,482	\$ 2,958	-	-	-
Miscellaneous	\$ 98	-	-	-	-
Section 504	\$ 471	\$ 3,051	-	-	-
Vehicles	\$ 160	\$ 150	-	-	-
Contingency	\$ 42,151	\$ 14,749	\$ 17,163	\$ 6,000	\$ 5,000
Front Line Costs	\$ 5,899	-	-	-	-
Exterior Compactors	\$ 59,774	\$ 49,499	\$ 9,923	\$ 3,048	-
Garbage Disposal	\$ 1,383	\$ 1,052	-	-	-
Interior Compactors	\$ 55,348	\$ 9,771	\$ 699	-	-
CCTV_Layered Access	\$ 20,190	\$ 2,355	\$ 243	-	-
Entrances_Exits	\$ 14,240	\$ 2,032	\$ 11,169	-	\$ 15,639
Intercoms_Security	\$ 444	\$ 810	-	-	-
Apartment Renovation	\$ 1,123	-	\$ 2,887	-	-
Brickwork	\$ 135,426	\$ 46,061	\$ 25,162	\$ 25,863	\$ 34,980
Brickwork_Roofs	\$ 71,345	\$ 44,020	\$ 5,000	-	-
Community Center Renov	\$ 40,518	\$ 73,642	\$ 194	-	-
Foundations	\$ 30,538	-	\$ 1,000	\$ 6,751	-
General Construction	\$ 143,736	\$ 41,428	\$ 76,500	\$ 74,612	\$ 71,840
Grounds	\$ 47,711	\$ 14,973	-	-	-
Major Renovation	\$ 405,654	\$ 259,829	\$ 233,264	\$ 185,000	-
Roofs	\$ 312,088	\$ 209,343	\$ 168,070	\$ 30,922	\$ 16,164
Windows	\$ 2,046	-	-	-	-
<b>Subtotal CPD Programs</b>	<b>\$ 2,328,942</b>	<b>\$ 1,109,772</b>	<b>\$ 822,799</b>	<b>\$ 448,159</b>	<b>\$ 360,021</b>

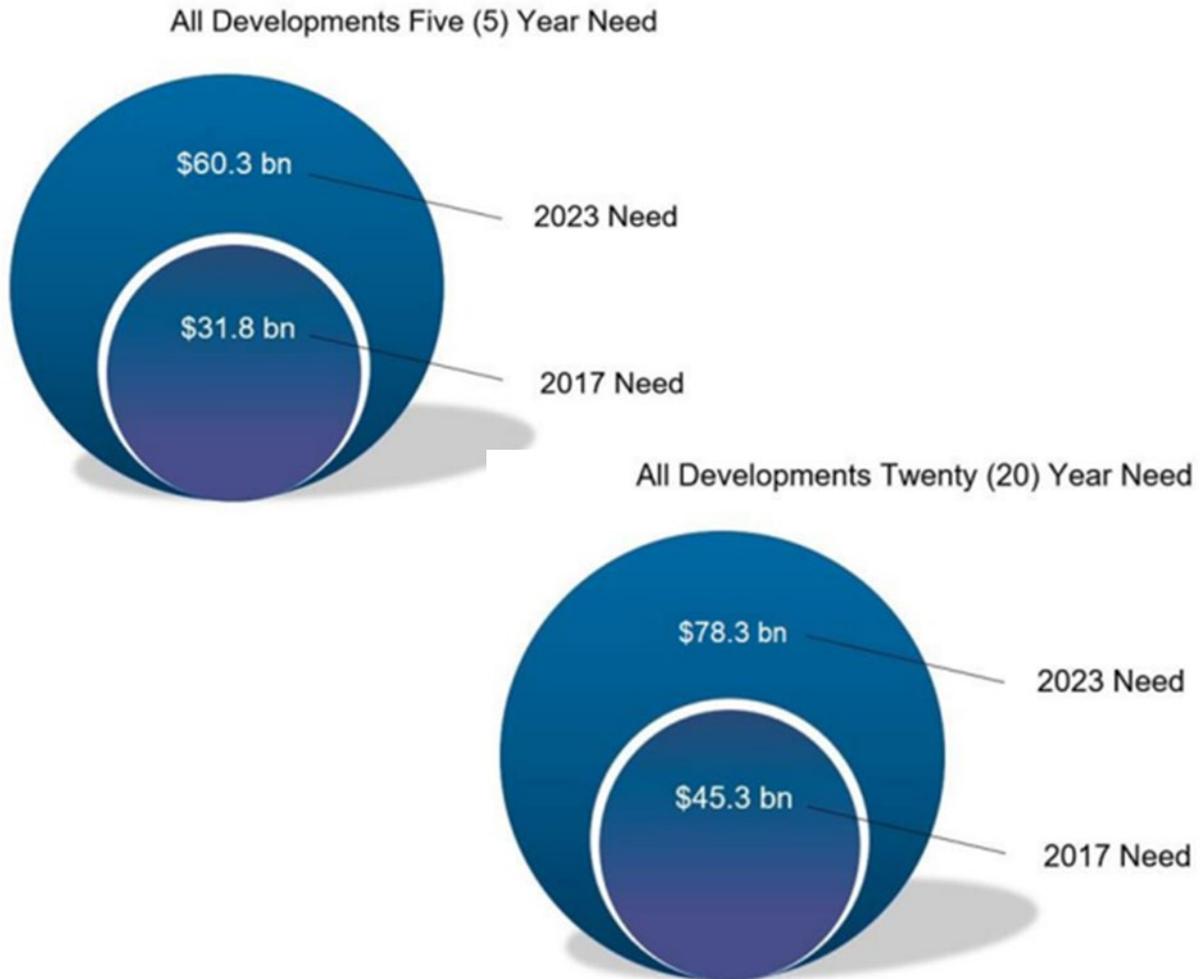
Other Capital-Eligible Costs	FY2024	FY2025	FY2026	FY2027	FY2028
Management Fees	\$ 75,187	\$ 75,187	\$ 75,187	\$ 75,187	\$ 75,187
Contingency	\$ 1,861	\$ 23,040	\$ 62,115	\$ 62,134	\$ 62,134
Debt Service	\$ 117,450	\$ 38,464	\$ 38,462	\$ 38,463	\$ 38,462
Reimb To Operate	\$ 203,061	\$ 187,969	\$ 187,969	\$ 187,969	\$ 187,969
Management Improvements	-	\$ 58,246	\$ 48,050	\$ 48,029	\$ 48,030
PROPERTY EMERGENCIES	\$ 27,403	\$ 27,403	\$ 27,403	\$ 27,403	\$ 27,403
RAD Transfer	\$ 4,761	-	-	-	-
<b>Subtotal Other Capital-Eligible Costs</b>	<b>\$ 429,725</b>	<b>\$ 410,310</b>	<b>\$ 439,186</b>	<b>\$ 439,186</b>	<b>\$ 439,186</b>

<b>Total Capital Plan</b>	<b>\$ 3,131,321</b>	<b>\$ 1,677,554</b>	<b>\$ 1,423,771</b>	<b>\$ 1,056,008</b>	<b>\$ 924,402</b>
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## NYCHA's Chronic Funding Gap

NYCHA's aging housing stock requires far more capital investment than has been available from Federal, State, and City grants. NYCHA's 2023 PNA estimates 20-year physical needs of \$78.3 billion across 264 public housing properties that NYCHA currently directly manages, comprising 161,400 apartments. This is a 73 percent increase since 2017, when the Authority assessed a \$45.3 billion need, and represents the amount of funding required to bring developments to a state of good repair and ensure their long-term viability. Fifty-four percent (or \$42.1 billion) of the total need identified relates to assets requiring replacement immediately or within the next year, and 77 percent (or \$60.3 billion) of the total need identified relates to assets requiring replacement within the next five years.

**Capital Budget Chart 1 & 2: 5 Year and 20 Year Need**  
(\$ In Billions)



### 2023 Overview & Highlights

#### *Capital Projects:*

737 capital projects were active at the start of 2023 across 15 programs with total budget of \$6.2 billion funded over the next few years. These programs include:

- Heating system replacements or upgrades, including space and domestic hot water decoupling, in-kind boiler replacements, decentralized gas and geothermal systems, and heat pumps.
- Elevator systems replacements.
- Roof replacements.
- Waste management infrastructure upgrades, including interior and exterior compactors and new waste yard.
- Comprehensive modernization.
- Building exterior improvements including façade restoration and window upgrades.
- Safety and security, including CCTV, layered access controls doors, and lighting.
- Flood damage remediation and mitigation, including Sandy recovery & resilience work.
- Energy efficiency and weatherization upgrades.
- Grounds upgrades, including playgrounds and sports courts, and green infrastructure; and,
- Common area renovations, including lobbies, and community, senior, and daycare center.

Over the course of 2023, \$1.1 billion of capital funds were expended across these and other programs, with 100 projects completing construction, and 120 new projects being initiated. A&CM also had to pause 70 ongoing or planned projects not focused on resident health, safety and security, or compliance areas, due to staffing constraints. For more detail on these capital programs, including the number of active projects, total budget, available funding, and expenditures in 2023, see the table below. To date, the grants under the Capital Fund Programs have been obligated and expended as follows:

**Capital Budget Table 2: Capital Programs**

*(\$ In Millions)*

Capital Program	Active Projects (1/1/23)	Total Budget (\$m) (1/1//23)	2023 Expenditure (\$m) (full year)	Projects with Construction Completed in 2023
<b>Apartments</b>	15	\$51	\$5	1
<b>Building Exteriors</b>	28	\$343	\$152	6
<b>Common Areas/Lobbies</b>	55	\$138	\$14	6
<b>Comprehensive Modernization</b>	2	\$451	\$4	0
<b>Elevators</b>	44	\$566	\$52	0
<b>Energy Efficiency</b>	85	\$293	\$13	6
<b>Fire Protection</b>	14	\$14	\$1	2
<b>Flood Damage Remediation</b>	41	\$290	\$267	3
<b>Grounds</b>	80	\$64	\$15	16
<b>Heating</b>	73	\$2,350	\$221	5
<b>Plumbing</b>	34	\$200	\$41	13
<b>Roofs</b>	66	\$1,080	\$255	19
<b>Safety And Security</b>	59	\$61	\$19	17
<b>Ventilation/AC</b>	12	\$27	\$9	4
<b>Waste Management</b>	129	\$264	\$36	2
<b>TOTAL</b>	<b>737</b>	<b>\$6,211</b>	<b>\$1,104</b>	<b>100</b>

In 2023, A&CM also secured \$490M in State grants focused primarily on façade repairs and heating systems, \$85 million in sustainability and resiliency-related grants, \$5.5 million from a HUD emergency grant, and \$5.9 million in grants for third-party implemented capital projects on NYCHA sites mainly focused on grounds renovations.

*Innovation Pilots*

In 2023, A&CM designed, developed and/or managed the following innovation pilots:

- **Entryways:** Analyzed and evaluated NYCHA’s 30-year-old storefront standard and proposed a new standard, and is now implementing thermally broken aluminum, steel reinforced entrances across 5 pilot sites.
- **Window Heat Pumps:** In partnership with the New York State Energy Research & Development (NYSERDA) and the New York Power Authority (NYPA), engaged HVAC manufacturers to develop and test a unitary, packaged cold climate air-source heat pump (ASHP) intended to be easily installed through an existing window and not require electric upgrades, at Woodside Houses, with the long-term goal of purchasing 30,000 heat pumps to install in 10,000 apartments.
- **Clean Energy Academy:** Connects resident trainees to NYCHA’s energy efficiency and renewable energy projects at NYCHA developments, customizing training curriculum to

contractor needs. NYCHA has graduated 39 public housing residents through the Clean Energy Academy and has a goal to train 100 residents over 2 years.

- **Cloudburst:** Together with the Department of Environmental Protection (DEP), piloting deeper green infrastructure retrofits to mitigate the impact of intense rain events, also called cloudburst events, at 4 pilot sites to make these properties more resilient in the face of climate change and improving the open space for residents
- **Recycling Stations:** Piloting larger capacity and more conveniently located recycling and trash stations at one site with the goal of improving the resident recycling experience and increasing the capture of recyclable material.
- **Pneumatic Waste Management System:** Will fully modernize trash collection and disposal methods at Polo Grounds by retrofitting the existing garbage chute in each building to enable vacuum-based depositing of refuse and recyclables through an underground pipe system, improving working conditions for building staff and reducing operating costs.

### *Change Program*

A&CM continued implementation of the division's two-year change program focused on improvements in four areas:

- Align portfolio planning, project scoping and design standards.
- Strengthen stakeholder, project, and risk management.
- Deepen cross-divisional and partner agency coordination.
- Enhance organizational effectiveness and shared services.

20 of the 35 change initiatives that make up the change program were completed in 2023, including 7 of 12 Transformation Strategies included in NYCHA's Transformation implementation Plan. A few highlights of that work include:

- To strengthen capital projects planning and coordination, A&CM designed and launched a monthly strategic investment planning meeting with cross-divisional agency leadership, as well as biweekly coordination meetings between A&CM and Operations senior leadership.
- To improve stakeholder engagement during capital projects, A&CM enhanced stakeholder engagement touchpoints, procedures, and communication protocols and tools. A&CM also established a new capital projects property liaison team to serve as a single point of contact for resident leadership and property management at each development, with the team completing 474 property visits with stakeholders in 2023.
- To enhance project delivery, A&CM created and staffed a new Project & Operational Excellence team focused on improved schedule, cost and risk management across the portfolio, and designed and implemented new risk-based schedules that better incorporate all project schedule activities, historically observed activity durations, and contingencies.
- To streamline processes, A&CM collaborated with City partners to reduce the certificate to proceed and contract registration processes for City-funded projects by over 40% each.

- To further enhance organizational effectiveness, A&CM implemented a new, annual strategic planning and target-setting process with quarterly review of major KPIs across the division and rolled out a Construction Project Management Training Program to over 200 staff.

### *Information Technology Solutions*

NYCHA's Information Technology (IT) Department continues to make significant service improvements for both internal and external customers through the implementation of advanced technologies and upgrades that support NYCHA's transformation business strategy. NYCHA ITs mission is to enable NYCHA to provide quality housing by delivering meaningful, innovative, high-performing, cost-effective technology solutions.

### *2023 Accomplishments*

Across all the NYCHA IT Department, NYCHA IT:

- Implemented a new team and individual goals process to measure, track, and report on project progress across all IT departments. Individual goals map to teams, and team goals map to department level goals to increase buy-in and have clear ownership of objectives.
- Conducted an organizational redesign to streamline IT service delivery and operations.

### **Enterprise Systems Management (ESM)**

In 2023, NYCHA IT-ESM solutioned close to 300 demands, completed over 300 enhancements and deployed two dozen product releases. In addition, the department kicked off key transformation projects in RCMS, HCM, Workflow Management, and Maximo Re-platform, all while enhancing processes and strengthening solution quality. Highlights include:

- Projects
  - Enterprise Solutions
    - **Customer Call Center Upgrade** – Replaced on-premises Cisco call center with cloud-based Genesys “Call Center as a Service” (CCaaS) for better reliability and improved, scalable performance. The solution went live in May 2023.
    - **Service Request Management** – Kicked off project to sunset legacy request and workflow management system that is no longer supported, with a cloud-based, modern, and flexible solution.
    - **Human Capital Management** – Kicked off project to create efficiency in HR processes and Authority-wide transparency of data through implementation of a Workday solution, replacing legacy technology.
    - **Customer Relationship Management** – Kicked off implementation of a modern, cloud-based, flexible, highly configurable, and scalable resident case management system to replace current ecosystem of legacy apps to better support staff, residents, Sec 8 participants, landlords, applicants, and other NYCHA stakeholders.
    - **Asset Management** – Initiated re-platforming the current work order system to ensure

- continued support, and simplifying the current, highly customized system with a more out-of-the box version to improve maintenance and support.
- Resident & Stakeholder Projects and Enhancements include:
    - Made enhancements to Siebel and its ancillary systems to support Comprehensive Modernization Canvassing.
    - Instituted Electronic Voting for Resident Council Elections.
    - Implemented new functions to support the Stability Voucher Program.
    - Made updates and improvements to the Self-Service Portal used by residents, Section 8 voucher holders, and other stakeholders.
  - *Key Upgrades and Replacements*
    - Transitioned all the existing One Identity Password Manager users to Azure Self Service Password Reset (SSPR) - approx. 10,295 user accounts. Updated Windows Desktops and VDIs to the Window10 20H2/22H2 Image
  - *Central Office Systems*
    - Updates and Enhancements to LegalStratus, a modern, Salesforce-based case management system, that supports NYCHA's Law Department.
  - Key enhancements were made to the Maximo Asset Management and Informer mobile application in support of critical business needs, including:
    - Updated the system to allow vendors to perform PHAS inspections, critical to support NSPIRE's requirement to inspect 100% of residences in 2024.
    - Updated the RRP Flag Logic.
    - Continued to make modifications to the Maximo and iWM applications to support Lead-based paint-related work.
    - Made the public Individual Heat Plans dynamic and updated the data for 2023.
    - Continued to implement enhancements to support Pest Management, Elevators, Mold, and other HUD Agreement "pillars."
  - Improved testing efficiency by compliance with the IT Quality Assurance elements of Service Validation and Testing Framework.

### **Infrastructure & Operations**

In 2023, NYCHA IT began efforts to substantially upgrade NYCHA's technology debt to improve stability, security, and reliability. Highlights include:

- Consolidated VMware computer environment, allowing IT to deprecate End of Life systems, consolidate support under a single team, and improve overall system performance.

- Completed initial data center resiliency efforts to protect key NYCHA applications and provide continuity in the event of an unplanned interruption of services. Those applications most critical to supporting NYCHA residents will seamlessly move to the secondary data center with all data protected in a cloud environment.
- Worked with an industry leader to perform a detailed assessment of the current NYCHA networking architecture and processes. This review resulted in detailed recommendations to improve overall network stability, reliability, and security.
- Implementation of the recommendations began in 2022 and continued into 2023.
- Upgraded critical environmental components in the 90 Church data center (power and cooling) and identified and remediated issues related to emergency shut down capabilities.
- Migrated over 500 virtual systems used to support critical NYCHA applications and services from end-of-life technology to a consolidated, state-of-the-art, highly available and redundant platform. This included retiring over 250 servers that were no longer needed, reducing complexity and cost of supporting the environments.
- Completed Oracle Application upgrades in response to end of support for Microsoft Internet Explorer.
- Deprecation of Internet Explorer across the organization.
- Completed Upgrade of NYCHA “Tier2” Radio System including rooftop antenna/repeater upgrades and supporting systems.
- Assisted NYCHA Cyber in enhancing NYCHA security posture by transitioning Internet access from legacy-based Firewalls to new state of the art Palo Alto Firewalls.
- Assisted NYCHA Cyber in transitioning Internet Content Filtering from legacy-based BlueCoat to Cloud based zScaler services.
- Migrated all user Internet traffic from Legacy 1gb circuit to 10gb services, providing faster and more reliable internet service.
- Completed installation and turn up of NYCHA Neighborhood Planner offices for Manhattan and Brooklyn.
- Transitioned Voice services from legacy Dell services to new Virtual environment within the Hitachi infrastructure.

### **IT Service Management (ITSM)**

Service management work in 2023 focused on better aligning support functions with the NYCHA operating model and making process improvements that improve the overall customer experience for the business users of NYCHA IT services.

- Established an IT neighborhood support model that consists of a Client Services Manager dedicated to maintaining communication with property management staff, and a supervisor

and five field technicians that regularly visit all NYCHA development and maintenance offices to address technical issues and train development staff on basic technology usage. Established in Summer 2023, the field technicians resolved 2,421 issues and escalated an additional 377 issues to senior technical support for resolution in 2023.

- Replaced all 142 resident self-service kiosks at NYCHA developments with newer models that include improved accessibility features for the hearing impaired, better privacy screens for safeguarding resident PII, and upgraded scanning capabilities for more efficient data uploads.
- Published an IT Incident Management policy, standardizing processes for responding to and documenting resolutions of IT service issues, and an IT Customer Engagement Policy, establishing departmental guidelines for IT staff interactions within the department and with our NYCHA business customers.
- Added over 70 help guides and user tips to the IT Knowledge Base to assist end users with addressing common technology questions and improving access to self-service features, including such topics as self-service password resets, filtering junk mail and spam, and accessing new mobile hotspot functionality for improved connectivity.
- Added a Resident Technology and Partnerships Client Services Manager dedicated to championing digital equity by partnering with resident organizations and external partners to provide residents with technology access and digital literacy skills training.
- IT Service Desk answered 37,550 phone calls and IT staff resolved 93,254 tickets in support of end users with technology issues. IT staff implemented 1,791 successful changes in 2023 to maintain and enhance the technology infrastructure in support of NYCHA's operational mission.

### **Cybersecurity & IT Risk Management (Security)**

To combat increasing cyber threats, NYCHA has taken measures to further protect its data and systems. IT continues to build a mature cybersecurity program to protect NYCHA data and employees.

- Reduced vulnerabilities by more than 50% while also increasing vulnerability assessment coverage.
- Completed training for and added three new Incident Responders to the Citywide SOC program.
- Implemented a VPN to connect to the Citywide security data lake and began sharing security telemetry.
- Added multiple new data feeds to NYCHA Security Incident and Event Management platform.
- Decommissioned multiple legacy utilities that were no longer required.
- Expanded assessment of public facing applications through additional vulnerability

scanning and penetration testing.

- Published a monthly report highlighting cybersecurity needs and accomplishments.
- Dedicated time to team members for training on new technologies.
- Produced or updated numerous policies, procedures, and guidance documents.

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- Expanded assessment of public facing applications through additional vulnerability scanning and penetration testing.
- Published a monthly report highlighting cybersecurity needs and accomplishments.
- Dedicated time to team members for training on new technologies.
- Produced or updated numerous policies, procedures, and guidance documents.

### **IT Performance and Resource Management (ITPR)**

In 2023, NYCHA IT completed several initiatives that benefit the operational and administrative efficiencies of the department, including:

- Developed and implemented new Vendor Management program and initiated quarterly vendor management and partnership meetings with key vendors.
- Consolidated communications functions into a central team
- Developed a Procurement Pipeline dashboarding tool to monitor and track procurement and contracting.
- Established an IT Policy Release calendar to manage new and revised IT policies.
- Implemented a consolidated recruitment and hiring prioritization process to support staffing all departments.



## 2024 Capital Plan Highlights: Asset & Capital Management Division

### Capital Projects

At the beginning of 2024, A&CM had 629 active projects with a total budget of \$6.2 billion funded over the next few years. This includes \$276 million allocated for capital projects from the 2024 Federal capital grant, to be received in Q2 in 2024. In 2024, A&CM is also targeting securing more than \$500 million in sustainability and resiliency related grants, including Federal disaster recovery funding related to Ida storm damage remediation and mitigation, as well as \$9.1 million in grants for third-party implemented capital projects on NYCHA sites.

Over the course of 2024, A&CM is targeting to expend \$1.5 billion and complete construction on 150 projects, as well as start (or restart) approximately 60 new (or paused) projects. The table below presents active projects across A&CM’s capital programs as of January 1, 2024, including the number of projects and budgets.

**Capital Budget Table 3: Active Projects of ACM Capital Programs**  
(As of January 1, 2024)

*(\$ In Millions)*

Capital Program	Active Projects	Total Budget
Apartments	3	\$ 8
Building Exteriors	45	408
Common Areas/Lobbies	38	144
Comprehensive Modernization	4	674
Elevators	45	572
Energy Efficiency	65	2
Fire Protection	10	12
Flood Damage Remediation	12	143
Grounds	64	169
Heating	69	1,991
Plumbing	31	196
Roofs	66	1,276
Safety And Security	31	41
Ventilation/Air Conditioning	7	17
Waste Management	139	318
<b>TOTAL</b>	<b>629</b>	<b>\$ 6,242</b>

### *Innovation*

All 2023 pilot initiatives are continuing in 2024. In 2024, A&CM will also be starting a number of new pilot initiatives:

- **Waste Containerization:** Mechanical waste collection pilot aimed at 5 sites where larger-scale containerization is not possible will allow NYCHA residents and staff to deposit trash and recyclables in large-capacity, above-ground containers that would then be picked up by specialized garbage trucks with mechanized hoist lifts, reducing waste and pest related challenges.
- **Micromobility – ConEd Demo:** Collaborated with ConEd to design, install, and test e-micromobility charging and storage stations, accommodating e-bikes and e-scooters, across 4 NYCHA developments.
- **Micromobility – RAISE:** Installation, construction, and maintenance of 173 e-micromobility charging stations at 53 developments across all 5 boroughs.
- **Geothermal Feasibility:** Working with the Electric Power Research Institute (EPRI) to evaluate the feasibility of geothermal implementation at 8 sites for space heating and/or domestic hot water.
- **Solar + Storage:** In partnership with NYPA, the pilot will provide solar plus storage at two NYCHA residential buildings and the adjacent community center to power critical systems in the event of an outage, and the community center would be positioned to be a Resilience Hub providing residents and the community with a cooling center during an extreme heat event.

### *Change Program*

In 2024, the A&CM will complete implementation of the division’s two-year change program, including 5 remaining Transformation Strategies included in NYCHA’s Transformation implementation Plan. This will conclude work in a number of areas such as:

- Implement a result-based management approach for all teams, with team-specific KPIs and monthly reviews.
- Finalize design standards for modernization of NYCHA developments and develop an innovative, interactive website to improve feedback and coordination around these standards.
- Introduce a formal risk management approach to strengthen capital program and project level risk assessment and management.
- Standardize enhanced pre-design site survey and investigation.
- Implement strengthen vendor outreach and subcontractor approvals process; and,
- Expand general and technical training programs for A&CM staff.

### *Post-2024 Plan*

Looking ahead to the years beyond 2024, the 5-year Capital Plan allocates an additional \$1.1 billion of Federal funds and \$1.6 billion of City funds in 2025 through 2028 for capital projects managed by A&CM, or approximately \$700 million per year on average. The majority of this funding will continue to be invested in HUD Agreement Pillar areas including heating systems, elevators, waste management infrastructure, and comprehensive modernization, as well as roofs, façade restoration, and green infrastructure. These investments underscores NYCHA's commitment to bringing our properties up to a state of good repair, contributing to residents' quality of life, and strengthening sustainability and resiliency to climate change.

### ***2024 Plan Highlights: Information & Technology***

IT has a host of initiatives to be implemented to in 2024, planned work includes:

#### *Office of the Chief Information Officer (OCIO)*

- Integrate and reconfigure the OCIO to include Strategy & Performance Management and IT Administration from units formerly part of the ITPR Department
- Support ongoing transformational project implementations and infrastructure upgrades while continuing to leverage resources to support legacy systems.
- Foster a culture of innovation by encouraging experimentation and collaboration within the IT department.

#### *IT Strategy and Performance Management*

- Support the execution of the NYCHA IT strategic framework to deliver identified milestone priorities for all projects.
- Align the scope of IT's role in supporting NYCHA's Transformation plan, in agreement with stakeholders from NYCHA, the federal Monitor, HUD, and SDNY
- Establish an IT Stat program where NYCHA IT leadership reviews, monitors, and reports on internal KPIs via departmental and team metrics.
- Develop and maintain a better framework for internal IT policies and procedures.
- Lead standardization efforts of NYCHA IT communications and change management processes.

#### *IT Administration*

- Enforce detailed budget burndown tracking to support all IT departments to better forecast budgetary expenses and maximize available funds.
- Continue to work with IT vendors to reduce operational expenses related to IT infrastructure, software licensing, and support services.
- Develop and document business practices to improve IT administrative efficiency and

effectiveness to include timeliness of vendor payments and contract initiation.

- Develop a right-sized IT staffing model to support the transformational and steady state IT operations.
- Plan and establish staff development program to continue to invest in and train our workforce to meet changing IT landscape.
- Develop and streamline a staff onboarding and orientation process.

### *Enterprise Solutions Management (ESM)*

In 2024, NYCHA IT-ESM will continue to solution and disposition demands, complete enhancements and projects, and execute delivery releases for its critical platforms (CRM, Work Order Management, EBS, and ServiceNow). In addition, the following critical initiatives will be undertaken:

- Update CRM and related systems for HOTMA compliance and HUD's transition to HIP
- Continue transformational enterprise-wide projects.
- Service Request Management – Go Live in Q2 2024.
- Human Capital Management – Go Live in Q3 2024.
- Customer Relationship Management – Design and development with phased go-lives in 2025 and 2026.
- The following initiatives around practice improvement will also be undertaken:
- Begin to implement testing tools, including automated testing.
- Utilize GitHub for software version control and release management.
- Enhance and strengthen solution lifecycle processes.

### *Infrastructure & Operations*

In 2024, NYCHA IT will continue to deliver a transparent, proactive, and highly automated infrastructure environment through the following work:

- Complete Team Building Foundational work by realigning teams towards future of work.
- Enhance Observability across the network and systems including implementing a CMDB, Network Monitoring, System and Cloud Monitoring and Application Performance Monitoring.
- Continued removal of older legacy systems that are End of Life and/or End of Service, including SharePoint, Windows 2012 and below decommissioning, decommissioning of equipment, upgrades of Oracle Applications and DBs to latest version.
- Ensure that the network infrastructure is highly available and reliable to support business operations without interruption.

- Minimize downtime through redundancy, fault tolerance, and proactive maintenance.
- Optimize network architecture and topology to improve efficiency and resource utilization.
- Implement traffic shaping, compression, and caching techniques to optimize bandwidth usage and reduce latency.
- Reduce infrastructure footprint where possible to simplify management and reduce operational overhead.
- Improve developments network and connectivity while reducing costs by replacing aging hardware, introducing SD-WAN solution and moving from eLAN to FIOS.
- Improve observability and security around IoT and OT systems at developments.
- Resolve user account provisioning backlog and introduce more automation into the process.

### *IT Service Management*

- ITSM will continue to expand its delivery of support to field and development staff through the following initiatives:
- Upgrade of mobile phone service to enable 5G for improved connectivity for maintenance and skilled trade staff that rely on mobile technology to track work.
- Refresh of desktop hardware for property management staff to replace outdated hardware that hinders productivity due to slow performance.
  - Continue to upskill neighborhood field technicians on additional technologies, resolving more property management staff technology issues without the need to escalate to senior IT staff.
- Improved service delivery and support of areas critical to NYCHA’s mission will continue to be a focus area for ITSM in 2024, including:
  - Formalizing a knowledge management practice, identifying areas for end user training, self-service help, and internal documentation to decrease the time it takes to resolve end user issues and improve NYCHA staff access to information.
  - Update standard procedures for the procurement, maintenance, use, and disposal of IT equipment to ensure inventory monitoring, cost control, and security safeguards are in place.
  - Expand upon the incident management practices established in 2023 by publishing an IT Problem Management policy to outline procedures for appropriately tracking the root cause of issues and corrective actions to prevent reoccurrence of IT service issues.

### *Cybersecurity & IT Risk Management (Security)*

In 2024, IT will continue to deliver measurable and effective security controls for NYCHA through the following initiatives:

- Elevate cyber resilience by integrating compliance, fostering innovation, and conducting proactive risk assessments.
- Fortify security protections within NYCHA by implementing comprehensive measures to safeguard sensitive information and critical assets.
- Cultivate a robust security culture within NYCHA by elevating security awareness across employees and stakeholders.
- Refine and enhance cybersecurity processes at NYCHA through regular policy reviews, rigorous tabletop exercises, and the diligent implementation of lessons learned.

### ***2024 Plan Highlights: Lead Hazard Control***

#### *Lead-Based Paint:*

In April 2019, NYCHA kicked off an unprecedented effort to test approximately 134,000 apartments for the presence of lead-based paint using x-ray fluorescence (XRF) analyzer.

The XRF testing initiative was based on the standard of 1.0 mg/cm<sup>2</sup>. On December 1, 2021, the City of New York issued a regulation changing the definition of lead-based paint from paint with lead content measured at 1.0 mg/cm<sup>2</sup> to paint with lead content measured at 0.5 mg/cm<sup>2</sup> (0.5 standard) for purposes of New York City's Local Law 1. NYCHA attempted to test 118,596 units (89% of the target universe) and completed tests in 108,236 units (81% of the target universe). When the City changed its standard, NYCHA suspended its program to test units at 1.0 mg/cm<sup>2</sup> and pivoted to prioritize the retesting of the child under 6 units at the new, lowered threshold of 0.5 mg/cm<sup>2</sup> with the goal to retest all units at that standard. At present, NYCHA is retesting all units at the 0.5 standard without adhering to any prioritization. As of January 31, 2024, NYCHA has completed tests in 64,813 units at the 0.5 standard with an estimated 143,502 units to be tested at this standard (45% completed of the estimated universe).

NYCHA provides residents with an important notice each year to identify units with children under 6 to determine next steps if there is lead-based paint in the unit. If residents do not return the notice, NYCHA will door-knock in a further attempt to identify child under 6 units. NYCHA will continue its door-knocking campaign to identify units where a child under 6 years old either resides or regularly visits the unit for more than 10 hours a week. While the door knocking campaign does identify units where there is a child under 6, additional questions include if a child under 10 resides in the unit to determine if the city requirement of window guards is applicable and if the resident would like stove knob covers or for permanent stove safety knobs to be installed.



## Capital Budget

NYCHA is preparing to begin its field activities for the lead-based paint biennial risk assessment which will begin later in 2024 NYCHA has also been scaling up efforts to abate or rapidly remediate deteriorated paint conditions in units with a positive or presumed positive lead-based paint component where a child under 6 either resides or regularly visits the unit for 10 or more hours per week. Per its Lead-Based Paint Action Plan, NYCHA developed a Team for Enhanced Management, Planning, and Outreach (TEMPO) for units identified as having a child under 6 years old with known or presumed lead-based paint. As part of the TEMPO program, NYCHA is conducting two rounds of visual assessments in TEMPO units.

NYCHA is currently working with a project management firm, inclusive of case managers, who oversee the lead-based paint abatements at NYCHA developments, as well as temporary resident relocation during the abatement process. As of January 31, 2024, NYCHA has completed 3,500 resident relocations to facilitate lead abatements and have completed lead abatements in 6,463 units. Please note, not every abatement will require relocation efforts as units are retested at the 0.5 standard and abated while the unit is vacant. NYCHA is continuing its efforts with resident relocations and lead abatements citywide.

NYCHA requested and received approval for a Certificate to Proceed (CP) in the amount of \$771,817,611 in City Capital funds to cover lead abatement and temporary resident relocation but also XRF testing at the 0.5 standard and for FY23, the approved amount is \$49,448,027. For FY24, NYCHA projects \$94,859,240 will be needed to cover lead abatement and associated costs and XRF testing at the 0.5 standard – see table below.

### Capital Budget Table 4: Lead-Based Paint

*(\$ In 000s)*

Item Description	Unit of Measure (UOM)	Average Cost \$	Projected	FY24 (7/1/23 - 6/30/24)
XRF Testing Costs	Per Apartment	\$ 1.0	20,000	\$ 20,000
Abatement Work Orders	Per Apartment	13.50	4,000	54,000
Relocation Costs	Per Apartment	3.50	4,160	14,560
Allowance for Moving & Storage	Lumpsum	1.23	200	246
Dust Wipe Clearance Testing Costs	Per Apartment	0.40	4,160	1,664
Contingency				4,524
<b>Fiscal Year Program Budget</b>				<b>\$ 94,994</b>



## Capital Budget

Per the approved CP, NYCHA projects the following lead abatement and associated costs through FY28 – see table below. Please note, at the time of the approved CP, NYCHA did not include the cost of XRF testing of the remaining NYCHA units needing testing at the 0.5 standard. The total projected cost for FY25-FY28 is \$515,980,842 and while this total isn't expected to change, a line item to include XRF testing will be added to FY25 & probably FY26.

**Capital Budget Table 5: Total Projected Cost for FY25-FY28**

*(\$ In 000s)*

Item Description	Unit of Measure (UOM)	Average Cost	FY25 (7/1/24 - 6/30/25)	FY26 (7/1/25 - 6/30/26)	FY27 (7/1/26 - 6/30/27)	FY28 (7/1/27 - 6/30/28)
Abatement Work Orders	Per Apartment	\$ 13.50	\$ 89,424	\$ 95,237	\$ 93,233	\$ 93,233
Relocation Costs	Per Apartment	3.50	25,076	26,079	27,122	28,207
Allowance for Moving & Storage	Lumpsum	1.23	407	407	407	407
Dust Wipe Clearance Testing Costs	Per Apartment	0.40	2,866	2,980	3,100	3,224
Contingency			5,889	6,235	6,193	6,254
<b>Fiscal Year Program Budget</b>			<b>\$ 123,662</b>	<b>\$ 130,938</b>	<b>\$ 130,056</b>	<b>\$ 131,325</b>

NYCHA faces a significant health and safety challenge: the presence of asbestos containing materials in the apartments of our residential buildings. Dealing with asbestos-containing materials during refurbishment can be a costly and challenging task, especially when we have apartment vacancies, existing damages in occupied apartments, gas outage-related disturbances, and damages in community centers/public spaces. These materials are often disturbed during refurbishment, which can pose a serious risk to the safety and well-being of our residents.

NYCHA's strategy to mitigate the hazards associated with asbestos exposure is centered around the abatement of these materials in compliance with the regulations set forth by NYCDEP, NYSDOL, and USEPA. The process commences with investigating and testing apartments when they become vacant. On average, approximately eighty percent of vacated apartments contain asbestos-containing materials that will be impacted during the refurbishment, necessitating asbestos abatement.

Over the years, our testing efforts have identified two primary asbestos-containing materials: vinyl asbestos floor tiles and asbestos within the ceiling coatings applied to the concrete ceiling decks of apartments. In the past, we have managed the issue effectively by tiling over worn tiles in many cases. However, in recent years, the condition of apartment flooring has deteriorated to a point where tiling over is no longer a feasible solution. As a result, the number of vacant apartments requiring asbestos abatement has risen significantly. According to the table below, there has been about a 550% increase in asbestos inspection work orders from 2020 to July 2023:



**Capital Budget Table 6: Asbestos Inspection Work Orders**

Year	FY2020	FY2021	FY2022	FY2023
Ave. WO Count/Mo	142	421	645	786
% Increase from 2020	0%	196%	354%	454%
<b>Total WOs</b>	<b>1707</b>	<b>5057</b>	<b>7739</b>	<b>9,434</b>

In FY23, we maintained high safety standards while addressing work orders across all developments. The total work orders created and requested 9,445 thorough investigations with a 76% closure rate, ensuring accurate asbestos investigations, risk assessment, and mitigation. For the In-House Minor Abatement, we completed 5,066 work orders with a remarkable closure rate, including backlog orders from previous years. For Small/Large Vendor related Abatement, handling 4,028 work orders, we maintained a 76% closure rate, adhering to safety protocols and standards.

In FY24, we anticipate that approximately 3,200 vacant apartments will require asbestos abatement. This marks a continued upward trend in recent years with vacant apartment abatements. In addition, we will be abating occupied apartments which is based on relocation availability, gas outage abatements, community centers/day care facilities, etc.

The financial resources needed to execute thorough asbestos abatement programs are substantial. Following is the break down costs per apartment from capital funding pertaining to asbestos investigation and abatement:

**Capital Budget Table 7: Asbestos Cost Breakdown by Apartment**

Asbestos Item Description	Total Cost
<b><u>Asbestos Investigation/Testing</u></b> Performed by contract vendors, this includes a Certified Investigator, laboratory analysis by both PLM and TEM methods, and an investigation report of the findings.	<b>\$1,000</b>
<b><u>Asbestos Abatement</u></b> Performed by contract vendors, this includes NYSDOL filing fees, five asbestos handlers, all equipment, waste hauling, and disposal that is required to complete the abatement in a single day.	<b>\$15,000</b>
<b><u>Asbestos Abatement Air Monitoring</u></b> Performed by contract vendors, this includes third-party oversight by a certified Project Monitor, inspections air monitoring, final inspection and clearance air monitoring, and a final close-out report.	<b>\$1,000</b>

NYCHA expects that it will perform abatement in at least 3200 vacant apartments in Fiscal Year 2024.

The estimated unit cost for asbestos activities for each vacant apartment is expected to be \$17,000. NYCHA requests Capital funding to cover, at minimum, 3200 units, which equates to



## Capital Budget

\$58,065,000. If additional funding is available, NYCHA has the immediate capability to apply it to additional asbestos abatements in vacant/occupied apartments, which would ensure that these apartments are ready for prompt turnover and rental.

(A) CP Plan:

**Capital Budget Table 8: Minimum Estimated Vacant Apartments Requiring Asbestos**

Vacant Apartments Requiring Asbestos Abatement					
Year	FY2024	FY2025	FY2026	FY2027	FY2028
Units	3,200	3,300	3,400	3,500	3,600

**Capital Budget Table 9: Asbestos Program Estimated Minimum Cost Breakdown for Vacant Apartments FY2024**

*(\$ In Thousands)*

Asbestos Item Description	Total Cost
<b><u>Fiscal Year 2024 - Asbestos Investigation/Testing</u></b> Performed by five contract vendors covering all five Boroughs, this includes each apartment inspection to require a Certified Investigator, laboratory analysis by both PLM and TEM methods, and an investigation report of the findings.	\$4,100
<b><u>Fiscal Year 2024 - Asbestos Abatement</u></b> Covered by six contracts, vendors provide a combined twelve abatement teams per day to perform the single-day, two-phase apartment abatements. Each abatement includes NYSDOL filing fees, a dedicated team, all equipment, waste hauling, and disposal.	\$480,000
<b><u>Fiscal Year 2024 - Asbestos Abatement Air Monitoring</u></b> Performed by four contract vendors, this third-party oversight utilizes certified Project Monitors to carry out inspections, air monitoring, final inspections, clearance air monitoring, and final close-out reports.	\$3,200

(A) Five-Year CP Plan:

**Capital Budget Table 10: Minimum Estimated Costs Per Fiscal Year**

*(\$ In Thousands)*

Asbestos Program for Vacant Apartments					
Year	FY2024	FY2025	FY2026	FY2027	FY2028
Units	\$ 58,065	\$ 59,960	\$ 61,866	\$ 63,784	\$ 65,713

### *Department Overview*

The Office of Mold Assessment and Remediation (OMAR) was established in 2018 in response to the 2014 Baez Consent Decree. As part of this Decree, OMAR corrects the moisture problem and removes moldy and contaminated materials to prevent human exposure and further damage to building materials and furnishings. In its efforts to comprehensively remediate mold from its developments, OMAR takes on the most complex repairs. The Federal Monitor, Office of the COO, Borough Management, Ombudsperson Call Center (OCC), Mold Responsive Unit (MRU), and Law Department often refer complex cases to OMAR. These repairs are usually larger than 100 sq feet, where contractors and/or skilled trades workers are consulted to complete the needed repairs in a Timely and effective manner.

NYCHA's Office of Water Quality (OWQ) is also part of OMAR. The OWQ oversees water management for domestic water systems when directed or detected and responds when situations arise that cast doubt on the water quality in NYCHA developments. The mission of the Office of Water Quality is to ensure NYCHA's water supply is protected from harmful contaminants, and, if contaminants are present, implement a standardized treatment and response plan to remediate the affected water system. These actions are broken down into, responding to active legionella DOHMH cases, internally flagged high risk legionella cases, lead exceedances in NYCHA childcare facilities, water discoloration complaints, coordinating sampling for water quality concerns, and developing citywide plans to help with reducing overall water hygiene risks across the NYCHA portfolio.

### *Budget Overview*

OMAR's 2024 – 2028 Capital Plan provides approximately \$43 million in planned commitments for mold remediation and ventilation systems upgrade and modernization in NYCHA developments. The Plan is based on the current federal capital funding outlook, funding from local elected officials and the State of New York.

The FY24–FY28 plan includes \$43 million in Federal and State funds to address physical improvements to the Authority's buildings. The FY 24 Federal funding includes \$31.5 million to address mold and leak repairs, dampers replacement projects, and tub enclosures replacement. The State funding includes \$1.4 million allocated to conduct mold remediation. Overall, of the \$43million dollars included in this Plan, 96% is from Annual Federal Capital Grants and 4% comes from the State of New York.



**Capital Budget Table 11: Capital By Funding Source**  
*(\$ In 000s)*

Funding Sources	Work Type	Obligation Deadline	Expenditure Deadline	2024 Funds Available	FY2024	FY2025	FY2026	FY2027	FY2028	Total
Federal	Mold	2/25/2024	2/27/2024	\$ 6,810	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$16,810
Federal	Ventilation	2/25/2024	2/27/2024	16,923						16,923
Federal	Environmental	2/25/2024	2/27/2024	2,000						2,000
State	Major Renovation	2/26/2024	-	150						150
State	Mold	12/26/2024	-	1,250						1,250
Safety & Security / Housing Related Hazards	Ventilation	9/25/2024	9/27/2024	4,830						4,830
<b>Grand Total</b>				<b>\$ 31,963</b>	<b>\$ 2,000</b>	<b>\$41,963</b>				

**OMAR’s Capital Funding Sources**

Federal Deadline:

Federal capital grant awards require NYCHA to meet deadlines for establishing contracts to perform work (obligation deadline) and completing work (expenditure deadline). Accordingly, NYCHA prioritizes its capital projects to meet and exceed the federal obligation and expenditure deadlines. The U.S. Department of Housing and Urban Development (HUD) requires housing authorities to obligate 90% of capital grant in 24 months and to expend 100% of capital grant in 48 months. If these deadlines are not met, housing authorities may incur penalties, such as the forfeiture of funds.

**Capital Budget Table 12: 2024 New Funds Available**

*(\$ In 000s)*

Funding Sources	Work Type	Obligation Deadline	Expenditure Deadline	2024 Funds Available
Federal	Mold	2/25/2024	2/27/2024	\$ 6,810
Federal	Ventilation	2/25/2024	2/27/2024	16,923
Federal	Environmental	2/25/2024	2/27/2024	2,000
State	Major Renovation	2/26/2024	-	150
State	Mold	12/26/2024	-	1,250
Safety & Security / Housing Related Hazards	Ventilation	9/25/2024	9/27/2024	4,830
<b>Grand Total</b>				<b>\$ 31,963</b>

**Expenditure Accomplishments**

Mold Remediation: In 2023, OMAR’s expenditure was of \$4.39 million.

- Ventilation System Upgrade and Modernization:
  - In 2023, the ventilation’s expenditure was of \$7.52 million.
- Enhanced Oversight Program (EOP)- Tub Enclosure:
  - In 2023, total EOP expenditure was of \$678K. Replacement of tub enclosures were conducted at five (5) developments: Breukelen Houses, Bushwick Houses, Farragut Houses, Polo Ground Towers, and Marcy Houses.

### 2024 Projection Expenditure

#### A. Mold Remediation:

- \$5.1M Projection in 2024:
- \$150K Gompers TA Room
- \$1.25M Building Line Initiative (BLI) at Hammel Houses and Carleton Manor.
- \$1.8M Building Line Initiative (BLI) at Tompkins Houses.
- \$1.9M for complex repair jobs (100+Sq Feet Residential), including projects currently in-progress and projects awaiting tenant relocation.

#### B. Ventilation System Upgrade and Modernization – Damper Replacement:

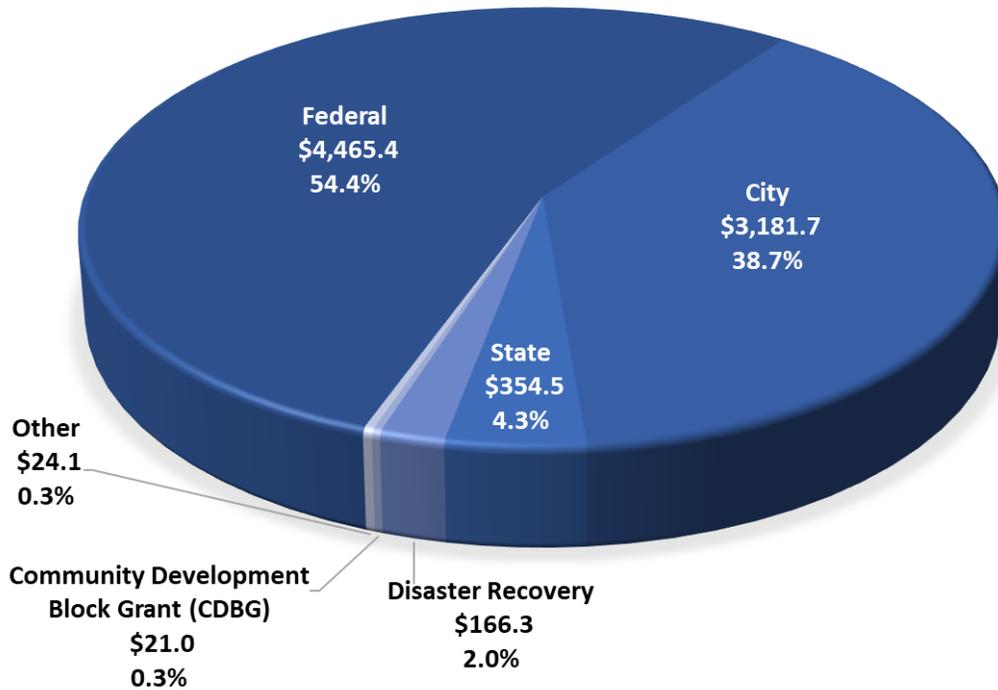
- \$16.2 M Projection in 2024 to replace 18,000 dampers.
- The \$4.8M federal grant allocated to the Ventilation Capital Budget Expenditure is estimated to be completed in 2025.

#### C. Office of Water Quality

- \$2.0M Projection in 2024:
- \$200K flushing services.
- \$600K in environmental consultancy services.
- \$1.2M in legionella sampling and testing

**Capital Budget Chart 3: FY24-FY28 Capital Funding by Funding Source**

*(\$ In Millions)*



**Total: \$8.2 Billion**

Other includes Safety & Security Grants, Insurance for Capital, and Lead Based Paint Capital Fund Program (LBPCFP) grants.

## Capital Budget Table 13: Comparison of FY 2023 and FY 2024 Budgets

(\$ in 000s)

	FY 2023	FY 2023	FY 2024	Variance
	Actuals	Adopted Budget Prev. Plan	Budget Current	FY 2023 vs. FY 2024
<b>Non-CPD EVP Programs</b>				
ADMINISTRATION	\$ 47	\$ 500	\$ 500	-
HEALTHY HOMES	117,484	146,048	198,621	(52,573)
IT	19,635	61,073	56,518	4,554
LAW	1	1	-	1
OPERATIONS	101,251	146,599	113,424	33,175
PROCUREMENT	-	1,232	1,232	-
RESIDENT RELOCATION SERV	3,433	3,863	2,274	1,589
RESIDENT SERV PARTNER & INIT	-	104	84	20
SAFETY & SECURITY	214	-	-	-
<b>Subtotal Non-CPD EVP Programs</b>	<b>\$ 242,065</b>	<b>\$ 359,419</b>	<b>\$ 372,654</b>	<b>\$ (13,235)</b>
<b>CPD Programs</b>				
A and E	\$ 31,630	\$ 45,956	\$ 125,833	\$ (79,877)
Consulting Costs	6,857	9,009	14,046	(5,037)
CM Fees	86,420	30,376	4,257	26,119
Energy	12,416	84,466	36,115	48,351
Fire Alarm	490	3,616	5,975	(2,358)
Fire Escapes	20	98	95	3
Boilers	193,135	746,787	356,280	390,507
Heating	11,504	91,024	33,148	57,876
Plumbing	32,199	78,111	28,505	49,606
IT Hardware and Software	-	64	0	64
Bathrooms	118	117	117	-
Electrical	13	44	-	44
Electrical_Lighting	-	500	1,594	(1,094)
Elevators	45,861	416,571	331,141	85,430
Floors	16	11	11	-
Interior Doors	855	1,969	-	1,969
Lighting	2,969	6,621	1,482	5,139
Miscellaneous	1,952	98	98	-
Section 504	1,360	3,410	471	2,939
Vehicles	-	310	160	150
Contingency	-	27,345	42,151	(14,807)
Front Line Costs	53,036	159	5,899	(5,741)
Asbestos	-	46	-	46
Ventilation	8,214	-	-	-
Exterior Compactors	14,273	44,459	59,774	(15,316)
Garbage Disposal	5,570	4,851	1,383	3,468
Interior Compactors	10,313	30,519	55,348	(24,829)
CCTV_Layered Access	23,996	76,918	20,190	56,728
Entrances_Exits	2,116	14,799	14,240	559
Intercoms_Security	486	1,278	444	834
Apartment Renovation	2,979	13,409	1,123	12,286
Brickwork	99,202	95,304	135,426	(40,122)
Brickwork_Roofs	45,616	23,017	71,345	(48,327)
Community Center Renov	6,141	113,538	40,518	73,020
Foundations	4,002	4,932	30,538	(25,606)
General Construction	177,035	357,217	143,736	213,481
Grounds	7,829	29,777	47,711	(17,934)
Major Renovation	28,256	300,855	405,654	(104,799)
Roofs	186,826	272,467	312,088	(39,621)
Windows	-	-	2,046	(2,046)
<b>Subtotal CPD Programs</b>	<b>\$ 1,103,705</b>	<b>\$ 2,930,048</b>	<b>\$ 2,328,942</b>	<b>\$ 601,106</b>
<b>Other Capital-Eligible Costs</b>				
Management Fees	\$ 70,875	\$ 70,875	\$ 75,187	\$ (4,312)
Contingency	-	13,453	1,861	11,592
Debt Service	110,786	123,970	117,450	6,520
Reimb To Operate	177,188	177,188	203,061	(25,873)
PROPERTY EMERGENCIES	-	-	27,403	(27,403)
Rad Transfer	1,345	63	4,761	(4,698)
<b>Subtotal Other Capital-Eligible Costs</b>	<b>\$ 360,194</b>	<b>\$ 385,550</b>	<b>\$ 429,725</b>	<b>\$ (44,175)</b>
<b>Total Capital Plan</b>	<b>\$ 1,705,964</b>	<b>\$ 3,675,017</b>	<b>\$ 3,131,321</b>	<b>\$ 543,696</b>



## *Capital Budget*

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### ***Rollover Policy***

NYCHA's policy regarding unspent capital funds is to roll them over to the next fiscal year. This allows departments to continue their projects using unspent funds from the previous year as part of the current year's budget.

### ***Capital Revenue Budget***

The largest capital revenue source for NYCHA is HUD. The Federal Quality Housing and Work Responsibility Act of 1998 created the Capital Fund Program (CFP), which has been the primary vehicle through which HUD has allocated modernization and other capital funds to PHAs. NYCHA's 2022 Capital Budget of \$8.6 billion dollars included in this Plan, 50 percent is from Annual Federal Capital Grants, 41 percent is from City of New York, 6 percent is from State, 0.27 percent is from Community Development Block Grant (CDBG), 2 percent related to disaster recovery, and 1 percent comes from other sources.

As structural improvements to the building envelope are made, we expect to see a reduction in our operating expenses.

### **Capital Fund Program (CFP)**

Under NYCHA's HUD-funded Capital Fund Program, or CFP, a new grant is awarded each year. Each award typically has a term of four years. Due to overlapping terms, NYCHA has four to five awards open at any time. HUD requires that these awards be 90 percent to 100 percent committed within two years of the start date and 100 percent expended within four years. Table 4 lists the open CFP grants which will support the 2023 Capital Budget, included are the obligation and expenditure deadlines.



**Capital Budget Table 14: Summary of Open CFP Grants**

*(\$ in 000s)*

Grant/Award Name	Grant Award	Start Date	90% Obligation Deadline	Expenditure Deadline
CAPITAL FUND 2018	528,246	5/29/2018	5/28/2021	5/28/2023
CAPITAL FUND 2019	551,749	4/15/2019	4/15/2022	4/15/2024
CAPITAL FUND 2020	585,012	3/26/2020	3/25/2023	3/25/2025
CAPITAL FUND 2021	601,271	2/23/2021	2/23/2023	2/23/2025
CAPITAL FUND 2022	708,752	5/12/2022	5/12/2024	5/12/2026

**Total 8.2 billion**

***Capital Projects by Developments***

As capital projects may span multiple years, the budgets in this section detail modernization work and corresponding budgets by development for FY 2024 - FY 2028. Capital budget information by development is arranged by borough.

**Capital Budget Table 15: 2024 Summary of Capital Budget by Borough**

*(\$ In 000s)*

Borough	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Totals
Bronx	\$ 451,952	\$ 176,750	\$ 91,038	\$ 4,046	\$ 34,134	\$ 757,919
Brooklyn	669,308	240,401	91,484	93,102	136,130	1,230,425
Central Office	936,054	824,563	841,936	736,792	666,221	4,005,566
Manhattan	852,903	339,847	271,598	166,502	55,423	1,686,272
Queens	143,691	64,516	96,244	12,476	-	316,927
Staten Island	77,414	31,477	31,471	43,089	32,494	215,945
<b>Total NYCHA</b>	<b>\$ 3,131,321</b>	<b>\$ 1,677,554</b>	<b>\$ 1,423,771</b>	<b>\$ 1,056,008</b>	<b>\$ 924,402</b>	<b>\$ 8,213,055</b>

**Capital Budget Table 16:**  
**FY 2024 Capital Project by Developments**  
*(\$ In 000s)*

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>Bronx</b>						
1010 EAST 178TH ST	18021-VENTILATION AT 1010 E178TH	3	-	-	-	3
	13486-HEATING AT 1010 E178TH	100	-	-	-	100
	10814-LOCAL LAW 11 AT 1010 E178TH	15	-	-	-	15
	13941-RAD TRANSFER AT 1010 E 178TH ST	75	-	-	-	75
	<b>1010 EAST 178TH ST Total:</b>	<b>193</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>193</b>
1162-1176 WASHINGTON AVE	12437-VENTILATION AT 1162-1176W	7	-	-	-	7
	<b>1162-1176 WASHINGTON AVE Total:</b>	<b>7</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7</b>
1471 WATSON AVE	12300-VENTILATION AT 1471 WATSON AVE	45	-	-	-	45
	13963-ASBESTOS/INVST AT 1471 WATSON	5	-	-	-	5
	13773-RELOCATION AT 1471 WATSON	3	-	-	-	3
	13562-IDA GC AT 1471 WATSON	2,228	-	-	-	2,228
	13565-IDA RENO AT 1471 WATSON	4,072	-	-	-	4,072
	<b>1471 WATSON AVE Total:</b>	<b>6,352</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,352</b>
ADAMS	12009-VENTILATION AT ADAMS	128	-	-	-	128
	13828-ASBESTOS 2 AT ADAMS	56	-	-	-	56
	8729-ELEVATORS AT ADAMS	1,979	206	-	-	2,185
	10167-LOCAL LAW 11 AT ADAMS	1,084	-	-	-	1,084
	10481-AGF EXT COMPACTORS AT ADAMS	319	1,913	-	-	2,232
	10505-AGF INT COMPACTORS AT ADAMS	719	-	-	-	719
	11487-LOCAL LAW 11 INSP AT ADAMS	93	-	-	-	93
	12550-AGF INT COMPACTOR AT ADAMS	13	-	-	-	13
	<b>ADAMS Total:</b>	<b>4,392</b>	<b>2,119</b>	<b>-</b>	<b>-</b>	<b>6,511</b>
BAILEY AVE - WEST 193rd ST	12092-VENTILATION AT BAILEY-W193	7	-	-	-	7
	9896-CCTV AT BAILEY-W193	64	-	-	-	64
	10641-LOCAL LAW 11 AT BAILEY-W193	36	-	-	-	36
	12395-CC-UPGRADE AT BAILEY SC	499	-	-	-	499
	12906-STAFF AUGMENTATION AT BAILEY-W193	39	-	-	-	39
	14056-RAD TRANSFER AT BAILEY-W 193RD ST	75	-	-	-	75
	<b>BAILEY AVE - WEST 193rd ST Total:</b>	<b>720</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>720</b>
BOSTON ROAD PLAZA	12073-VENTILATION AT BOSTON RD	9	-	-	-	9
	13784-ASBESTOS AT BOSTON RD	1	-	-	-	1
	9162-ELEVATORS AT BOSTON RD	7	-	-	-	7
	9658-CC-UPGRADE3 AT BOSTON RD CC	40	1,480	-	-	1,520
	10261-LOCAL LAW 11 AT BOSTON RD	13	-	-	-	13
	12654-PROG MGT SERV AT BOSTON RD CC	63	-	-	-	63
	12825-CCTV AT BOSTON RD PLZ	-	280	-	-	280
	13933-RAD TRANSFER AT BOSTON RD PLZ	75	-	-	-	75
	<b>BOSTON ROAD PLAZA Total:</b>	<b>207</b>	<b>1,760</b>	<b>-</b>	<b>-</b>	<b>1,967</b>
BOSTON SECOR	12134-VENTILATION AT BOSTON SECOR	99	-	-	-	99
	13645-ASBESTOS AT BOSTON SECOR	21	-	-	-	21
	10299-LOCAL LAW 11 AT BOSTON SECOR	48	-	-	-	48
	13943-RAD TRANSFER AT BOSTON SECOR	75	-	-	-	75
	<b>BOSTON SECOR Total:</b>	<b>243</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>243</b>
BOYNTON AVE REHAB	10543-AGF EXT COMPACTORS AT BOYNTON REH	-	1,934	-	-	1,934
	12605-AGF EXT COMPACTOR AT BOYNTON REH	4	-	-	-	4
	13525-LOCAL LAW 11 AT BOYNTON REH	91	-	-	-	91
	<b>BOYNTON AVE REHAB Total:</b>	<b>95</b>	<b>1,934</b>	<b>-</b>	<b>-</b>	<b>2,029</b>
BRONX RIVER	13647-ASBESTOS2 AT BRONXRIVER	43	-	-	-	43
	13774-LEAD ABATEMENT AT BRONXRIVER	5,000	-	-	-	5,000
	13978-ASBESTOS/INVST AT BRONXRIVER	1	-	-	-	1
	14048-HEATING4 AT BRONXRIVER	100	-	-	-	100
	12808-RELOCATION AT BRONX RIVER	4	-	-	-	4
	9311-CC-UPGRADE3 AT BRONXRIVER CC	1	-	-	-	1
	9863-CC-UPGRADE2 AT BRONXRIVER	88	-	-	-	88
	10399-BOILER AT BRONXRIVER	5,000	5,000	-	-	10,000
	10434-HEATING3 AT BRONXRIVER	-	9,077	-	-	9,077
	10450-AGF EXT COMPACTORS AT BRONXRIVER	371	2,225	-	-	2,596
	13537-IDA GC AT BRONXRIVER	2,228	-	-	-	2,228
	13541-IDA RENO AT BRONXRIVER	4,072	-	-	-	4,072
	13617-CC-UPGRADE3 AT BRONXRIVER	500	-	-	-	500
	<b>BRONX RIVER Total:</b>	<b>17,407</b>	<b>16,302</b>	<b>-</b>	<b>-</b>	<b>33,710</b>



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	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>BRONX RIVER ADDITION</b>						
12302-VENTILATION AT BRONXRIVER A	19	-	-	-	-	19
13786-ASBESTOS AT BRONXRIVER A	17	-	-	-	-	17
13005-RELOCATION AT BRONXRIVER A	2	-	-	-	-	2
10399-BOILER AT BRONXRIVER	16,048	-	-	-	-	16,048
10575-AGF EXT COMPACTORS AT BX RIVER A	285	1,712	-	-	-	1,997
11484-LOCAL LAW 11 INSP AT BRONXRIVER A	372	-	-	-	-	372
12701-AGF WASTE YARD AT BRONXRIVER A	1	-	-	-	-	1
12950-A&E FEES2 AT BRONXRIVER A	9	-	-	-	-	9
<b>BRONX RIVER ADDITION Total:</b>	<b>16,752</b>	<b>1,712</b>	-	-	-	<b>18,464</b>
<b>BRYANT AVE - EAST 174TH ST</b>						
11925-ROOFS2 AT BRYANT-E174TH	2,099	-	-	-	-	2,099
<b>BRYANT AVE - EAST 174TH ST Total:</b>	<b>2,099</b>	-	-	-	-	<b>2,099</b>
<b>BUTLER</b>						
11934-VENTILATION2 AT BUTLER	73	-	-	-	-	73
13655-ASBESTOS AT BUTLER	28	-	-	-	-	28
13980-ASBESTOS/INVST AT BUTLER	3	-	-	-	-	3
9898-GROUNDS2 AT BUTLER	2,395	-	-	-	-	2,395
9933-ROOFS4 AT BUTLER	69	1,109	-	-	-	1,179
10163-LOCAL LAW 11 AT BUTLER	1,525	-	-	-	-	1,525
10292-ELEVATORSS AT BUTLER	2,688	-	-	-	-	2,688
10401-BOILER AT BUTLER	-	22,003	15,000	-	-	37,003
11294-PLUMBING5 AT BUTLER	-	2,400	-	-	-	2,400
12519-SITE ASSESSMENT AT BUTLER	7	-	-	-	-	7
12824-CCTV AT GUN HILL	675	-	-	-	-	675
13544-IDA RENO AT BUTLER	4,072	-	-	-	-	4,072
13550-IDA GC AT BUTLER	2,228	-	-	-	-	2,228
<b>BUTLER Total:</b>	<b>13,763</b>	<b>25,512</b>	<b>15,000</b>	-	-	<b>54,275</b>
<b>CASTLE HILL</b>						
13665-ASBESTOS AT CASTLE HILL	6	-	-	-	-	6
13870-ASBESTOS/INVST AT CASTLE HILL	2	-	-	-	-	2
13594-PLUMBING1 AT CASTLE HILL	45	-	-	-	-	45
12800-INST HOT WATER HEAT AT CASTLE HL	250	-	-	-	-	250
13286-PLUMBING4 AT CASTLE HILL	805	-	-	-	-	805
13233-RELOCATION AT CASTLE HILL	22	-	-	-	-	22
9292-PLUMBING3 AT CASTLE HILL	-	9,573	-	-	-	9,573
12362-AGF EXT COMPACTOR 2 AT CSTLE HILL	215	1,290	-	-	-	1,505
12624-ELEVATORS4 AT CASTLE HILL	24,957	-	-	-	-	24,957
12684-A&E FEES AT CASTLE HILL	1	-	-	-	-	1
12702-AGF WASTE YARD AT CASTLE HILL	1	-	-	-	-	1
<b>CASTLE HILL Total:</b>	<b>26,305</b>	<b>10,863</b>	-	-	-	<b>37,168</b>
<b>CLAREMONT PARKWAY - FRANKLIN AVE</b>						
11013-VENTILATION AT CLAREMONT PK	27	-	-	-	-	27
12798-BOILER AT CLAREMONT PKWY	73	-	-	-	-	73
9639-FIRE PRO-ALARMS AT CLAREMONT 2	69	-	-	-	-	69
10370-BRICKWORK AT CLAREMONT PK	231	-	-	-	-	231
12554-AGF INT COMPACTOR AT CLAREMONT PK	6	-	-	-	-	6
12939-A&E FEES AT CLAREMONT PK	6	-	-	-	-	6
<b>CLAREMONT PARKWAY - FRANKLIN AVE Total:</b>	<b>412</b>	-	-	-	-	<b>412</b>
<b>CLAREMONT REHAB GROUP 2</b>						
13509-BOILER AT CLAREMONT CON	100	-	-	-	-	100
13510-BOILER2 AT CLAREMONT CON	326	-	-	-	-	326
13511-BOILER3 AT CLAREMONT CON	150	-	-	-	-	150
13548-IDA RENO AT CLAREMONT CON	4,072	-	-	-	-	4,072
13553-IDA GC AT CLAREMONT CON	2,228	-	-	-	-	2,228
<b>CLAREMONT REHAB GROUP 2 Total:</b>	<b>6,875</b>	-	-	-	-	<b>6,875</b>
<b>CLAREMONT REHAB GROUP 3</b>						
12011-VENTILATION AT CLAREMONT REH	11	-	-	-	-	11
13644-ASBESTOS AT CLAREMONT 3	88	-	-	-	-	88
10371-BRICKWORK2 AT CLAREMONT 3	2	-	-	-	-	2
<b>CLAREMONT REHAB GROUP 3 Total:</b>	<b>101</b>	-	-	-	-	<b>101</b>
<b>CLAREMONT REHAB GROUP 4</b>						
11648-LEAD ABATEMENT AT CLAREMONT 4	4	-	-	-	-	4
13907-ASBESTOS AT CLAREMONT 4	18	-	-	-	-	18
13987-ASBESTOS/INVST AT CLAREMONT 4	1	-	-	-	-	1
<b>CLAREMONT REHAB GROUP 4 Total:</b>	<b>23</b>	-	-	-	-	<b>23</b>
<b>CLASON POINT GARDENS</b>						
11649-LEAD ABATEMENT AT CLASON PT	4	-	-	-	-	4
13648-ASBESTOS AT CLASON PT	23	-	-	-	-	23
13627-RELOCATION AT CLASON PT	3	-	-	-	-	3
<b>CLASON POINT GARDENS Total:</b>	<b>30</b>	-	-	-	-	<b>30</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total	
COLLEGE AVE - EAST 165TH ST	11904-ROOFS2 AT COLLEGE-E165	3,112	-	-	-	-	3,112
	<b>COLLEGE AVE - EAST 165TH ST Total:</b>	<b>3,112</b>	-	-	-	-	<b>3,112</b>
DAVIDSON	11010-VENTILATION AT DAVIDSON	7	-	-	-	-	7
	7120-CC-UPGRADE AT DAVIDSON	-	281	-	-	-	281
	10466-AGF EXT COMPACTORS AT DAVIDSON	-	-	1,997	-	-	1,997
	12704-AGF WASTE YARD AT DAVIDSON	1	-	-	-	-	1
	<b>DAVIDSON Total:</b>	<b>7</b>	<b>281</b>	<b>1,997</b>	-	-	<b>2,286</b>
EAGLE AVE - EAST 163RD ST	11317-VENTILATION AT EAGLE-E163	50	-	-	-	-	50
	10457-AGF INT COMPACTORS AT EAGLE AVE	103	-	-	-	-	103
	12334-AGF EXT COMPACTORS AT EAGLE-E163	294	-	-	-	-	294
	12557-AGF INT COMPACTOR AT EAGLE-E163	6	-	-	-	-	6
	12576-AGF WASTE YARD AT EAGLE-E163	1	-	-	-	-	1
	<b>EAGLE AVE - EAST 163RD ST Total:</b>	<b>455</b>	-	-	-	-	<b>455</b>
EAST 152ND ST - COURTLAND AVE	12090-VENTILATION AT E152ND-COURT	89	-	-	-	-	89
	9901-CCTV2 AT E152ND-COURT	50	23	-	-	-	73
	14059-RAD TRANSFER AT E152ND-COURTLAND	75	-	-	-	-	75
	<b>EAST 152ND ST - COURTLAND AVE Total:</b>	<b>214</b>	<b>23</b>	-	-	-	<b>237</b>
EAST 165TH ST - BRYANT AVENUE	12705-AGF WASTE YARD AT E165TH-BRYANT	1	-	-	-	-	1
	<b>EAST 165TH ST - BRYANT AVENUE Total:</b>	<b>1</b>	-	-	-	-	<b>1</b>
EAST 173RD ST - VYSE AVENUE	1082-ENTR/EXIT-DWEL AT E173RD-VYSE	-	810	-	-	-	810
	13536-HEATING IDA AT E173RD-VYSE	48	-	-	-	-	48
	<b>EAST 173RD ST - VYSE AVENUE Total:</b>	<b>48</b>	<b>810</b>	-	-	-	<b>858</b>
EAST 180TH ST - MONTEREY AVE	11008-VENTILATION AT E180TH-MON	4	-	-	-	-	4
	12280-VENTILATION2 AT E180TH-MON	1	-	-	-	-	1
	10228-GROUNDS2 AT E180TH-MON	-	1,588	-	-	-	1,588
	10316-LOCAL LAW 11 AT E180TH-MON	20	-	-	-	-	20
	10443-SECTION 5042 AT E180TH-MON	50	-	-	-	-	50
	10559-AGF EXT COMPACTORS AT E180TH-MON	117	-	-	-	-	117
	11255-GROUNDS AT MONTEREY	-	93	-	-	-	93
	12187-SEC ENHANCEMENTS AT MONTEREY	27	-	-	-	-	27
	12392-CC-UPGRADE AT MONTEREY CC	500	-	-	-	-	500
	14060-RAD TRANSFER AT E180 ST-MONTEREY	75	-	-	-	-	75
	<b>EAST 180TH ST - MONTEREY AVE Total:</b>	<b>794</b>	<b>1,681</b>	-	-	-	<b>2,475</b>
EASTCHESTER GARDENS	11650-LEAD ABATEMENT AT EASTCHESTER	32	-	-	-	-	32
	13628-RELOCATION AT EASTCHESTER	2	-	-	-	-	2
	9537-FIRE PRO-ALARM AT EASTCHESTER CC	224	-	-	-	-	224
	9857-BOILER AT EASTCHESTER	1,714	-	-	-	-	1,714
	10206-LOCAL LAW 11 AT EASTCHESTER	5	-	-	-	-	5
	10334-CC-UPGRADE2 AT EASTCHESTER	3,900	-	-	-	-	3,900
	12899-STAFF AUGMENTATION AT EASTCHESTER	54	-	-	-	-	54
	13932-RAD TRANSFER AT EASTCHESTER	75	-	-	-	-	75
	<b>EASTCHESTER GARDENS Total:</b>	<b>6,007</b>	-	-	-	-	<b>6,007</b>
EDENWALD	12066-VENTILATION AT EDENWALD	204	-	-	-	-	204
	10162-LOCAL LAW 11 AT EDENWALD	386	-	-	-	-	386
	<b>EDENWALD Total:</b>	<b>590</b>	-	-	-	-	<b>590</b>
FOREST	12132-VENTILATION AT FOREST	13	-	-	-	-	13
	13668-ASBESTOS2 AT FOREST	110	-	-	-	-	110
	13457-HEATINGS AT FOREST	132	-	-	-	-	132
	8823-ROOFS2 AT FOREST	18	-	17,297	-	-	17,315
	10033-LOCAL LAW 11 AT FOREST	63	-	-	-	-	63
	10568-AGF EXT COMPACTORS AT FOREST	371	2,225	-	-	-	2,596
	12706-AGF WASTE YARD AT FOREST	1	-	-	-	-	1
	13722-STAFF AUGMENTA AT FOREST	59	-	-	-	-	59
	<b>FOREST Total:</b>	<b>767</b>	<b>2,225</b>	<b>17,297</b>	-	-	<b>20,290</b>
FT INDEPENDENCE ST - HEATH AVE	12065-VENTILATION AT FT IND	283	-	-	-	-	283
	13493-HEATING3 AT FT IND	25	-	-	-	-	25
	13119-RELOCATION AT FT IND	4	-	-	-	-	4
	13945-RAD TRANSFER AT FT. INDEPENDENCE	75	-	-	-	-	75
	<b>FT INDEPENDENCE ST - HEATH AVE Total:</b>	<b>387</b>	-	-	-	-	<b>387</b>
GLEBE AVE - WESTCHESTER AVE	12301-VENTILATION AT GLEBE-WEST	58	-	-	-	-	58
	9626-FIRE PRO-ALARM AT GLEBE-WEST	26	-	-	-	-	26
	12733-AGF WASTE YARD AT GLEBE-WEST	1	-	-	-	-	1
	13332-INT COMPACTORS AT GLEBE-WEST	254	72	-	-	-	326
	<b>GLEBE AVE - WESTCHESTER AVE Total:</b>	<b>340</b>	<b>72</b>	-	-	-	<b>412</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>GRAVESEND</b>						
11672-LEAD ABATEMENT AT GRAVESEND	4	-	-	-	-	4
11993-VENTILATION AT GRAVESEND	410	-	-	-	-	410
19855-ASBESTOS AT GRAVESEND	1	-	-	-	-	1
12006-APARTMENT RENO AT GRAVESEND	7	-	-	-	-	7
12093-GROUNDS3 AT GRAVESEND	250	-	-	-	-	250
7641-PLUMBING3 AT GRAVESEND	14	-	-	-	-	14
7816-SANDY GC AT GRAVESEND	419	-	-	-	-	419
8331-SANDY RENO AT GRAVESEND	1,488	-	-	-	-	1,488
10475-AGF INT COMPACTORS AT GRAVESEND	1,193	-	-	-	-	1,193
10694-SANDY PLAYGROUNDS AT GRAVESEND	222	-	-	-	-	222
12563-AGF INT COMPACTOR AT GRAVESEND	16	-	-	-	-	16
<b>GRAVESEND Total:</b>	<b>4,024</b>	-	-	-	-	<b>4,024</b>
<b>GUN HILL</b>						
11315-VENTILATION AT GUN HILL	16	-	-	-	-	16
11651-LEAD ABATEMENT AT GUN HILL	52	-	-	-	-	52
13672-ASBESTOS AT GUN HILL	23	-	-	-	-	23
14049-HEATINGS AT GUN HILL	100	-	-	-	-	100
13373-RELOCATION AT GUN HILL	5	-	-	-	-	5
9566-FIRE PRO-ALARM3 AT GUN HILL	197	-	-	-	-	197
11906-ROOFS2 AT GUN HILL	15,523	-	-	-	-	15,523
12628-ELEVATORS3 AT GUN HILL	11,174	-	-	-	-	11,174
12670-A&E FEES AT GUN HILL	1	-	-	-	-	1
<b>GUN HILL Total:</b>	<b>27,090</b>	-	-	-	-	<b>27,090</b>
<b>HARRISON AVE REHAB (GROUP A)</b>						
13123-RELOCATION AT HARRISON A	1	-	-	-	-	1
11922-ROOFS2 AT HARRISON A	2,990	-	-	-	-	2,990
14062-RAD TRANSFER AT HARRISON AVE-A	75	-	-	-	-	75
<b>HARRISON AVE REHAB (GROUP A) Total:</b>	<b>3,065</b>	-	-	-	-	<b>3,065</b>
<b>HARRISON AVE REHAB (GROUP B)</b>						
11908-ROOFS2 AT HARRISON B	6,373	-	-	-	-	6,373
14063-RAD TRANSFER AT HARRISON AVE-B	75	-	-	-	-	75
<b>HARRISON AVE REHAB (GROUP B) Total:</b>	<b>6,448</b>	-	-	-	-	<b>6,448</b>
<b>HIGHBRIDGE GARDENS</b>						
12012-VENTILATION2 AT HIGHBRIDGE	6	-	-	-	-	6
13677-ASBESTOS2 AT HIGHBRIDGE	36	-	-	-	-	36
12960-RELOCATION AT HIGHBRIDGE	8	-	-	-	-	8
10260-LOCAL LAW 11 AT HIGHBRIDGE	54	-	-	-	-	54
10291-ELEVATORS2 AT HIGHBRIDGE	1,611	-	-	-	-	1,611
11942-CONCRETE REPAIRS AT HIGHBRIDGE	447	-	-	-	-	447
<b>HIGHBRIDGE GARDENS Total:</b>	<b>2,162</b>	-	-	-	-	<b>2,162</b>
<b>HUNTS POINT AVE REHAB</b>						
12295-ROOFS2 AT HUNTS PT REHAB	-	3,173	-	-	-	3,173
<b>HUNTS POINT AVE REHAB Total:</b>	-	<b>3,173</b>	-	-	-	<b>3,173</b>
<b>JACKSON</b>						
12010-VENTILATION AT JACKSON	166	-	-	-	-	166
13795-ASBESTOS AT JACKSON	1	-	-	-	-	1
13062-ELECTRICAL6 AT JACKSON	5	-	-	-	-	5
12893-RELOCATION AT JACKSON	8	-	-	-	-	8
8405-BOILER AT JACKSON	1,075	-	-	-	-	1,075
9469-SECTION 504 AT JACKSON	-	220	-	-	-	220
10032-LOCAL LAW 11 AT JACKSON	2,233	-	-	-	-	2,233
10127-ROOFS5 AT JACKSON	55	-	-	-	-	55
10525-AGF EXT COMPACTORS2 AT JACKSON	2,366	-	-	-	-	2,366
11947-CONCRETE REPAIRS AT JACKSON	14	-	-	46	-	60
13099-AGF INT COMPACTORS2 AT JACKSON	984	23	-	-	-	1,007
13393-LOCAL LAW 11 INSP AT JACKSON	1,014	-	-	-	-	1,014
13612-ENTRANCES AT JACKSON	200	-	-	-	-	200
<b>JACKSON Total:</b>	<b>8,121</b>	<b>243</b>	-	<b>46</b>	-	<b>8,410</b>
<b>JUSTICE SOTOMAYOR</b>						
11653-LEAD ABATEMENT AT SOTOMAYOR	45	-	-	-	-	45
12058-VENTILATION AT SOTOMAYOR	2	-	-	-	-	2
13693-ASBESTOS2 AT SOTOMAYOR	298	-	-	-	-	298
13883-ASBESTOS/INVST AT SOTOMAYOR	2	-	-	-	-	2
12995-RELOCATION AT SOTOMAYOR	8	-	-	-	-	8
9314-IT AT SOTOMAYOR CC	42	-	-	-	-	42
7286-MAJOR RENO2 AT SOTOMAYOR	6,639	-	-	-	-	6,639
9034-MAJOR RENO3 AT SOTOMAYOR	37,642	-	-	-	-	37,642
9035-MAJOR RENO4 AT SOTOMAYOR	3,780	-	-	-	-	3,780
9135-CC-UPGRADE2 AT SOTOMAYOR	-	500	-	-	-	500
9320-CC-UPGRADE3 AT SOTOMAYOR	-	4,250	-	-	-	4,250
9428-BATHROOMS2 AT SOTOMAYOR	117	-	-	-	-	117
9802-BOILER AT SOTOMAYOR	5,682	-	210	-	-	5,892
9988-HEATING3 AT SOTOMAYOR	3,719	-	-	-	-	3,719
10105-LOCAL LAW 11 AT SOTOMAYOR	7	-	-	-	-	7
10759-LOCAL LAW 11 INSPECT AT SOTOMAYOR	102	-	-	-	-	102
13561-IDA GC AT SOTOMAYOR	2,228	-	-	-	-	2,228
13569-IDA RENO AT SOTOMAYOR	4,072	-	-	-	-	4,072
<b>JUSTICE SOTOMAYOR Total:</b>	<b>64,383</b>	<b>4,750</b>	<b>210</b>	-	-	<b>69,343</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
LONGFELLOW AVENUE REHAB						
11921-ROOFS2 AT LONGFELLOW REH	8,172	-	-	-	-	8,172
<b>LONGFELLOW AVENUE REHAB Total:</b>	<b>8,172</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,172</b>
MARBLE HILL						
14002-ASBESTOS/INVST AT MARBLE HILL	1	-	-	-	-	1
13469-HEATING3 AT MARBLE HILL	56	-	-	-	-	56
9899-SEC ENHANCEMENTS2 AT MARBLE HILL	-	1	-	-	-	1
10148-LOCAL LAW 11 AT MARBLE HILL	363	-	-	-	-	363
10216-CC-UPGRADE2 AT MARBLE HILL	2	1,600	-	-	-	1,602
10352-AGF BOILER AT MARBLE HILL	8,892	-	-	-	-	8,892
12183-CCTV3 AT MARBLE HILL	12	-	-	-	-	12
12185-GROUNDS7 AT MARBLE HILL	-	1,617	-	-	-	1,617
12217-A&E FEES3 AT MARBLE HILL	16	-	-	-	-	16
12284-AGF INT COMPACTORS AT MARBLE HILL	965	-	-	-	-	965
12597-AGF INT COMPACTOR AT MARBLE HILL	16	-	-	-	-	16
12876-STAFF AUGMENTATION AT MARBLE HILL	24	-	-	-	-	24
12881-STAFF AUGMENTAT AT MARBLE HILL	24	-	-	-	-	24
<b>MARBLE HILL Total:</b>	<b>10,370</b>	<b>3,218</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,588</b>
MCKINLEY						
11314-VENTILATION AT MCKINLEY	50	-	-	-	-	50
8967-BOILER AT MCKINLEY	6,743	-	-	-	-	6,743
9439-ELEVATORS2 AT MCKINLEY	109	-	-	-	-	109
10366-LOCAL LAW 11 AT MCKINLEY	53	-	-	-	-	53
10564-AGF EXT COMPACTORS AT MCKINLEY	319	1,914	-	-	-	2,233
12716-AGF WASTE YARD AT MCKINLEY	21	-	-	-	-	21
13142-ROOFS2 AT MCKINLEY	669	-	-	-	-	669
13557-IDA GC AT MCKINLEY	2,228	-	-	-	-	2,228
13559-IDA RENO AT MCKINLEY	4,072	-	-	-	-	4,072
<b>MCKINLEY Total:</b>	<b>14,262</b>	<b>1,914</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,176</b>
MELROSE						
12146-VENTILATION AT MELROSE	12	-	-	-	-	12
13687-ASBESTOS AT MELROSE	55	-	-	-	-	55
8909-GROUNDS2 AT MELROSE	179	-	-	-	-	179
9823-SEC ENHANCEMENTS2 AT MELROSE	10	-	-	-	-	10
13750-LOCAL LAW 11 AT MELROSE	840	-	-	-	-	840
13762-LOCAL LAW 11 INSPEC2 AT MELROSE	699	-	-	-	-	699
<b>MELROSE Total:</b>	<b>1,795</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,795</b>
MIDDLETOWN PLAZA						
12091-VENTILATION AT MIDDLETOWN	3	-	-	-	-	3
14067-RAD TRANSFER AT MIDDLETOWN	75	-	-	-	-	75
<b>MIDDLETOWN PLAZA Total:</b>	<b>78</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>78</b>
MILL BROOK						
10994-VENTILATION AT MILLBROOK	35	-	-	-	-	35
11654-LEAD ABATEMENT AT MILLBROOK	10	-	-	-	-	10
13818-ASBESTOS2 AT MILLBROOK	2	-	-	-	-	2
13868-ASBESTOS/INVST AT MILLBROOK	2	-	-	-	-	2
14047-HEATING AT MILLBROOK	197	-	-	-	-	197
10365-LOCAL LAW 11 AT MILLBROOK	541	-	-	-	-	541
10428-PLUMBING2 AT MILLBROOK	108	-	-	-	-	108
11016-CC-UPGRADE AT MILLBROOK	-	1,976	-	-	-	1,976
11912-ROOFS AT MILLBROOK	11,858	-	-	-	-	11,858
12020-SEC ENHANCEMENTS3 AT MILLBROOK	904	-	-	-	-	904
12744-GROUNDS6 AT MILLBROOK	-	1,002	-	-	-	1,002
<b>MILL BROOK Total:</b>	<b>13,657</b>	<b>2,978</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,635</b>
MILL BROOK EXTENSION						
10508-AGF INT COMPACTORS AT MILLBROOK E	120	-	-	-	-	120
10544-AGF EXT COMPACTORS AT MILLBROOK E	285	1,712	-	-	-	1,997
12451-ROOFS4 AT MILLBROOK E	3,829	1,700	-	-	-	5,529
12549-AGF INT COMPACTOR AT MILLBROOK E	5	-	-	-	-	5
12695-AGF WASTE YARD AT MILLBROOK E	1	-	-	-	-	1
12902-STAFF AUGMENTATION AT MILLBROOK E	41	-	-	-	-	41
<b>MILL BROOK EXTENSION Total:</b>	<b>4,282</b>	<b>3,412</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,694</b>
MITCHEL						
11655-LEAD ABATEMENT AT MITCHEL	127	-	-	-	-	127
11991-VENTILATION AT MITCHEL	16	-	-	-	-	16
12127-VENTILATION2 AT MITCHEL	53	-	-	-	-	53
13689-ASBESTOS AT MITCHEL	150	-	-	-	-	150
13474-HEATING6 AT MITCHEL	11	-	-	-	-	11
7684-BRICK/ROOFS AT MITCHEL	581	-	-	-	-	581
9189-AGF ELEVATORS AT MITCHEL	2,369	-	-	-	-	2,369
9523-PLUMBING2 AT MITCHEL	1,264	-	-	-	-	1,264
10409-BOILER AT MITCHEL	6,130	12,904	21,139	-	-	40,173
10429-PLUMBING3 AT MITCHEL	146	-	-	-	-	146
10494-AGF EXT COMPACTORS AT MITCHEL	3,073	688	-	-	-	3,762
10504-AGF INT COMPACTORS AT MITCHEL	1,377	-	-	-	-	1,377
10638-LOCAL LAW 11 AT MITCHEL	552	-	-	-	-	552
11017-CC-UPGRADE2 AT MITCHEL	-	6,861	-	-	-	6,861
12021-SEC ENHANCEMENTS AT MITCHEL	859	-	-	-	-	859
12551-AGF INT COMPACTOR AT MITCHEL	19	-	-	-	-	19
<b>MITCHEL Total:</b>	<b>16,725</b>	<b>20,453</b>	<b>21,139</b>	<b>-</b>	<b>-</b>	<b>58,318</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>MONROE</b>						
11656-LEAD ABATEMENT AT MONROE	7	-	-	-	-	7
12084-VENTILATION AT MONROE	31	-	-	-	-	31
13820-ASBESTOS AT MONROE	101	-	-	-	-	101
13869-ASBESTOS/INVST AT MONROE	1	-	-	-	-	1
13410-PLUMBING3 AT MONROE	100	-	-	-	-	100
13448-HEATING2 AT MONROE	100	-	-	-	-	100
8147-CC-UPGRADE AT MONROE	409	-	-	-	-	409
9044-CC-UPGRADE3 AT MONROE	1,068	-	-	-	-	1,068
9927-ROOFS2 AT MONROE	14	2,125	-	-	-	2,139
10095-LOCAL LAW 11 AT MONROE	13	-	-	-	-	13
10177-CCTV2 AT MONROE	164	-	-	-	-	164
10410-BOILER AT MONROE	474	-	-	-	-	474
10467-AGFINT COMPACTORS AT MONROE	1,612	-	-	-	-	1,612
10493-AGFEXT COMPACTORS AT MONROE	2,380	-	-	-	-	2,380
11248-CC-UPGRADE4 AT MONROE	5,738	-	-	-	-	5,738
11312-FIRE PRO-ALARM2 AT MONROE	512	-	-	-	-	512
12228-A&E FEES AT MONROE	6	-	-	-	-	6
12266-LOCAL LAW 11 3 AT MONROE	3,720	-	-	-	-	3,720
12382-LOCAL LAW 11 INSPECT2 AT MONROE	193	-	-	-	-	193
12559-AGFINT COMPACTOR AT MONROE	20	-	-	-	-	20
<b>MONROE Total:</b>	<b>16,664</b>	<b>2,125</b>	-	-	-	<b>18,789</b>
<b>MOORE</b>						
12299-VENTILATION2 AT MOORE	36	-	-	-	-	36
13836-ASBESTOS AT MOORE	2	-	-	-	-	2
9917-GROUNDS AT MOORE	230	-	-	-	-	230
10088-PLUMBING3 AT MOORE	5	-	-	-	-	5
11923-ROOFS2 AT MOORE	5,748	-	-	-	-	5,748
12525-SITE ASSESSMENT AT MOORE	1	-	-	-	-	1
12718-AGF WASTE YARD AT MOORE	19	-	-	-	-	19
13558-IDA GC AT MOORE	2,228	-	-	-	-	2,228
13560-IDA RENO AT MOORE	4,072	-	-	-	-	4,072
13937-RAD TRANSFER AT MOORE	75	-	-	-	-	75
<b>MOORE Total:</b>	<b>12,416</b>	-	-	-	-	<b>12,416</b>
<b>MORRISANIA</b>						
9147-SEC ENHANCEMETS AT MORRISANIA	-	55	-	-	-	55
9883-HEATING2 AT MORRISANIA	12	-	-	-	-	12
13095-UNDERGROUND STEAM AT MORRISANIA	375	-	-	-	-	375
<b>MORRISANIA Total:</b>	<b>387</b>	<b>55</b>	-	-	-	<b>442</b>
<b>MORRISANIA AIR RIGHTS</b>						
11978-VENTILATION AT MORRISANIA A	32	-	-	-	-	32
13821-ASBESTOS AT MORRISANIA A	1	-	-	-	-	1
14010-ASBESTOS/INVST AT MORRISANIA A	1	-	-	-	-	1
13273-RELOCATION AT MORRISANIA A	1	-	-	-	-	1
9441-ELEVATORS2 AT MORRISANIA A	71	-	-	-	-	71
9911-ELEVATORS3 AT MORRISANIA A	827	-	-	-	-	827
10411-BOILER AT MORRISANIA A	5,097	-	-	-	-	5,097
13092-SECTION 5042 AT MORRISANIA A	130	-	-	-	-	130
<b>MORRISANIA AIR RIGHTS Total:</b>	<b>6,159</b>	-	-	-	-	<b>6,159</b>
<b>MORRIS I</b>						
11872-VENTILATION AT MORRIS I	57	-	-	-	-	57
13691-ASBESTOS AT MORRIS I	239	-	-	-	-	239
8939-CC-UPGRADE AT MORRIS I	271	-	-	-	-	271
9141-GROUNDS AT MORRIS I	-	126	-	-	-	126
9342-GROUNDS2 AT MORRIS I	101	-	-	-	-	101
9849-BOILER AT MORRIS I	3	-	-	-	-	3
10205-LOCAL LAW 11 AT MORRIS I	37	-	-	-	-	37
10547-AGFEXT COMPACTORS AT MORRIS I	-	-	1,997	-	-	1,997
11917-ROOFS3 AT MORRIS I	15,942	-	-	-	-	15,942
13097-UNDERGROUND STEAM AT MORRIS I	1,200	1,000	-	-	-	2,200
<b>MORRIS I Total:</b>	<b>17,850</b>	<b>1,126</b>	<b>1,997</b>	-	-	<b>20,974</b>
<b>MORRIS II</b>						
11873-VENTILATION AT MORRIS II	76	-	-	-	-	76
9337-GROUNDS2 AT MORRIS II	2	-	-	-	-	2
9850-BOILER AT MORRIS II	11	-	-	-	-	11
9861-ROOFS2 AT MORRIS II	-	3,586	-	-	-	3,586
10532-AGFEXT COMPACTORS2 AT MORRIS II	1,632	-	-	-	-	1,632
13096-UNDERGROUND STEAM AT MORRIS II	2,725	-	-	-	-	2,725
<b>MORRIS II Total:</b>	<b>4,447</b>	<b>3,586</b>	-	-	-	<b>8,033</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
MOTT HAVEN						
11657-LEAD ABATEMENT AT MOTT HAVEN	4	-	-	-	-	4
12085-VENTILATION AT MOTT HAVEN	15	-	-	-	-	15
13822-ASBESTOS AT MOTT HAVEN	47	-	-	-	-	47
10098-LOCAL LAW 11 AT MOTT HAVEN	247	-	-	-	-	247
10592-AGF INT COMPACTORS AT MOTT HAVEN	1,030	-	-	-	-	1,030
11018-CC-UPGRADE AT MOTT HAVEN	-	5,007	-	-	-	5,007
12022-SEC ENHANCMENTS2 AT MOTT HAVEN	215	11	-	-	-	226
12555-AGF INT COMPACTOR AT MOTT HAVEN	13	-	-	-	-	13
12687-PLUMBING5 AT MOTT HAVEN	132	-	-	-	-	132
12739-LOCAL LAW 152 AT MOTT HAVEN	557	-	-	-	-	557
<b>MOTT HAVEN Total:</b>	<b>2,260</b>	<b>5,018</b>	-	-	-	<b>7,278</b>
MURPHY						
12188-SEC ENHANCMENTS AT MURPHY	-	1,000	-	-	-	1,000
<b>MURPHY Total:</b>	-	<b>1,000</b>	-	-	-	<b>1,000</b>
PARKSIDE						
11658-LEAD ABATEMENT AT PARKSIDE	2	-	-	-	-	2
12076-VENTILATION AT PARKSIDE	10	-	-	-	-	10
13789-ASBESTOS 2 AT PARKSIDE	21	-	-	-	-	21
13573-HEATING6 AT PARKSIDE	582	-	-	-	-	582
9569-FIRE PRO-ALARM2 AT PARKSIDE	106	-	-	-	-	106
10835-CC-UPGRADE2 AT PARKSIDE	5	1,638	-	-	-	1,643
12186-LIGHTING2 AT PARKSIDE	2,232	-	-	-	-	2,232
<b>PARKSIDE Total:</b>	<b>2,957</b>	<b>1,638</b>	-	-	-	<b>4,595</b>
PATTERSON						
13355-MOLD REMEDIATION AT PATTERSON	85	-	-	-	-	85
13694-ASBESTOS AT PATTERSON	146	-	-	-	-	146
12746-RELOCATION AT PATTERSON	1	-	-	-	-	1
8786-BRICK/ROOFS AT PATTERSON	29,000	23,343	5,000	-	-	57,343
8999-SECTION 504 AT PATTERSON	96	-	-	-	-	96
9246-PLUMBING7 AT PATTERSON	-	-	148	-	-	148
9845-CC-UPGRADE2 AT PATTERSON	423	-	-	-	-	423
9897-GROUNDS3 AT PATTERSON	-	24	-	-	-	24
11019-CC-UPGRADE3 AT PATTERSON	14	5,645	-	-	-	5,659
11831-PLUMBING8 AT PATTERSON	534	-	-	-	-	534
12023-SEC ENHANCMENTS AT PATTERSON	399	-	-	-	-	399
12079-LOCAL LAW 11 2 AT PATTERSON	54	-	-	-	-	54
12268-A&E FEES2 AT PATTERSON	1	-	-	-	-	1
13364-STEAM OPTIMIZATION AT PATTERSON	3,000	-	-	-	-	3,000
<b>PATTERSON Total:</b>	<b>33,753</b>	<b>29,012</b>	<b>5,148</b>	-	-	<b>67,913</b>
PELHAM PARKWAY						
11659-LEAD ABATEMENT AT PELHAM PKWY	5	-	-	-	-	5
12133-VENTILATION 2 AT PELHAM PKWY	1	-	-	-	-	1
13790-ASBESTOS AT PELHAM PKWY	5	-	-	-	-	5
14013-ASBESTOS/INVT AT PELHAM PKWY	1	-	-	-	-	1
7636-HEATING2 AT PELHAM PKWY	-	-	8,628	-	-	8,628
7774-SEC ENHANCMENTS AT PELHAM PKWY	-	-	2	-	-	2
12366-HEATING5 AT PELHAM PKWY	-	5,000	5,795	4,000	34,134	48,929
13144-ROOFS2 AT PELHAM PKWY	1,520	-	-	-	-	1,520
<b>PELHAM PARKWAY Total:</b>	<b>1,531</b>	<b>5,000</b>	<b>14,425</b>	<b>4,000</b>	<b>34,134</b>	<b>59,090</b>
RANDALL AVE - BALCOM AVE						
11316-VENTILATION AT RAND-BALCOM	31	-	-	-	-	31
13476-HEATING2 AT RAND-BALCOM	209	-	-	-	-	209
13721-STAFF AUGMENTA AT RAND-BALCOM	59	-	-	-	-	59
<b>RANDALL AVE - BALCOM AVE Total:</b>	<b>299</b>	-	-	-	-	<b>299</b>
SACK WERN						
12449-UPGRADE AT SACKWERN	500	-	-	-	-	500
12057-VENTILATION AT SACKWERN	25	-	-	-	-	25
13517-BOILER AT SACKWERN	95	-	-	-	-	95
13951-RAD TRANSFER AT SACKWERN	75	-	-	-	-	75
<b>SACK WERN Total:</b>	<b>696</b>	-	-	-	-	<b>696</b>
SAINT MARY'S PARK						
12453-VENTILATION AT STMARY'S PK	87	-	-	-	-	87
12983-MOLD REMEDIATION AT ST. MARYS PK	281	-	-	-	-	281
13674-ASBESTOS AT STMARY'S PK	111	-	-	-	-	111
13246-HEATING AT ST MARYS PK	238	-	-	-	-	238
13712-HEATING2 AT STMARY'S PK	200	-	-	-	-	200
10701-LOCAL LAW 11 AT ST MARY'S PK	126	-	-	-	-	126
11919-ROOFS AT ST MARYS PK	11,198	-	-	-	-	11,198
12192-SECTION 504 AT ST MARYS PK	-	150	-	-	-	150
12905-STAFF AUGMENTATION AT STMARY'S PK	28	-	-	-	-	28
13117-A&E FEES AT STMARY'S PK	51	-	-	-	-	51
<b>SAINT MARY'S PARK Total:</b>	<b>12,321</b>	<b>150</b>	-	-	-	<b>12,471</b>



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	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
SEDGWICK						
11660-LEAD ABATEMENT_AT_SEDGWICK	97	-	-	-	-	97
12131-VENTILATION_AT_SEDGWICK	1	-	-	-	-	1
12802-HEATING/VACUUM TANK_AT_SEDGWICK	55	-	-	-	-	55
9052-ROOFS3_AT_SEDGWICK	-	4	-	-	-	4
9636-FIRE PRO-ALARM3_AT_SEDGWICK	400	-	-	-	-	400
10215-ENTR/EXIT-DWEL2_AT_SEDGWICK	66	-	-	-	-	66
10706-LOCAL LAW 11_AT_SEDGWICK	34	-	-	-	-	34
13093-SECTION 504.2_AT_SEDGWICK	180	-	-	-	-	180
13188-GROUNDS3_AT_SEDGWICK	3,038	-	-	-	-	3,038
13189-GROUNDS4_AT_SEDGWICK	3,195	-	-	-	-	3,195
13724-STAFF AUGMENTA_AT_SEDGWICK	41	-	-	-	-	41
<b>SEDGWICK Total:</b>	<b>7,107</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,111</b>
SOUNDVIEW						
11661-LEAD ABATEMENT_AT_SOUNDVIEW	16	-	-	-	-	16
12059-VENTILATION_AT_SOUNDVIEW	17	-	-	-	-	17
13884-ASBESTOS/INVS_T_AT_SOUNDVIEW	3	-	-	-	-	3
13480-HEATING6_AT_SOUNDVIEW	25	-	-	-	-	25
9315-IT_AT_SOUNDVIEW CC	42	-	-	-	-	42
12166-HEATING4_AT_SOUNDVIEW	-	1,000	-	-	-	1,000
12367-HEATING5_AT_SOUNDVIEW	7,630	19,618	10,963	-	-	38,211
13303-BASEMENT CRA SPACES_AT_SOUNDVIEW	1,250	-	-	-	-	1,250
14196-PM FEES_AT_SOUNDVIEW	3,280	-	-	-	-	3,280
<b>SOUNDVIEW Total:</b>	<b>12,263</b>	<b>20,618</b>	<b>10,963</b>	<b>-</b>	<b>-</b>	<b>43,844</b>
SOUTH BRONX AREA (SITE 402)						
11011-VENTILATION_AT_SBRONX(402)	38	-	-	-	-	38
13284-MOLD REMEDIATION_AT_SBRONX(402)	23	-	-	-	-	23
12943-A&E FEES_AT_SBRONX(402)	6	-	-	-	-	6
<b>SOUTH BRONX AREA (SITE 402) Total:</b>	<b>68</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>68</b>
STEBBINS AVE - HEWITT PLACE						
12147-VENTILATION_AT_STEBBINS-HEW	16	-	-	-	-	16
12797-BOILER_AT_STEBBINS-HEWITT	98	-	-	-	-	98
8734-ENERGY INIT_AT_STEBBINS-HEW	-	-	863	-	-	863
13538-HEATING IDA_AT_STEBBINS-HEW	48	-	-	-	-	48
<b>STEBBINS AVE - HEWITT PLACE Total:</b>	<b>162</b>	<b>-</b>	<b>863</b>	<b>-</b>	<b>-</b>	<b>1,025</b>
TELLER AVE - EAST 166TH ST						
12013-VENTILATION_AT_TELLER-E166	41	-	-	-	-	41
12922-BOILER_AT_TELLER-E166	25	-	-	-	-	25
10372-BRICKWORK2_AT_TELLER-E166	7	-	-	-	-	7
11903-ROOFS_AT_TELLER-E166	4,310	-	-	-	-	4,310
13547-IDA RENO_AT_TELLER-E166	4,072	-	-	-	-	4,072
13568-IDA GC_AT_TELLER-E166	2,228	-	-	-	-	2,228
<b>TELLER AVE - EAST 166TH ST Total:</b>	<b>10,682</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,682</b>
THROGGS NECK						
11652-LEAD ABATEMENT2_AT_THROGGS NK	6	-	-	-	-	6
11662-LEAD ABATEMENT_AT_THROGGS NK	206	-	-	-	-	206
13667-ASBESTOS_AT_THROGGS NK	85	-	-	-	-	85
13885-ASBESTOS/INVS_T_AT_THROGGS NK	5	-	-	-	-	5
13130-RELOCATION_AT_THROGGS NK	10	-	-	-	-	10
3203-FLOORS_AT_THROGGS NK	11	-	-	-	-	11
9635-FIRE PRO-ALARM_AT_THROGGS NK	1,007	-	-	-	-	1,007
9765-GROUNDS2_AT_THROGGS NK	14	-	-	-	-	14
10642-LOCAL LAW 11_AT_THROGGS NK	373	-	-	-	-	373
<b>THROGGS NECK Total:</b>	<b>1,717</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,717</b>
THROGGS NECK ADDITION						
11313-VENTILATION_AT_THROGGS NK A	98	-	-	-	-	98
14033-ASBESTOS/INVS_T_AT_THROGGS NK A	1	-	-	-	-	1
9338-CC-UPGRADE_AT_THROGGS NK A	1,600	-	-	-	-	1,600
13145-ROOFS_AT_THROGGS NK A	579	-	-	-	-	579
13726-STAFF AUGMENTA_AT_THROGGS NK A CC	41	-	-	-	-	41
13727-STAFF AUGMENTA 2_AT_THROGGS NK A	41	-	-	-	-	41
13749-LOCAL LAW 11_AT_THROGGS NK A	420	-	-	-	-	420
13759-LOCAL LAW 11 INS3_AT_THROGGS NK A	382	-	-	-	-	382
<b>THROGGS NECK ADDITION Total:</b>	<b>3,162</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,162</b>
TWIN PARKS EAST (SITE 9)						
11009-VENTILATION_AT_TWIN PK E(9)	56	-	-	-	-	56
13121-RELOCATION_AT_TWIN PK E(9)	2	-	-	-	-	2
10487-AGF EXT COMPACTORS_AT_TWIN PK E9	-	-	1,997	-	-	1,997
12189-DOORS2_AT_TWIN PK E(9)	-	800	-	-	-	800
12731-AGF WASTE YARD_AT_TWIN PK E(9)	22	-	-	-	-	22
12948-A&E FEES_AT_TWIN PK E(9)	2	-	-	-	-	2
13947-RAD TRANSFER_AT_TWIN PKE SITE 9	75	-	-	-	-	75
<b>TWIN PARKS EAST (SITE 9) Total:</b>	<b>157</b>	<b>800</b>	<b>1,997</b>	<b>-</b>	<b>-</b>	<b>2,954</b>



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	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total	
TWIN PARKS WEST (SITES 1 & 2)	11933-VENTILATION AT TWIN PK W1&2	71	-	-	-	-	71
	<b>TWIN PARKS WEST (SITES 1 &amp; 2) Total:</b>	<b>71</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>71</b>
UNION AVE - EAST 163RD ST	13020-VENTILATION AT UNION-E163	27	-	-	-	-	27
	10097-LOCAL LAW 11 AT UNION-E163	26	-	-	-	-	26
	<b>UNION AVE - EAST 163RD ST Total:</b>	<b>54</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>54</b>
UNION AVE - EAST 166TH ST	11012-VENTILATION AT UNION-E166	10	-	-	-	-	10
	13539-HEATING/IDA AT UNION-E166	48	-	-	-	-	48
	<b>UNION AVE - EAST 166TH ST Total:</b>	<b>58</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>58</b>
UNIVERSITY AVE REHAB	13120-RELOCATION AT UNIV REH	1	-	-	-	-	1
	9921-CCTV AT UNI REHAB	16	-	-	-	-	16
	11910-ROOFS AT UNI REHAB	2,244	-	-	-	-	2,244
	13953-RAD TRANSFER AT UNIVERSITY REHAB	75	-	-	-	-	75
	<b>UNIVERSITY AVE REHAB Total:</b>	<b>2,335</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,335</b>
WEBSTER	11663-LEAD ABATEMENT AT WEBSTER	4	-	-	-	-	4
	12014-VENTILATION AT WEBSTER	1,079	-	-	-	-	1,079
	13812-ASBESTOS 2 AT WEBSTER	31	-	-	-	-	31
	1023-ELEVATORS AT WEBSTER	142	-	-	-	-	142
	9267-ROOFS 2 AT WEBSTER	-	1,181	-	-	-	1,181
	10540-AGF EXT COMPACTORS 2 AT WEBSTER	1,226	-	-	-	-	1,226
	10983-LOCAL LAW 11 AT WEBSTER	20	-	-	-	-	20
	11197-SEC ENHANCEMENTS 8 AT WEBSTER	34	-	-	-	-	34
	12527-SITE ASSESSMENT AT WEBSTER	3	-	-	-	-	3
	13563-IDA GC AT WEBSTER	2,228	-	-	-	-	2,228
	13566-IDA RENO AT WEBSTER	4,072	-	-	-	-	4,072
	<b>WEBSTER Total:</b>	<b>8,839</b>	<b>1,181</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,020</b>
WEST TREMONT AVE - SEDGEWICK AVE AREA	12041-VENTILATION AT WTREM-SEDG	9	-	-	-	-	9
	12122-VENTILATION 2 AT WTREM-SEDG	97	-	-	-	-	97
	12040-A&E FEES AT WTREM-SEDG	1	-	-	-	-	1
	12949-A&E FEES 2 AT WTREM-SEDG	2	-	-	-	-	2
	14078-RAD TRANSFER AT W. TREMONT-SEDG	75	-	-	-	-	75
	<b>WEST TREMONT AVE - SEDGEWICK AVE AREA Total:</b>	<b>183</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>183</b>
WEST TREMONT REHAB (GROUP 1)	10140-LOCAL LAW 11 AT WFARMS RD REH	16	-	-	-	-	16
	<b>WEST TREMONT REHAB (GROUP 1) Total:</b>	<b>16</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16</b>
	<b>Bronx Total</b>	<b>451,952</b>	<b>176,750</b>	<b>91,038</b>	<b>4,046</b>	<b>34,134</b>	<b>757,919</b>
<b>Brooklyn</b>							
104-14 TAPSCOTT ST	10196-LOCAL LAW 11 AT TAPSCOTT REH	8	-	-	-	-	8
	14054-RAD TRANSFER AT 104-14 TAPSCOTT	75	-	-	-	-	75
	<b>104-14 TAPSCOTT ST Total:</b>	<b>83</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>83</b>
303 VERNON AVE	11983-VENTILATION AT 303 VERNON	9	-	-	-	-	9
	13964-ASBESTOS/INVST AT 303 VERNON	1	-	-	-	-	1
	9440-ELEVATORS 3 AT 303 VERNON	1,856	-	-	-	-	1,856
	10557-AGF EXT COMPACTORS 2 AT 303 VERNON	1,553	-	-	-	-	1,553
	<b>303 VERNON AVE Total:</b>	<b>3,419</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,419</b>
33-35 SARATOGA AVE	9918-ELEVATORS AT SARATOGA	406	-	-	-	-	406
	13227-STAFF AUGMENTA AT SARATOGA SQ	24	-	-	-	-	24
	<b>33-35 SARATOGA AVE Total:</b>	<b>430</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>430</b>
ALBANY	11359-VENTILATION AT ALBANY	2	-	-	-	-	2
	11664-LEAD ABATEMENT AT ALBANY	72	-	-	-	-	72
	13859-ASBESTOS/INVST AT ALBANY	1	-	-	-	-	1
	13788-ROOF TANKS AT ALBANY	726	-	-	-	-	726
	12957-RELOCATION AT ALBANY	20	-	-	-	-	20
	9889-GROUNDS 2 AT ALBANY	-	125	-	-	-	125
	13045-LOCAL LAW 11 INS AT ALBANY I & II	22	-	-	-	-	22
	<b>ALBANY Total:</b>	<b>841</b>	<b>125</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>966</b>
ALBANY II	11360-VENTILATION AT ALBANY II	1	-	-	-	-	1
	11665-LEAD ABATEMENT AT ALBANY II	28	-	-	-	-	28
	13310-RELOCATION AT ALBANY II	6	-	-	-	-	6
	13156-GROUNDS 2 AT ALBANY II	937	-	-	-	-	937
	<b>ALBANY II Total:</b>	<b>971</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>971</b>
ATLANTIC TERMINAL SITE 4B	12093-VENTILATION AT ATLANTIC T	21	-	-	-	-	21
	9161-AGF ELEVATORS AT ATLANTIC T	80	-	-	-	-	80
	9391-GROUNDS 2 AT ATLANTIC T	33	41	-	-	-	74
	10108-LOCAL LAW 11 AT ATLANTIC T	2,681	-	-	-	-	2,681
	11915-ROOFS 4 AT ATLANTIC T	41	-	-	-	-	41
	14194-BRICK/ROOF AT ATLANTIC T	20,000	20,000	-	-	-	40,000
	<b>ATLANTIC TERMINAL SITE 4B Total:</b>	<b>22,856</b>	<b>20,041</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>42,897</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
BAY VIEW						
13335-MOLD REMEDIATION AT BAYVIEW	16	-	-	-	-	16
13862-ASBESTOS/INVST AT BAYVIEW	5	-	-	-	-	5
13455-HEATING7 AT BAYVIEW	21	-	-	-	-	21
13347-RELOCATION AT BAYVIEW	15	-	-	-	-	15
10351-BOILER AT BAYVIEW	505	-	-	-	-	505
11216-GROUNDS4 AT BAYVIEW	65	-	-	-	-	65
12763-LAYERED ACCESS AT BAYVIEW	375	-	-	-	-	375
<b>BAY VIEW Total:</b>	<b>1,001</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,001</b>
BEDFORD - STUYVESANT REHAB						
11985-VENTILATION AT BED-STUY REH	3	-	-	-	-	3
13506-BOILER AT BED-STUY REH	401	-	-	-	-	401
13507-BOILER2 AT BED-STUY REH	500	-	-	-	-	500
13508-BOILER3 AT BED-STUY REH	66	-	-	-	-	66
13126-RELOCATION AT BED-STUY REH	7	-	-	-	-	7
10558-AGF EXT COMPACTORS AT BEDSTUY RHB	-	1,934	-	-	-	1,934
12603-AGF EXT COMPACTOR AT BED-STUY REH	3	-	-	-	-	3
<b>BEDFORD - STUYVESANT REHAB Total:</b>	<b>980</b>	<b>1,934</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,914</b>
BELMONT - SUTTER AREA						
13430-RAD TRANSFER AT BELMONT-SUTTER	65	-	-	-	-	65
<b>BELMONT - SUTTER AREA Total:</b>	<b>65</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>65</b>
BERRY ST - SOUTH 9TH ST						
8925-SEC ENHANCEM2 AT BERRY-S9TH	90	-	-	-	-	90
<b>BERRY ST - SOUTH 9TH ST Total:</b>	<b>90</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>90</b>
BORINQUEN PLAZA I						
12034-VENTILATION2 AT BORINQUEN I	135	-	-	-	-	135
13586-PLUMBING AT BORINQUEN	43	-	-	-	-	43
9436-CC-UPGRADE AT BORINQUEN I	-	-	102	-	-	102
10452-AGF EXT COMPACTORS AT BORINQUEN I	1,843	562	-	-	-	2,406
11300-ENERGY SOLAR AT BORINQUEN I	4,000	-	-	-	-	4,000
12172-CC-UPGRADE2 AT BORINQUEN I	-	900	-	-	-	900
13015-CC-UPGRADE AT BORINQUEN II	460	-	-	-	-	460
<b>BORINQUEN PLAZA I Total:</b>	<b>6,482</b>	<b>1,462</b>	<b>102</b>	<b>-</b>	<b>-</b>	<b>8,046</b>
BORINQUEN PLAZA II						
11361-VENTILATION3 AT BORINQUEN II	135	-	-	-	-	135
13783-ASBESTOS AT BORINQUEN II	1	-	-	-	-	1
12699-AGF WASTE YARD AT BORINQUEN II	1	-	-	-	-	1
<b>BORINQUEN PLAZA II Total:</b>	<b>137</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>137</b>
BREUKELEN						
11666-LEAD ABATEMENT AT BREUKELEN	10	-	-	-	-	10
13785-ASBESTOS AT BREUKELEN	73	-	-	-	-	73
13050-RELOCATION AT BREUKELEN	20	-	-	-	-	20
7525-BRICK/ROOFS AT BREUKELEN	2,906	39	-	-	-	2,944
10109-LOCAL LAW 11 AT BREUKELEN	519	-	-	-	-	519
12153-LOCAL LAW 152 AT BREUKELEN	2	-	-	-	-	2
12365-HEATING6 AT BREUKELEN	-	6,121	5,688	4,000	45,187	60,996
12741-LOCAL LAW 152.2 AT BREUKELEN	57	-	-	-	-	57
<b>BREUKELEN Total:</b>	<b>3,587</b>	<b>6,159</b>	<b>5,688</b>	<b>4,000</b>	<b>45,187</b>	<b>64,622</b>
BREVOORT						
11667-LEAD ABATEMENT AT BREVOORT	3	-	-	-	-	3
13646-ASBESTOS AT BREVOORT	29	-	-	-	-	29
10772-HEATING/VACUUM TANKS AT BREVOORT	220	-	-	-	-	220
13061-ROOF TANKS AT BREVOORT	1,528	-	-	-	-	1,528
13306-RELOCATION AT BREVOORT	11	-	-	-	-	11
9931-ROOFS2 AT BREVOORT	-	2,083	-	-	-	2,083
10139-LOCAL LAW 11 AT BREVOORT	2,171	-	-	-	-	2,171
10330-BOILER AT BREVOORT	4,709	-	-	-	-	4,709
10418-PLUMBING4 AT BREVOORT	205	-	-	-	-	205
10451-AGF EXT COMPACTORS AT BREVOORT	1,680	716	-	-	-	2,396
13101-AGF INT COMPACTORS2 AT BREVOORT	2,787	953	-	-	-	3,740
13625-GROUNDS3 AT BREVOORT	500	-	-	-	-	500
<b>BREVOORT Total:</b>	<b>13,843</b>	<b>3,752</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,595</b>
BROWNSVILLE						
12035-VENTILATION AT BROWNSVILLE	52	-	-	-	-	52
13252-MOLD REMEDIATION AT BROWNSVILLE	31	-	-	-	-	31
13787-ASBESTOS AT BROWNSVILLE	20	-	-	-	-	20
13867-ASBESTOS/INVST AT BROWNSVILLE	1	-	-	-	-	1
12892-RELOCATION AT BROWNSVILLE	2	-	-	-	-	2
9592-FIRE PRO-ALARM AT BROWNSVILLE	212	-	-	-	-	212
9828-AGF BOILER2 AT BROWNSVILLE	10,997	16,394	-	-	-	27,391
10094-LOCAL LAW 11 AT BROWNSVILLE	849	-	-	-	-	849
10130-ROOFS AT BROWNSVILLE	-	4,171	-	-	-	4,171
10190-CC-UPGRADE AT BROWNSVILLE	-	8,850	-	-	-	8,850
10378-CC-UPGRADE2 AT BROWNSVILLE	8,841	-	-	-	-	8,841
12240-PLUMBING2 AT BROWNSVILLE	2,172	-	-	-	-	2,172
<b>BROWNSVILLE Total:</b>	<b>23,178</b>	<b>29,415</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>52,593</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
BUSHWICK						
13253-MOLD REMEDIATION AT BUSHWICK	5	-	-	-	-	5
13651-ASBESTOS AT BUSHWICK	10	-	-	-	-	10
13488-HEATING3 AT BUSHWICK	40	-	-	-	-	40
13574-HEATING4 AT BUSHWICK	21	-	-	-	-	21
12809-RELOCATION AT BUSHWICK	37	-	-	-	-	37
9431-EXT COMPACTORS2 AT BUSHWICK	-	-	-	1,768	-	1,768
10181-CC-UPGRADE2 AT BUSHWICK	-	2,570	-	-	-	2,570
<b>BUSHWICK Total:</b>	<b>114</b>	<b>2,570</b>	<b>-</b>	<b>1,768</b>	<b>-</b>	<b>4,452</b>
BUSHWICK II (GROUPS B&D)						
11431-FIRE ALARM SYSTEM AT BUSHWICK 2BD	55	-	-	-	-	55
<b>BUSHWICK II (GROUPS B&amp;D) Total:</b>	<b>55</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55</b>
BUSHWICK II CDA (GROUP E)						
10453-LOCAL LAW 11 AT BUSHWICK 2E	3	-	-	-	-	3
11423-FIRE ALARM SYSTEM AT BUSHWICK 2AC	47	-	-	-	-	47
<b>BUSHWICK II CDA (GROUP E) Total:</b>	<b>50</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50</b>
CAREY GARDENS						
11668-LEAD ABATEMENT AT CAREY	2	-	-	-	-	2
11994-VENTILATION AT CAREY	10	-	-	-	-	10
13830-ASBESTOS AT CAREY	86	-	-	-	-	86
7478-LIGHTING AT CAREY	50	-	-	-	-	50
7819-SANDY GC AT CAREY	140	-	-	-	-	140
8319-SANDY RENO AT CAREY	1,017	-	-	-	-	1,017
10288-AGF ELEVATORS2 AT CAREY	1,811	-	-	-	-	1,811
<b>CAREY GARDENS Total:</b>	<b>3,117</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,117</b>
CONEY ISLAND						
10976-VENTILATION AT CONEY ISL	18	-	-	-	-	18
12015-VENTILATION AT CONEY ISL1&2&4	4	-	-	-	-	4
13905-ASBESTOS AT CONEY ISL	1	-	-	-	-	1
12004-APARTMENT RENO AT CONEY ISL	8	700	-	-	-	708
13960-RELOCATION AT CONEY ISL	5	-	-	-	-	5
7855-SANDY GC AT CONEY ISL	541	-	-	-	-	541
8299-SANDY RENO AT CONEY ISL	226	-	-	-	-	226
9937-GARBAGE DISPOS2 AT CONEY ISL	1,280	-	-	-	-	1,280
12333-AGF EXT COMPACTORS AT CONEY ISL	294	-	-	-	-	294
12703-AGF WASTE YARD AT CONEY ISL	1	-	-	-	-	1
<b>CONEY ISLAND Total:</b>	<b>2,378</b>	<b>700</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,078</b>
CONEY ISLAND (SITE 8)						
11996-VENTILATION AT CONEY ISL-8	9	-	-	-	-	9
12007-APARTMENT RENO AT CONEY ISL-8	8	150	-	-	-	158
7814-SANDY GC AT CONEY ISL-8	288	-	-	-	-	288
8304-SANDY RENO AT CONEY ISL-8	369	-	-	-	-	369
10422-PLUMBING AT CONEY ISL-8	61	-	-	-	-	61
12313-ENTR/EXIT-DWEL AT CONEY ISL-8	871	-	-	-	-	871
12625-ELEVATORS AT CONEY ISL-8	1,383	-	-	-	-	1,383
12677-A&E FEES AT CONEY ISL-8	288	-	-	-	-	288
<b>CONEY ISLAND (SITE 8) Total:</b>	<b>3,277</b>	<b>150</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,427</b>
CONEY ISLAND I (SITE 1B)						
11995-VENTILATION AT CONEY ISL-1B	14	-	-	-	-	14
13837-ASBESTOS AT CONEY ISL-1B	15	-	-	-	-	15
7823-SANDY GC AT CONEY ISL-1B	105	-	-	-	-	105
8309-SANDY RENO AT CONEY ISL-1B	208	-	-	-	-	208
10290-AGF ELEVATORS2 AT CONEY ISL-1B	411	-	-	-	-	411
12193-GROUNDS AT CONEY ISL-1B	-	138	-	-	-	138
<b>CONEY ISLAND I (SITE 1B) Total:</b>	<b>753</b>	<b>138</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>891</b>
CONEY ISLAND I (SITES 4 & 5)						
10978-VENTILATION AT CONEY ISL4&5	16	-	-	-	-	16
13990-ASBESTOS/INVT AT CONEY ISL4&5	1	-	-	-	-	1
7843-SANDY GC AT CONEY ISL4&5	228	-	-	-	-	228
8302-SANDY RENO AT CONEY ISL4&5	138	-	-	-	-	138
10267-SANDY PLAYGROUNDS AT CONEY ISL4&5	80	-	-	-	-	80
10289-AGF ELEVATORS2 AT CONEY ISL4&5	2,989	-	-	-	-	2,989
10341-LOCAL LAW 11 AT CONEY ISL4&5	297	-	-	-	-	297
12471-CCTV AT CONEY ISL4&5	4	-	-	-	-	4
12532-LL152 STAFF AUGME AT CONEY ISL4&5	5	-	-	-	-	5
12533-PLUMBING2 AT CONEY ISL4&5	159	-	-	-	-	159
13249-LOCAL LAW 11 INS AT CONEY ISL4&5	558	-	-	-	-	558
<b>CONEY ISLAND I (SITES 4 &amp; 5) Total:</b>	<b>4,474</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,474</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
COOPER PARK						
11669-LEAD ABATEMENT AT COOPER PK	31	-	-	-	-	31
11980-VENTILATION AT COOPER PARK	66	-	-	-	-	66
13840-ASBESTOS2 AT COOPER PARK	16	-	-	-	-	16
9596-FIRE PRO-ALARM2 AT COOPER PARK	11	-	-	-	-	11
10189-GROUNDS3 AT COOPER PARK	-	403	-	-	-	403
10331-BOILER AT COOPER PARK	7,492	-	-	-	-	7,492
10498-AGF EXT COMPACTORS AT COOPER PARK	2,311	657	-	-	-	2,968
13102-AGF INT COMPACTOR2 AT COOPER PARK	1,666	964	-	-	-	2,629
13157-GROUNDS5 AT COOPER PARK	2,108	-	-	-	-	2,108
<b>COOPER PARK Total:</b>	<b>13,701</b>	<b>2,024</b>	-	-	-	<b>15,725</b>
CROWN HEIGHTS						
10122-LOCAL LAW 11 AT CROWN HTS	11	-	-	-	-	11
14058-RAD TRANSFER AT CROWN HEIGHTS	75	-	-	-	-	75
<b>CROWN HEIGHTS Total:</b>	<b>86</b>	-	-	-	-	<b>86</b>
CYPRESS HILLS						
11358-VENTILATION AT CYPRESS	346	-	-	-	-	346
13842-ASBESTOS AT CYPRESS	4	-	-	-	-	4
13596-PLUMBING1 AT CYPRESS	250	-	-	-	-	250
9824-BOILER AT CYPRESS	-	-	1,880	-	-	1,880
11299-FIRE PRO-ALARM2 AT CYPRESS	510	-	-	-	-	510
12024-SIDEWALK SHEDS2 AT CYPRESS	1,135	-	-	-	-	1,135
13059-LOCAL LAW 11 INSP AT CYPRESS	2,146	-	-	-	-	2,146
<b>CYPRESS HILLS Total:</b>	<b>4,391</b>	-	<b>1,880</b>	-	-	<b>6,271</b>
FARRAGUT						
12036-VENTILATION AT FARRAGUT	45	-	-	-	-	45
13524-MOLD REMEDIATION AT FARRAGUT	3	-	-	-	-	3
13852-ASBESTOS AT FARRAGUT	2	-	-	-	-	2
9806-BOILER AT FARRAGUT	35	-	-	-	-	35
9907-LIGHTING2 AT FARRAGUT	-	34	-	-	-	34
9966-HEATING5 AT FARRAGUT	1,581	-	-	-	-	1,581
10262-LOCAL LAW 11 AT FARRAGUT	129	-	-	-	-	129
10563-AGF EXT COMPACTORS AT FARRAGUT	2,570	10	-	-	-	2,580
12371-ROOFS3 AT FARRAGUT	-	1,400	-	-	-	1,400
13160-GROUNDS3 AT FARRAGUT	937	-	-	-	-	937
<b>FARRAGUT Total:</b>	<b>5,301</b>	<b>1,444</b>	-	-	-	<b>6,746</b>
FENIMORE - LEFFERTS						
14061-RAD TRANSFER AT FENIMORE-LEFF	75	-	-	-	-	75
<b>FENIMORE - LEFFERTS Total:</b>	<b>75</b>	-	-	-	-	<b>75</b>
FIorentino PLAZA						
10979-VENTILATION AT FIORENTINO	19	-	-	-	-	19
12981-MOLD REMEDIATION AT UNITY PLZ	106	-	-	-	-	106
13482-HEATING AT UNITY PLZ CON	70	-	-	-	-	70
13504-HEATING2 AT UNITY PLZ CON	147	-	-	-	-	147
13522-LOCAL LAW 11 AT UNITY PLAZA	1,100	-	-	-	-	1,100
13307-RELOCATION AT UNITY PLZ CON	10	-	-	-	-	10
12775-EXT LIGHTING AT UNITY PLZ CON	150	-	-	-	-	150
13431-RAD TRANSFER AT FIORENTINO	148	-	-	-	-	148
<b>FIORENTINO PLAZA Total:</b>	<b>1,749</b>	-	-	-	-	<b>1,749</b>
GARVEY (GROUP A)						
11892-VENTILATION2 AT GARVEY	36	-	-	-	-	36
13858-ASBESTOS AT GARVEY	32	-	-	-	-	32
9621-FIRE PRO-ALARM2 AT GARVEY	282	-	-	-	-	282
<b>GARVEY (GROUP A) Total:</b>	<b>350</b>	-	-	-	-	<b>350</b>
GLENMORE PLAZA						
11670-LEAD ABATEMENT AT GLENMORE	10	-	-	-	-	10
11890-VENTILATION AT GLENMORE	8	-	-	-	-	8
13853-ASBESTOS AT GLENMORE	44	-	-	-	-	44
13180-RELOCATION AT GLENMORE	5	-	-	-	-	5
10259-LOCAL LAW 11 AT GLENMORE	1,065	-	-	-	-	1,065
10567-AGF EXT COMPACTORS AT GLENMORE	1,749	400	-	-	-	2,149
12370-HEATING3 AT GLENMORE	-	-	3,256	3,000	44,343	50,599
12766-EXT LIGHTING AT GLENMORE	178	-	-	-	-	178
12829-DOORS AT GLENMORE PLZ	-	422	-	-	-	422
13103-AGF INT COMPACTORS2 AT GLENMORE	957	-	-	-	-	957
13767-LOCAL LAW 11 INSPECT3 AT GLENMORE	236	-	-	-	-	236
<b>GLENMORE PLAZA Total:</b>	<b>4,253</b>	<b>822</b>	<b>3,256</b>	<b>3,000</b>	<b>44,343</b>	<b>55,675</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>GLENWOOD</b>						
11671-LEAD ABATEMENT_AT_GLENWOOD	1	-	-	-	-	1
13857-ASBESTOS 2_AT_GLENWOOD	1	-	-	-	-	1
13875-ASBESTOS/INVST_AT_GLENWOOD	1	-	-	-	-	1
13362-RELOCATION_AT_GLENWOOD	30	-	-	-	-	30
7111-LIGHTING2_AT_GLENWOOD	75	-	-	-	-	75
7253-HEATING3_AT_GLENWOOD	77	-	-	-	-	77
9608-FIRE PRO-ALARM_AT_GLENWOOD CC	25	-	-	-	-	25
10222-CC-UPGRADE_AT_GLENWOOD	257	-	-	-	-	257
10482-AGF INT COMPACTORS_AT_GLENWOOD	2,581	-	-	-	-	2,581
11215-CC-UPGRADE2_AT_GLENWOOD	50	45	-	-	-	95
12564-AGF INT COMPACTOR_AT_GLENWOOD	29	-	-	-	-	29
<b>GLENWOOD Total:</b>	<b>3,128</b>	<b>45</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,173</b>
<b>GOWANUS</b>						
12080-VENTILATION_AT_GOWANUS	4	-	-	-	-	4
13255-MOLD REMEDIATION_AT_GOWANUS	11	-	-	-	-	11
13829-ASBESTOS_AT_GOWANUS	16	-	-	-	-	16
10771-HEATING/VACUMTANKS_AT_GOWANUS	110	-	-	-	-	110
13458-HEATING3_AT_GOWANUS	6	-	-	-	-	6
14044-ROOF TANK_AT_GOWANUS	774	-	-	-	-	774
14046-HEATING5_AT_GOWANUS	565	-	-	-	-	565
12958-RELOCATION_AT_GOWANUS	5	-	-	-	-	5
8033-SANDY GC_AT_GOWANUS	52	-	-	-	-	52
8366-SANDY RENO_AT_GOWANUS	183	-	-	-	-	183
8681-CC-UPGRADE3_AT_GOWANUS	199	-	-	-	-	199
9613-FIRE PRO-ALARM2_AT_GOWANUS	-	292	-	-	-	292
10186-SEC ENHANCMENTS2_AT_GOWANUS	11	-	-	-	-	11
10276-SANDY CCTV_AT_GOWANUS	14	-	-	-	-	14
10329-BOILER_AT_GOWANUS	7,710	-	-	-	-	7,710
12462-COMP MOD_AT_GOWANUS	1,225	-	-	-	-	1,225
12627-ELEVATORS3_AT_GOWANUS	23,284	-	-	-	-	23,284
12952- AGF COMP MOD_AT_GOWANUS	-	57,051	39,000	39,000	-	135,051
13104-AGF INT COMPACTORS2_AT_GOWANUS	2,527	-	-	-	-	2,527
13755-LOCAL LAW 11_AT_GOWANUS	105	-	-	-	-	105
13766-LOCAL LAW 11 INSPECT_AT_GOWANUS	83	-	-	-	-	83
<b>GOWANUS Total:</b>	<b>36,882</b>	<b>57,343</b>	<b>39,000</b>	<b>39,000</b>	<b>-</b>	<b>172,224</b>
<b>HABER</b>						
11999-VENTILATION_AT_HABER	47	-	-	-	-	47
7813-SANDY GC_AT_HABER	2	-	-	-	-	2
8317-SANDY RENO_AT_HABER	1,101	-	-	-	-	1,101
10463-AGF INT COMPACTORS_AT_HABER	265	-	-	-	-	265
11269-SANDY CCTV_AT_HABER	244	-	-	-	-	244
12562-AGF INT COMPACTOR_AT_HABER	6	-	-	-	-	6
12629-ELEVATORS_AT_HABER	4,837	-	-	-	-	4,837
12681-A&E FEES2_AT_HABER	271	-	-	-	-	271
13358-LOCAL LAW 11_AT_HABER	6	-	-	-	-	6
13615-CC-UPGRADE2_AT_HABER	150	-	-	-	-	150
13900-LL152 PLUMBING_AT_HABER	2,427	-	-	-	-	2,427
<b>HABER Total:</b>	<b>9,355</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,355</b>
<b>HOWARD</b>						
11891-VENTILATION_AT_HOWARD	122	-	-	-	-	122
13794-ASBESTOS_AT_HOWARD	111	-	-	-	-	111
13877-ASBESTOS/INVST_AT_HOWARD	3	-	-	-	-	3
13601-PLUMBING1_AT_HOWARD	3	-	-	-	-	3
13515-BOILER_AT_HOWARD	150	-	-	-	-	150
13128-RELOCATION_AT_HOWARD	29	-	-	-	-	29
9627-FIRE PRO-ALARM2_AT_HOWARD	395	-	-	-	-	395
9864-CCTV_AT_HOWARD	105	-	-	-	-	105
10035-LOCAL LAW 11_AT_HOWARD	864	-	-	-	-	864
10496-AGF EXT COMPACTORS_AT_HOWARD	319	1,914	-	-	-	2,233
12709-AGF WASTE YARD_AT_HOWARD	21	-	-	-	-	21
13723-STAFF AUGMENTA_AT_HOWARD	59	-	-	-	-	59
<b>HOWARD Total:</b>	<b>2,180</b>	<b>1,914</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,094</b>
<b>HOWARD AVE</b>						
13257-MOLD REMEDIATION_AT_HOWARD AVE	21	-	-	-	-	21
9864-CCTV_AT_HOWARD	45	-	-	-	-	45
13150-GROUNDS5_AT_HOWARD	2,107	-	-	-	-	2,107
<b>HOWARD AVE Total:</b>	<b>2,173</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,173</b>
<b>HOWARD AVE - PARK PLACE</b>						
13540-HEATING IDA_AT_HOWARD-PK	48	-	-	-	-	48
13954-RAD TRANSFER_AT_HOWARD AVE-PARK	75	-	-	-	-	75
<b>HOWARD AVE - PARK PLACE Total:</b>	<b>123</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>123</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
HUGHES APTS						
13679-ASBESTOS AT HUGHES APTS	34	-	-	-	-	34
13604-PLUMBING3 AT HUGHES APTS	83	-	-	-	-	83
13046-RELOCATION AT HUGHES APTS	5	-	-	-	-	5
8571-PLUMBING2 AT HUGHES APTS	25	-	-	-	-	25
10183-SEC ENHANCEMENTS AT HUGHES	-	36	-	-	-	36
10510-AGF INT COMPACTORS AT HUGHES	419	-	-	-	-	419
11916-ROOFS AT HUGHES	9,132	-	-	-	-	9,132
12177-CCTV AT HUGHES	-	13	-	-	-	13
12561-AGF INT COMPACTOR AT HUGHES APTS	10	-	-	-	-	10
13149-GROUNDS3 AT HUGHES APTS	2,589	-	-	-	-	2,589
<b>HUGHES APTS Total:</b>	<b>12,297</b>	<b>49</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,346</b>
HYLAN						
11989-VENTILATION AT HYLAN	6	-	-	-	-	6
9826-ELEVATORS2 AT HYLAN	2,067	-	-	-	-	2,067
13229-STAFF AUGMENTA AT HYLAN	34	-	-	-	-	34
<b>HYLAN Total:</b>	<b>2,106</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,106</b>
INGERSOLL						
11673-LEAD ABATEMENT AT INGERSOLL	102	-	-	-	-	102
13680-ASBESTOS AT INGERSOLL	29	-	-	-	-	29
13860-ASBESTOS/INVST AT INGERSOLL	1	-	-	-	-	1
6411-GC2 AT INGERSOLL	778	-	-	-	-	778
7606-BRICK/ROOF AT INGERSOLL	3,368	-	-	-	-	3,368
9381-GROUNDS3 AT INGERSOLL	214	-	-	-	-	214
9384-GROUNDS4 AT INGERSOLL	41	-	-	-	-	41
10110-LOCAL LAW 11 AT INGERSOLL	553	-	-	-	-	553
10317-BRICK/ROOF2 AT INGERSOLL	1,762	-	-	-	-	1,762
12520-SITE ASSESSMENT AT INGERSOLL	2	-	-	-	-	2
13105-AGF INT COMPACTORS2 AT INGERSOLL	4,861	3,336	-	-	-	8,196
13549-IDA RENO AT INGERSOLL	4,072	-	-	-	-	4,072
13554-IDA GC AT INGERSOLL	2,228	-	-	-	-	2,228
14195-ROOFS 2 AT INGERSOLL	-	-	8,082	16,164	16,164	40,410
<b>INGERSOLL Total:</b>	<b>18,010</b>	<b>3,336</b>	<b>8,082</b>	<b>16,164</b>	<b>16,164</b>	<b>61,756</b>
KINGSBOROUGH						
11674-LEAD ABATEMENT AT KINGSBORO	1	-	-	-	-	1
13798-ASBESTOS AT KINGSBORO	16	-	-	-	-	16
13863-ASBESTOS/INVST AT KINGSBORO	3	-	-	-	-	3
12841-RELOCATION AT KINGSBORO	9	-	-	-	-	9
7405-ENERGY CONSERV AT KINGSBORO	-	353	-	-	-	353
10212-GROUNDS2 AT KINGSBOROUGH	128	-	-	-	-	128
10574-AGF EXT COMPACTORS AT KINGSBORO	1,954	195	-	-	-	2,149
11310-ENTR/EXIT AT KINGSBORO	-	-	-	-	14,707	14,707
<b>KINGSBOROUGH Total:</b>	<b>2,111</b>	<b>548</b>	<b>-</b>	<b>-</b>	<b>14,707</b>	<b>17,367</b>
KINGSBOROUGH EXT						
11355-VENTILATION AT KINGSBORO E	5	-	-	-	-	5
13908-ASBESTOS AT KINGSBORO E	41	-	-	-	-	41
11308-ENTR/EXIT AT KINGSBORO E	-	-	-	-	932	932
<b>KINGSBOROUGH EXT Total:</b>	<b>46</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>932</b>	<b>978</b>
LAFAYETTE						
10975-VENTILATION AT LAFAYETTE	168	-	-	-	-	168
13799-ASBESTOS AT LAFAYETTE	22	-	-	-	-	22
14041-ASBESTOS/INVST AT LAFAYETTE	1	-	-	-	-	1
9579-FIRE PRO-ALARM2 AT LAFAYETTE	-	59	-	-	-	59
10031-LOCAL LAW 11 AT LAFAYETTE	38	-	-	-	-	38
10396-ELEVATORS4 AT LAFAYETTE	-	-	-	1,644	14,796	16,440
10408-BOILER AT LAFAYETTE	2,738	-	-	-	-	2,738
10531-AGF EXT COMPACTORS AT LAFAYETTE	215	1,290	-	-	-	1,505
12174-CC-UPGRADE AT LAFAYETTE	-	501	-	-	-	501
12180-CC-UPGRADE2 AT BREUKELN	-	430	-	-	-	430
12446-PLAYGROUNDS AT LAFAYETTE	286	-	-	-	-	286
12647-PROG MGT SERV AT LAFAYETTE ELEVAT	1,047	-	-	-	-	1,047
12713-AGF WASTE YARD AT LAFAYETTE	24	-	-	-	-	24
13159-GROUNDS3 AT LAFAYETTE	578	-	-	-	-	578
<b>LAFAYETTE Total:</b>	<b>5,118</b>	<b>2,280</b>	<b>-</b>	<b>1,644</b>	<b>14,796</b>	<b>23,838</b>
LENOX RD - ROCKAWAY PARKWAY						
14065-RAD TRANSFER AT LENOX-ROCKAWAY	75	-	-	-	-	75
<b>LENOX RD - ROCKAWAY PARKWAY Total:</b>	<b>75</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>75</b>
LINDEN						
11961-LOCAL LAW 11 INSP AT LINDEN	3	-	-	-	-	3
<b>LINDEN Total:</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>LONG ISLAND BAPTIST HOUSES</b>						
12148-VENTILATION2 AT LI BAPTIST	11	-	-	-	-	11
13807-ASBESTOS AT LI BAPTIST	43	-	-	-	-	43
13999-ASBESTOS/INVST AT LI BAPTIST	1	-	-	-	-	1
12769-EXT LIGHTING AT LI BAPTIST	182	-	-	-	-	182
12837-DOORS AT LI BAPTIST	-	200	-	-	-	200
13402-LOCAL LAW 11.2 AT LI BAPTIST	175	-	-	-	-	175
<b>LONG ISLAND BAPTIST HOUSES Total:</b>	<b>411</b>	<b>200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>611</b>
<b>LOW HOUSES</b>						
11889-VENTILATION2 AT LOW	20	-	-	-	-	20
13682-ASBESTOS AT LOW	2	-	-	-	-	2
14026-ASBESTOS/INVST AT LOW	1	-	-	-	-	1
10495-AGF EXT COMPACTORS AT LOW	285	1,712	-	-	-	1,997
10578-LAYERED ACCESS AT LOW	142	-	-	-	-	142
10841-ROOFS3 AT LOW	-	1,460	-	-	-	1,460
12176-CCTV AT LOW	403	-	-	-	-	403
12714-AGF WASTE YARD AT LOW	22	-	-	-	-	22
13754-LOCAL LAW 11 AT LOW	420	-	-	-	-	420
13764-LOCAL LAW 11 INSPECT3 AT LOW	486	-	-	-	-	486
<b>LOW HOUSES Total:</b>	<b>1,782</b>	<b>3,173</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,955</b>
<b>MARCY</b>						
13260-MOLD REMEDIATION AT MARCY	14	-	-	-	-	14
13685-ASBESTOS AT MARCY	26	-	-	-	-	26
13866-ASBESTOS/INVST AT MARCY	1	-	-	-	-	1
13132-RELOCATION AT MARCY	3	-	-	-	-	3
7547-GROUNDS2 AT MARCY	-	40	-	-	-	40
9132-CC-UPGRADE AT MARCY	-	1,188	-	-	-	1,188
9609-FIRE PRO-ALARM2 AT MARCY	-	287	-	-	-	287
9930-ROOFS3 AT MARCY	26	4,172	-	-	-	4,198
10012-EXT COMPACTORS2 AT MARCY	-	-	-	26	-	26
10324-BOILER AT MARCY	3,467	-	-	-	-	3,467
10530-AGF EXT COMPACTORS4 AT MARCY	1,940	-	-	-	-	1,940
12243-CC-UPGRADE2 AT MARCY	100	-	-	-	-	100
12631-ELEVATORS3 AT MARCY	59,773	-	-	-	-	59,773
12668-A&E FEES 2 AT MARCY	1	-	-	-	-	1
12900-STAFF AUGMENTATION AT MARCY	54	-	-	-	-	54
13158-GROUNDS4 AT MARCY	2,110	-	-	-	-	2,110
<b>MARCY Total:</b>	<b>67,516</b>	<b>5,687</b>	<b>-</b>	<b>26</b>	<b>-</b>	<b>73,229</b>
<b>MARLBORO</b>						
13686-ASBESTOS AT MARLBORO	7	-	-	-	-	7
14004-ASBESTOS/INVST AT MARLBORO	1	-	-	-	-	1
13473-HEATINGS AT MARLBORO	40	-	-	-	-	40
13007-RELOCATION AT MARLBORO	5	-	-	-	-	5
9093-GC2 AT MARLBORO	1,529	1,000	-	-	-	2,529
9943-GARBAGE DISPOS4 AT MARLBORO	100	-	-	-	-	100
10000-AGF BOILERS AT MARLBORO	27,258	20,963	-	-	-	48,221
12291-AGF EXT COMPACTORS AT MARLBORO	2,276	642	-	-	-	2,919
12632-ELEVATORS5 AT MARLBORO	27,950	-	-	-	-	27,950
12680-A&E FEES4 AT MARLBORO	1	-	-	-	-	1
12830-CC-UPGRADE3 AT MARLBORO	-	3,600	-	-	-	3,600
12832-CC-UPGRADE3 AT MARBLE HILL	-	200	-	-	-	200
13236-PLUMBING9 AT MARLBORO	-	4,400	-	-	-	4,400
<b>MARLBORO Total:</b>	<b>59,168</b>	<b>30,805</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>89,973</b>
<b>NOSTRAND</b>						
11676-LEAD ABATEMENT AT NOSTRAND	35	-	-	-	-	35
11992-VENTILATION2 AT NOSTRAND	285	-	-	-	-	285
13692-ASBESTOS AT NOSTRAND	24	-	-	-	-	24
14011-ASBESTOS/INVST AT NOSTRAND	1	-	-	-	-	1
10036-LOCAL LAW 11 AT NOSTRAND	996	-	-	-	-	996
10129-ROOFS4 AT NOSTRAND	1	3,204	-	-	-	3,205
10492-AGF EXT COMPACTORS AT NOSTRAND	285	1,712	-	-	-	1,997
12633-ELEVATORS2 AT NOSTRAND	26,030	-	-	-	-	26,030
12664-A&E FEES AT NOSTRAND	1	-	-	-	-	1
12721-AGF WASTE YARD AT NOSTRAND	22	-	-	-	-	22
<b>NOSTRAND Total:</b>	<b>27,681</b>	<b>4,916</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>32,597</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>O'DWYER GARDENS</b>						
11997-VENTILATION_AT_O'DWYER GDS	77	-	-	-	-	77
13903-ASBESTOS_AT_O'DWYER GDS	4	-	-	-	-	4
12005-APARTMENT RENO_AT_O'DWYER GDS	4	23	-	-	-	27
13403-RELOCATION_AT_O'DWYER GDS	5	-	-	-	-	5
7818-SANDY GC_AT_O'DWYER GDS	275	-	-	-	-	275
8330-SANDY RENO_AT_O'DWYER GDS	1,042	-	-	-	-	1,042
8679-GROUNDS3_AT_O'DWYER GDS	100	-	-	-	-	100
9775-BRICK/ROOF_AT_O'DWYER	555	-	-	-	-	555
10277-SANDYAPTS_AT_O'DWYER GDS	19	-	-	-	-	19
10589-LAYERED ACCESS_AT_O'DWYER GDS	7,643	-	-	-	-	7,643
12314-ENTR/EXIT-DWEL2_AT_O'DWYER GDS	6,219	-	-	-	-	6,219
12634-ELEVATORS2_AT_O'DWYER GDS	10,891	-	-	-	-	10,891
12675-A&E FEES 2_AT_O'DWYER GDS	241	-	-	-	-	241
<b>O'DWYER GARDENS Total:</b>	<b>27,073</b>	<b>23</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,096</b>
<b>OCEAN HILL APTS</b>						
11357-VENTILATION_AT_OCEAN HILL APTS	4	-	-	-	-	4
13122-RELOCATION_AT_OCEAN HILL APTS	1	-	-	-	-	1
10144-LOCAL LAW 11_AT_OCEAN HILL APTS	187	-	-	-	-	187
10294-BOILER_AT_OCEAN HILL APTS	371	-	-	-	-	371
13155-GROUNDS4_AT_OCEAN HILL APTS	1,169	-	-	-	-	1,169
<b>OCEAN HILL APTS Total:</b>	<b>1,732</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,732</b>
<b>OCEAN HILL - BROWNSVILLE</b>						
13718-BOILER_AT_OCEAN-BWVL	8	-	-	-	-	8
13944-RAD TRANSFER_AT_OCEAN HILL	75	-	-	-	-	75
<b>OCEAN HILL - BROWNSVILLE Total:</b>	<b>83</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>83</b>
<b>PARK ROCK REHAB</b>						
13595-PLUMBING_AT_PARK RK CON	1,215	-	-	-	-	1,215
10705-LOCAL LAW 11_AT_PARK RK REH	10	-	-	-	-	10
13223-LOCAL LAW 11 2_AT_PARK RK REH	2	-	-	-	-	2
14069-RAD TRANSFER_AT_PARK ROCK REHAB	75	-	-	-	-	75
<b>PARK ROCK REHAB Total:</b>	<b>1,302</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,302</b>
<b>PENNSYLVANIA AVE - WORTMAN AVE</b>						
10982-VENTILATION_AT_PENN-WORTMAN	59	-	-	-	-	59
13429-RAD TRANSFER_AT_PENN-WORTMAN	310	-	-	-	-	310
<b>PENNSYLVANIA AVE - WORTMAN AVE Total:</b>	<b>369</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>369</b>
<b>PINK</b>						
11363-VENTILATION2_AT_PINK	677	-	-	-	-	677
8971-BOILER_AT_PINK	6,741	-	-	-	-	6,741
9610-FIRE PRO-ALARM2_AT_PINK	706	-	-	-	-	706
9810-CCTV3_AT_PINK	-	-	241	-	-	241
12723-AGF WASTE YARD_AT_PINK	21	-	-	-	-	21
12767-LAYERED ACCESS 2_AT_PINK	400	-	-	-	-	400
<b>PINK Total:</b>	<b>8,545</b>	<b>-</b>	<b>241</b>	<b>-</b>	<b>-</b>	<b>8,786</b>
<b>PROSPECT PLAZA_</b>						
13470-HEATING3_AT_GARVEY	40	-	-	-	-	40
<b>PROSPECT PLAZA_ Total:</b>	<b>40</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>40</b>
<b>RALPH AVE REHAB</b>						
14016-ASBESTOS/INVST_AT_RALPH REH	1	-	-	-	-	1
14070-RAD TRANSFER_AT_RALPH AVE REHAB	75	-	-	-	-	75
<b>RALPH AVE REHAB Total:</b>	<b>76</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76</b>
<b>RED HOOK EAST</b>						
11677-LEAD ABATEMENT_AT_RED HOOK E	235	-	-	-	-	235
13299-MOLD REMEDIATION_AT_RED HOOK E	49	-	-	-	-	49
13702-ASBESTOS_AT_RED HOOK E	25	-	-	-	-	25
13880-ASBESTOS/INVST_AT_RED HOOK E	13	-	-	-	-	13
13523-GARBAGE DISPOS_AT_RED HOOK	2,000	-	-	-	-	2,000
13002-RELOCATION_AT_RED HOOK E	12	-	-	-	-	12
8307-SANDY RENO_AT_RED HOOK E	2,380	-	-	-	-	2,380
10275-SANDYRENO_AT_RED HOOK E	199	-	-	-	-	199
10287-SANDY NEW PLANTS_AT_RED HOOK E	2,186	-	-	-	-	2,186
10636-HEATING4_AT_RED HOOK E	402	-	-	-	-	402
<b>RED HOOK EAST Total:</b>	<b>7,501</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,501</b>
<b>RED HOOK WEST</b>						
11678-LEAD ABATEMENT_AT_RED HOOK W	187	-	-	-	-	187
12001-VENTILATION_AT_RED HOOK W	16	-	-	-	-	16
12980-MOLD REMEDIATION_AT_RED HOOK W	107	-	-	-	-	107
13703-ASBESTOS_AT_RED HOOK W	24	-	-	-	-	24
13881-ASBESTOS/INVST_AT_RED HOOK W	2	-	-	-	-	2
12925-RELOCATION_AT_RED HOOK W	4	-	-	-	-	4
7812-SANDY GC_AT_RED HOOK W	13	-	-	-	-	13
8308-SANDY RENO_AT_RED HOOK W	245	-	-	-	-	245
9460-SANDY RENO_AT_RED HOOK E&W	27	-	-	-	-	27
11828-LOCAL LAW 11 INSP_AT_RED HOOK W	286	-	-	-	-	286
12106-SANDYSTAFFAUG_AT_RED HOOK E AND W	4	-	-	-	-	4
12270-LOCAL LAW 11 2_AT_RED HOOK W II	1,115	-	-	-	-	1,115
12425-CCTV_AT_RED HOOK E&W	39	-	-	-	-	39
<b>RED HOOK WEST Total:</b>	<b>2,068</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,068</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
REID APTS						
11354-VENTILATION AT REID APTS	3	-	-	-	-	3
10649-LOCAL LAW 11 AT REID APTS	222	-	-	-	-	222
13148-GROUNDS2 AT REID APTS	2,146	-	-	-	-	2,146
13897-RAD TRANSFER AT REID APTS	122	-	-	-	-	122
<b>REID APTS Total:</b>	<b>2,493</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,493</b>
REVEREND BROWN						
10427-INT COMPACTORS2 AT REV BROWN	54	-	-	-	-	54
10447-SECTION 504 AT REV BROWN	75	-	-	-	-	75
12175-CCTV AT REV BROWN	25	-	-	-	-	25
<b>REVEREND BROWN Total:</b>	<b>154</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>154</b>
ROOSEVELT I						
11981-VENTILATION AT ROOSEVELT I	8	-	-	-	-	8
13701-ASBESTOS AT ROOSEVELT I	65	-	-	-	-	65
13063-ELECTRICAL2 AT ROOSEVELT I	14	-	-	-	-	14
13124-RELOCATION AT ROOSEVELT I	19	-	-	-	-	19
10303-LOCAL LAW 11 AT ROOSEVELT I	7	-	-	-	-	7
10322-BOILER AT ROOSEVELT I	6,677	-	-	-	-	6,677
11303-ENTR/EXIT AT ROOSEVELT I	-	-	7,446	-	-	7,446
11963-APARTMENT RENO AT ROOSEVELT I	24	-	-	-	-	24
12908-STAFF AUGMENTATION AT ROOSEVELT I	21	-	-	-	-	21
<b>ROOSEVELT I Total:</b>	<b>6,835</b>	<b>-</b>	<b>7,446</b>	<b>-</b>	<b>-</b>	<b>14,281</b>
ROOSEVELT II						
11982-VENTILATION3 AT ROOSEVELT II	46	-	-	-	-	46
13700-ASBESTOS AT ROOSEVELT II	22	-	-	-	-	22
10635-HEATING3 AT ROOSEVELT II	513	-	-	-	-	513
10687-LOCAL LAW 11 AT ROOSEVELT II	50	-	-	-	-	50
11302-ENTR/EXIT AT ROOSEVELT II	-	-	3,723	-	-	3,723
12914-STAFF AUGMENTATION AT ROOSEVELT II	21	-	-	-	-	21
<b>ROOSEVELT II Total:</b>	<b>651</b>	<b>-</b>	<b>3,723</b>	<b>-</b>	<b>-</b>	<b>4,374</b>
RUTLAND TOWERS						
10022-LOCAL LAW 11 AT RUTLAND TWRS	17	-	-	-	-	17
10683-GC AT RUTLAND TWRS	93	-	-	-	-	93
14072-RAD TRANSFER AT RUTLAND	75	-	-	-	-	75
<b>RUTLAND TOWERS Total:</b>	<b>185</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>185</b>
SARATOGA SQUARE						
10617-AGF BOILER AT SARATOGA	195	-	-	-	-	195
11206-CCTV AT SARATOGA	13	-	-	-	-	13
12734-AGF WASTE YARD AT SARATOGA V	13	-	-	-	-	13
<b>SARATOGA SQUARE Total:</b>	<b>221</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>221</b>
SHEEPSHEAD BAY						
11998-VENTILATION3 AT SHEEPSHEAD	4	-	-	-	-	4
13591-PLUMBING3 AT SHEEPSHEAD	407	-	-	-	-	407
12771-OFFICE RENOV AT SHEEPSHEAD CC	47	-	-	-	-	47
10182-LIGHTING2 AT SHEEPSHEAD	35	-	-	-	-	35
10561-AGF EXT COMPACTORS AT SHEEPSHEAD	475	2,849	-	-	-	3,323
11249-CC-UPGRADE3 AT SHEEPSHEAD	-	322	-	-	-	322
12636-ELEVATORS2 AT SHEEPSHEAD	30,738	-	-	-	-	30,738
12665-A&E FEES2 AT SHEEPSHEAD	143	-	-	-	-	143
12736-AGF WASTE YARD AT SHEEPSHEAD	1	-	-	-	-	1
13894-LL152 STAFF AUGMEN AT SHEEPSHEAD	40	-	-	-	-	40
13895-LL152 PLUMBING AT SHEEPSHEAD	501	-	-	-	-	501
<b>SHEEPSHEAD BAY Total:</b>	<b>32,391</b>	<b>3,171</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>35,562</b>
STERLING PLACE REHABS (ST. JOHN'S - STERLING)						
14073-RAD TRANSFER AT ST. JOHNS-STERL	75	-	-	-	-	75
<b>STERLING PLACE REHABS (ST. JOHN'S - STERLING) Total:</b>	<b>75</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>75</b>
STERLING PLACE REHABS (STERLING - BUFFALO)						
14074-RAD TRANSFER AT STERLING-BUFFALO	75	-	-	-	-	75
<b>STERLING PLACE REHABS (STERLING - BUFFALO) Total:</b>	<b>75</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>75</b>
STUYVESANT GARDENS I						
11987-VENTILATION AT STUY GDNS I	51	-	-	-	-	51
13961-RELOCATION AT STUY GDNS I	11	-	-	-	-	11
13154-GROUNDS3 AT STUY GDNS I	578	-	-	-	-	578
<b>STUYVESANT GARDENS I Total:</b>	<b>640</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>640</b>
STUYVESANT GARDENS II						
10384-SECTION 504 AT STUY GDNS II	100	-	-	-	-	100
13153-GROUNDS3 AT STUY GDNS II	118	-	-	-	-	118
<b>STUYVESANT GARDENS II Total:</b>	<b>218</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>218</b>
SUMNER						
11679-LEAD ABATEMENT AT SUMNER	114	-	-	-	-	114
11984-VENTILATION AT SUMNER	1,637	-	-	-	-	1,637
12982-MOLD REMEDIATION AT SUMNER	182	-	-	-	-	182
13671-ASBESTOS AT SUMNER	35	-	-	-	-	35
14030-ASBESTOS/INVST AT SUMNER	1	-	-	-	-	1
13243-HEATING2 AT SUMNER	147	-	-	-	-	147
13481-HEATING3 AT SUMNER	70	-	-	-	-	70
12926-RELOCATION AT SUMNER	11	-	-	-	-	11
6722-ROOFS3 AT SUMNER	-	-	1,057	-	-	1,057
10157-LOCAL LAW 11 AT SUMNER	250	-	-	-	-	250
10413-BOILER AT SUMNER	37,788	-	-	-	-	37,788
12717-AGF WASTE YARD AT SUMNER	21	-	-	-	-	21
12740-LOCAL LAW 152 AT SUMNER	457	-	-	-	-	457
12843-LOCAL LAW 152 AT SUMNER	39	-	-	-	-	39
13152-GROUNDS3 AT SUMNER	2,566	-	-	-	-	2,566
13401-A&E FEES AT SUMNER	2,977	-	-	-	-	2,977
<b>SUMNER Total:</b>	<b>46,295</b>	<b>-</b>	<b>1,057</b>	<b>-</b>	<b>-</b>	<b>47,352</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>SURFSIDE GARDENS</b>						
10977-VENTILATION AT SURFSIDE	76	-	-	-	-	76
11680-LEAD ABATEMENT AT SURFSIDE	24	-	-	-	-	24
13901-ASBESTOS AT SURFSIDE	6	-	-	-	-	6
7821-SANDY GC AT SURFSIDE	609	-	-	-	-	609
8329-SANDY RENO AT SURFSIDE	810	-	-	-	-	810
8892-GROUNDS2 AT SURFSIDE GARDENS	250	-	-	-	-	250
10281-SANDYAPTS AT SURFSIDE	3	-	-	-	-	3
10431-PLUMBING2 AT SURFSIDE	-	2,400	-	-	-	2,400
12315-ENTR/EXIT-DWEL2 AT SURFSIDE	5,171	-	-	-	-	5,171
12639-ELEVATORS AT SURFSIDE	8,154	-	-	-	-	8,154
12683-A&E FEES AT SURFSIDE	1	-	-	-	-	1
<b>SURFSIDE GARDENS Total:</b>	<b>15,104</b>	<b>2,400</b>	-	-	-	<b>17,504</b>
<b>SUTTER AVE - UNION ST</b>						
10197-LOCAL LAW 11 AT SUTTER-UNION	19	-	-	-	-	19
14075-RAD TRANSFER AT SUTTER-UNION	75	-	-	-	-	75
<b>SUTTER AVE - UNION ST Total:</b>	<b>94</b>	-	-	-	-	<b>94</b>
<b>TAPSCOTT ST REHAB</b>						
13621-BOILER AT TAPSCOTT REH	198	-	-	-	-	198
13319-LOCAL LAW 11 AT TAPSCOTT REH	2	-	-	-	-	2
14076-RAD TRANSFER AT TAPSCOTT ST REHAB	75	-	-	-	-	75
<b>TAPSCOTT ST REHAB Total:</b>	<b>276</b>	-	-	-	-	<b>276</b>
<b>TAYLOR ST - WYTHE AVE</b>						
11990-VENTILATION AT TAYLOR-WYTHE	5	-	-	-	-	5
13725-STAFF AUGMENTA AT TAYLOR-WYTHE	41	-	-	-	-	41
<b>TAYLOR ST - WYTHE AVE Total:</b>	<b>46</b>	-	-	-	-	<b>46</b>
<b>TILDEN</b>						
11681-LEAD ABATEMENT AT TILDEN	18	-	-	-	-	18
11888-VENTILATION2 AT TILDEN	124	-	-	-	-	124
13664-ASBESTOS AT TILDEN	1	-	-	-	-	1
13219-RELOCATION AT TILDEN	6	-	-	-	-	6
8969-BOILER AT TILDEN	4,475	-	-	-	-	4,475
12641-ELEVATORS3 AT TILDEN	13,823	-	-	-	-	13,823
12679-A&E FEES 2 AT TILDEN	1	-	-	-	-	1
<b>TILDEN Total:</b>	<b>18,449</b>	-	-	-	-	<b>18,449</b>
<b>TOMPKINS</b>						
11986-VENTILATION2 AT TOMPKINS	182	-	-	-	-	182
13662-ASBESTOS AT TOMPKINS	23	-	-	-	-	23
12812-RELOCATION AT TOMPKINS	7	-	-	-	-	7
9571-FIRE PRO-ALARM2 AT TOMPKINS	-	118	-	-	-	118
9890-GROUNDS3 AT TOMPKINS	-	51	-	-	-	51
9934-ROOFS2 AT TOMPKINS	2,558	3,324	-	-	-	5,882
10210-CC-UPGRADE AT TOMPKINS	-	426	-	-	-	426
13151-GROUNDS5 AT TOMPKINS	1,767	-	-	-	-	1,767
<b>TOMPKINS Total:</b>	<b>4,537</b>	<b>3,918</b>	-	-	-	<b>8,455</b>
<b>UNITY PLAZA (SITES 17, 24, 25A)</b>						
12253-VENTILATION AT UN PL(17,24)	2	-	-	-	-	2
10990-AGF ELEVATORS AT UN PL(17,24)	1,312	-	-	-	-	1,312
13369-SIDEWALK SHEDS AT UN PL(17,24)	513	-	-	-	-	513
<b>UNITY PLAZA (SITES 17, 24, 25A) Total:</b>	<b>1,827</b>	-	-	-	-	<b>1,827</b>
<b>UNITY PLAZA (SITES 4,5A,6,7,9,11,12,27)</b>						
10980-VENTILATION AT UN PL(4-27)	17	-	-	-	-	17
11682-LEAD ABATEMENT AT UNITY	54	-	-	-	-	54
13291-MOLD REMEDIATION AT UN PL(4,5A)	7	-	-	-	-	7
7548-CC-UPGRADE2 AT UN PL(4,5A) CC	362	-	-	-	-	362
9244-AGF ELEVATORS AT UN PL(4,5A)	5,131	-	-	-	-	5,131
10990-AGF ELEVATORS AT UN PL(17,24)	718	-	-	-	-	718
13370-SIDEWALK SHEDS AT UN PL(4,5A)	566	-	-	-	-	566
<b>UNITY PLAZA (SITES 4,5A,6,7,9,11,12,27) Total:</b>	<b>6,855</b>	-	-	-	-	<b>6,855</b>
<b>VANDALIA AVENUE</b>						
10991-VENTILATION AT VANDALIA	55	-	-	-	-	55
11480-VENTILATION2 AT VANDALIA	116	-	-	-	-	116
10141-LOCAL LAW 11 AT VANDALIA	100	-	-	-	-	100
10382-SECTION 504 AT VANDALIA	50	-	-	-	-	50
10423-AGF INT COMPACTORS AT VANDALIA	189	148	-	-	-	337
11902-ROOFS AT VANDALIA	9,024	-	-	-	-	9,024
12560-AGF INT COMPACTOR AT VANDALIA	4	-	-	-	-	4
12773-EXT LIGHTING AT VANDALIA	275	-	-	-	-	275
<b>VANDALIA AVENUE Total:</b>	<b>9,813</b>	<b>148</b>	-	-	-	<b>9,962</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>VAN DYKE I</b>						
11683-LEAD ABATEMENT AT VAN DYKE I	38	-	-	-	-	38
11885-VENTILATION AT VAN DYKE I	342	-	-	-	-	342
13660-ASBESTOS AT VAN DYKE I	21	-	-	-	-	21
13237-RELOCATION AT VAN DYKE I	12	-	-	-	-	12
9481-PLUMBING4 AT VAN DYKE I	-	6,737	-	-	-	6,737
10106-LOCAL LAW 11 AT VAN DYKE I	842	-	-	-	-	842
10223-IT AT VAN DYKE I	-	64	-	-	-	64
10319-BOILER AT VAN DYKE I	31	-	-	-	-	31
11020-PLUMBING6 AT VAN DYKE I&II	-	-	-	6,500	-	6,500
11897-ROOFS2 AT VAN DYKE I	68,991	-	-	-	-	68,991
12241-PLUMBING AT VAN DYKE 1	2,737	-	-	-	-	2,737
13758-LOCAL LAW 11 INSPE2 AT VAN DYKE I	456	-	-	-	-	456
<b>VAN DYKE I Total:</b>	<b>73,470</b>	<b>6,801</b>	<b>-</b>	<b>6,500</b>	<b>-</b>	<b>86,771</b>
<b>VAN DYKE II</b>						
11886-VENTILATION AT VAN DYKE II	11	-	-	-	-	11
10201-LOCAL LAW 11 AT VAN DYKE II	147	-	-	-	-	147
11218-BOILERS AT VAN DYKE II	902	-	-	-	-	902
12772-EXT LIGHTING AT VAN DYKE II	194	-	-	-	-	194
<b>VAN DYKE II Total:</b>	<b>1,254</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,254</b>
<b>WHITMAN</b>						
12081-VENTILATION AT WHITMAN	3	-	-	-	-	3
13432-MOLD REMEDIATION AT WHITMAN	6	-	-	-	-	6
13887-ASBESTOS/INVST AT WHITMAN	2	-	-	-	-	2
7601-BRICK/ROOF AT WHITMAN	13,014	-	-	-	-	13,014
9400-GROUNDS2 AT WHITMAN	28	6	-	-	-	34
9477-PLUMBING3 AT WHITMAN	-	10,000	-	-	-	10,000
9659-CC-UPGRADE2 AT WHITMAN	9	58	-	-	-	67
10204-LOCAL LAW 11 AT WHITMAN	1,570	-	-	-	-	1,570
<b>WHITMAN Total:</b>	<b>14,631</b>	<b>10,064</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,695</b>
<b>WILLIAMSBURG</b>						
9362-GROUNDS4 AT WILLIAMSBURG	95	-	-	-	-	95
9363-GROUNDS5 AT WILLIAMSBURG	-	280	-	-	-	280
12293-RAD TRANSFER AT WILLIAMSBURG	754	-	-	-	-	754
<b>WILLIAMSBURG Total:</b>	<b>849</b>	<b>280</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,129</b>
<b>WOODSON</b>						
13819-ASBESTOS AT WOODSON	1	-	-	-	-	1
9809-PLUMBING2 AT WOODSON	43	-	9	-	-	52
10202-LOCAL LAW 11 AT WOODSON	53	-	-	-	-	53
10379-LIGHTING AT WOODSON	-	250	-	-	-	250
11918-ROOFS3 AT WOODSON	4,861	-	-	-	-	4,861
12178-SEC ENHANCEMENTS AT WOODSON	-	50	-	-	-	50
12642-ELEVATORS3 AT WOODSON	3,107	-	-	-	-	3,107
12678-A&E FEES AT WOODSON	280	-	-	-	-	280
12774-EXT LIGHTING AT WOODSON	259	-	-	-	-	259
<b>WOODSON Total:</b>	<b>8,604</b>	<b>300</b>	<b>9</b>	<b>-</b>	<b>-</b>	<b>8,913</b>
<b>WYCKOFF GARDENS</b>						
12000-VENTILATION AT WYCKOFF	41	-	-	-	-	41
13232-RELOCATION AT WYCKOFF	8	-	-	-	-	8
9398-CC-UPGRADES AT WYCKOFF	270	-	-	-	-	270
9831-SEC LIGHTING AT WYCKOFF	17	-	-	-	-	17
10432-AGF INT COMPACTORS AT WYCKOFF	326	-	-	-	-	326
12350-AGF EXT COMPACTORS AT WYCKOFF	319	1,914	-	-	-	2,233
12464-COMP MOD AT WYCKOFF	1,225	-	-	-	-	1,225
12580-AGF INT COMPACTOR AT WYCKOFF	8	-	-	-	-	8
12697-AGF WASTE YARD AT WYCKOFF	1	-	-	-	-	1
12953-AGF COMP MOD AT WYCKOFF	-	30,349	21,000	21,000	-	72,349
<b>WYCKOFF GARDENS Total:</b>	<b>2,214</b>	<b>32,263</b>	<b>21,000</b>	<b>21,000</b>	<b>-</b>	<b>76,478</b>
<b>Brooklyn Total</b>	<b>669,308</b>	<b>240,401</b>	<b>91,484</b>	<b>93,102</b>	<b>136,130</b>	<b>1,230,425</b>
<b>Manhattan</b>						
<b>131 SAINT NICHOLAS AVE</b>						
13775-ASBESTOS AT 131 ST NICH	14	-	-	-	-	14
10156-LOCAL LAW 11 AT ST NICH	19	-	-	-	-	19
14055-RAD TRANSFER AT 131 ST. NICHOLAS	75	-	-	-	-	75
<b>131 SAINT NICHOLAS AVE Total:</b>	<b>108</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>108</b>
<b>154 WEST 84TH ST (DOME SITE)</b>						
10483-AGF EXT COMPACTOR AT 154 W84 DOME	285	1,712	-	-	-	1,997
10646-LOCAL LAW 11 AT 154 W84TH DOME	1	-	-	-	-	1
12698-AGF WASTE YARD AT 154 W84TH DOME	1	-	-	-	-	1
<b>154 WEST 84TH ST (DOME SITE) Total:</b>	<b>287</b>	<b>1,712</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,999</b>



# Capital Budget

		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
45 ALLEN ST	10580-LAYERED ACCESS AT 45 ALLEN	156	-	-	-	-	156
	<b>45 ALLEN ST Total:</b>	<b>156</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>156</b>
830 AMSTERDAM AVE	11684-LEAD ABATEMENT AT 830AMSTER	16	-	-	-	-	16
	12283-VENTILATION AT 830 AMSTER	10	-	-	-	-	10
	13776-ASBESTOS AT 830 AMSTER	20	-	-	-	-	20
	9471-PLUMBING2 AT 830 AMSTER	259	-	-	-	-	259
	9856-AGF BOILER AT 830AMSTER	6,477	-	-	-	-	6,477
	10455-AGF INT COMPACTORS AT 830AMSTER	161	-	-	-	-	161
	12215-A&E FEES3 AT 830AMSTER	16	-	-	-	-	16
	12582-AGF WASTE YARD AT 830 AMSTER	23	-	-	-	-	23
	12722-AGF INT COMPACTOR2 AT 830AMSTER	6	-	-	-	-	6
	13297-ROOFS AT 830AMSTERDAM	96	-	-	-	-	96
	<b>830 AMSTERDAM AVE Total:</b>	<b>7,084</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,084</b>
	AMSTERDAM	11685-LEAD ABATEMENT AT AMSTERDAM	66	-	-	-	-
12422-VENTILATION2 AT AMSTERDAM		6	-	-	-	-	6
13778-ASBESTOS AT AMSTERDAM		2	-	-	-	-	2
13587-PLUMBING4 AT AMSTERDAM		87	-	-	-	-	87
7533-BRICKWORK4 AT AMSTERDAM		3,169	-	-	-	-	3,169
8911-GROUNDS2 AT AMSTERDAM		105	-	-	-	-	105
8919-GC AT AMSTERDAM		-	50	-	-	-	50
9291-ELEVATORS AT AMSTERDAM		4,605	5,623	-	-	-	10,228
10328-BOILER AT AMSTERDAM		36	-	-	-	-	36
10538-ENERGYSMART AC AT AMSTERDAM		1,500	1,500	-	-	-	3,000
10623-AGF INT COMPACTORS AT AMSTERDAM		1,792	-	-	-	-	1,792
12581-AGF INT COMPACTOR AT AMSTERDAM		22	-	-	-	-	22
13106-AGF INT COMPACTOR2 AT AMSTERDAM A		241	-	-	-	-	241
<b>AMSTERDAM Total:</b>		<b>11,630</b>	<b>7,173</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,803</b>
AMSTERDAM ADDITION	10997-VENTILATION AT AMSTERDAM A	24	-	-	-	-	24
<b>AMSTERDAM ADDITION Total:</b>	<b>24</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24</b>	
BARUCH	11686-LEAD ABATEMENT AT BARUCH	37	-	-	-	-	37
	13433-MOLD REMEDIATION AT BARUCH	16	-	-	-	-	16
	13780-ASBESTOS AT BARUCH	50	-	-	-	-	50
	13968-ASBESTOS/INVST AT BARUCH	2	-	-	-	-	2
	12003-APARTMENT RENO AT BARUCH	11	68	-	-	-	79
	12504-PUBLIC SPACE PAINT AT BARUCH	1,087	-	-	-	-	1,087
	13413-HEATING3 AT BARUCH	3,200	-	-	-	-	3,200
	13414-HEATING7 AT BARUCH	2,000	-	-	-	-	2,000
	13444-HEATING8 AT BARUCH	291	-	-	-	-	291
	13449-HEATING9 AT BARUCH	110	-	-	-	-	110
	13450-HEATING10 AT BARUCH	1,213	-	-	-	-	1,213
	13451-HEATING11 AT BARUCH	353	-	-	-	-	353
	13487-HEATING12 AT BARUCH	70	-	-	-	-	70
	7625-BOILER AT BARUCH	2,808	-	-	-	-	2,808
	8320-SANDY RENO AT BARUCH	2,291	-	-	-	-	2,291
	9479-PLUMBING10 AT BARUCH	5,179	-	-	-	-	5,179
	9574-FIRE PRO-ALARM2 AT BARUCH	-	102	-	-	-	102
	10008-EXT COMPACTORS AT BARUCH	195	-	-	62	-	257
	10225-ELEVATORS3 AT BARUCH	1,208	-	-	-	-	1,208
	10257-LOCAL LAW 11 AT BARUCH	465	-	-	-	-	465
	12098-SEC ENHANCEMENTS3 AT BARUCH	488	-	-	-	-	488
	13394-ELEVATORS REHA AT BARUCH	644	-	-	-	-	644
	13584-MAJOR RENO AT BARUCH	475	-	-	-	-	475
13770-LOCAL LAW 11 INSPECT2 AT BARUCH	317	-	-	-	-	317	
<b>BARUCH Total:</b>	<b>22,510</b>	<b>170</b>	<b>-</b>	<b>62</b>	<b>-</b>	<b>22,742</b>	
BARUCH HOUSES ADDITION	11877-VENTILATION AT BARUCH A	55	-	-	-	-	55
<b>BARUCH HOUSES ADDITION Total:</b>	<b>55</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55</b>	
BRACETTI PLAZA	10996-VENTILATION AT BRACETTI	16	-	-	-	-	16
	13904-ASBESTOS AT BRACETTI	3	-	-	-	-	3
	13975-ASBESTOS/INVST AT BRACETTI	1	-	-	-	-	1
	12896-PLAYGROUNDS AT BRACETTI	320	-	-	-	-	320
	<b>BRACETTI PLAZA Total:</b>	<b>340</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>340</b>
CAMPOS PLAZA II	10993-VENTILATION AT CAMPOS II	16	-	-	-	-	16
	12016-VENTILATION2 AT CAMPOS II	46	-	-	-	-	46
	13982-ASBESTOS/INVST AT CAMPOS II	1	-	-	-	-	1
	7822-SANDY GC AT CAMPOS II	9	-	-	-	-	9
	8305-SANDY RENO AT CAMPOS PLAZA II	187	-	-	-	-	187
	10263-LOCAL LAW 11 AT CAMPOS II	5	-	-	-	-	5
<b>CAMPOS PLAZA II Total:</b>	<b>265</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>265</b>	

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>CARVER</b>						
13298-MOLD REMEDIATION AT CARVER	4	-	-	-	-	4
13661-ASBESTOS AT CARVER	55	-	-	-	-	55
13985-ASBESTOS/INVT AT CARVER	1	-	-	-	-	1
9958-BOILER AT CARVER	33,440	-	-	-	-	33,440
10221-CC-UPGRADE AT CARVER	29	-	-	-	-	29
10619-CC-UPGRADE2 AT CARVER	3	-	-	-	-	3
10648-LOCAL LAW 11 AT CARVER	112	-	-	-	-	112
12901-STAFF AUGMENTATION 3 AT CARVER	41	-	-	-	-	41
<b>CARVER Total:</b>	<b>33,684</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>33,684</b>
<b>CHELSEA</b>						
13395-MOLD REMEDIATION AT CHELSEA	5	-	-	-	-	5
10241-HEATING4 AT CHELSEA	-	920	-	-	-	920
11190-GC3 AT CHELSEA	-	1,177	-	-	-	1,177
11199-INT COMPACTORS AT CHELSEA	-	981	-	-	-	981
12599-AGF INT COMPACTOR AT CHELSEA	8	-	-	-	-	8
<b>CHELSEA Total:</b>	<b>13</b>	<b>3,078</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,091</b>
<b>CHELSEA ADDITION</b>						
12150-VENTILATION AT CHELSEA A	8	-	-	-	-	8
13315-MOLD REMEDIATION AT CHELSEA A	87	-	-	-	-	87
10200-LOCAL LAW 11 AT CHELSEA A	79	-	-	-	-	79
12112-A&E FEES AT CHELSEA A	200	-	-	-	-	200
12335-AGF EXT COMPACTORS AT CHELSEA	399	-	-	-	-	399
<b>CHELSEA ADDITION Total:</b>	<b>774</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>774</b>
<b>CLINTON</b>						
13834-ASBESTOS AT CLINTON	25	-	-	-	-	25
13871-ASBESTOS/INVT AT CLINTON	1	-	-	-	-	1
13489-HEATING AT CLINTON	10	-	-	-	-	10
10256-LOCAL LAW 11 AT CLINTON	123	-	-	-	-	123
11901-ROOFS2 AT CLINTON	-	646	-	-	-	646
12831-CC-UPGRADE AT CLINTON	263	-	-	-	-	263
13768-LOCAL LAW 11 INSPECT2 AT CLINTON	123	-	-	-	-	123
<b>CLINTON Total:</b>	<b>544</b>	<b>646</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,190</b>
<b>CORSI HOUSES</b>						
13650-ASBESTOS AT CORSI HOUSES	48	-	-	-	-	48
8938-CC-UPGRADE AT CORSI HOUSES	3,711	380	-	-	-	4,091
9137-GROUNDS AT CORSI	-	14	-	-	-	14
10198-LOCAL LAW 11 AT CORSI HOUSES	5	-	-	-	-	5
12223-A&E FEES AT CORSI HOUSES	7	-	-	-	-	7
14057-RAD TRANSFER AT CORSI	75	-	-	-	-	75
<b>CORSI HOUSES Total:</b>	<b>3,845</b>	<b>394</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,239</b>
<b>DE HOSTOS APTS</b>						
12110-VENTILATION AT DE HOSTOS	19	-	-	-	-	19
13844-ASBESTOS AT DE HOSTOS	16	-	-	-	-	16
13060-ROOF TANKS AT DE HOSTOS	723	-	-	-	-	723
10456-AGF INT COMPACTORS AT DE HOSTOS	194	-	-	-	-	194
10499-AGF EXT COMPACTORS AT DE HOSTOS	285	1,712	-	-	-	1,997
11293-PLUMBING2 AT DE HOSTOS	486	-	-	-	-	486
12568-AGF INT COMPACTORS 2 AT DE HOSTOS	6	-	-	-	-	6
12725-AGF WASTE YARD AT DE HOSTOS	22	-	-	-	-	22
<b>DE HOSTOS APTS Total:</b>	<b>1,750</b>	<b>1,712</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,462</b>
<b>DOUGLASS ADDITION</b>						
12142-VENTILATION AT DOUGLASS A	14	-	-	-	-	14
13283-MOLD REMEDIATION AT DOUGLASS A	7	-	-	-	-	7
12987-RELOCATION AT DOUGLASS A	5	-	-	-	-	5
9577-FIRE PRO-ALARM2 AT DOUGLASS A	-	-	1,442	-	-	1,442
11409-LOCAL LAW 11 INSPEC AT DOUGLASS A	128	-	-	-	-	128
11900-ROOFS AT DOUGLASS A	368	-	-	-	-	368
12947-A&E FEES AT DOUGLASS A	3	-	-	-	-	3
13187-AGF EXT COMPACTORS AT DOUGLASS II	9	2,187	-	-	-	2,196
13753-LOCAL LAW 11 AT DOUGLASS A	105	-	-	-	-	105
<b>DOUGLASS ADDITION Total:</b>	<b>639</b>	<b>2,187</b>	<b>1,442</b>	<b>-</b>	<b>-</b>	<b>4,269</b>
<b>DOUGLASS I (BLDG 4-12,16-17)</b>						
11965-VENTILATION AT DOUGLASS I	19	-	-	-	-	19
13654-ASBESTOS AT DOUGLASS I	44	-	-	-	-	44
13917-ASBESTOS/INVT AT DOUGLASS I	3	-	-	-	-	3
9773-PLUMBING AT DOUGLASS I	538	408	-	-	-	946
10207-LOCAL LAW 11 AT DOUGLASS I	238	-	-	-	-	238
10497-AGF EXT COMPACTORS AT DOUGLASS I	2,350	-	-	-	-	2,350
11410-LOCAL LAW 11 INSPE AT DOUGLASS I	42	-	-	-	-	42
11898-ROOFS AT DOUGLASS I	18,320	-	-	-	-	18,320
13108-AGF INT COMPACTORS 2 AT DOUGLASS I	1,640	-	-	-	-	1,640
13109-AGF INT COMPACTOR2 AT DOUGLASS II	928	-	-	-	-	928
<b>DOUGLASS I (BLDG 4-12,16-17) Total:</b>	<b>24,122</b>	<b>408</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,530</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>DOUGLASS II (BLDGS 1-3,13-15)</b>						
12141-VENTILATION AT DOUGLASS II	97	-	-	-	-	97
13846-ASBESTOS AT DOUGLASS II	58	-	-	-	-	58
13918-ASBESTOS/INVST AT DOUGLASS II	2	-	-	-	-	2
10773-HEATING/VACUMTANKS AT DOUGLASS II	55	-	-	-	-	55
13490-HEATING3 AT DOUGLASS	250	-	-	-	-	250
13491-HEATING4 AT DOUGLASS	10	-	-	-	-	10
13572-HEATING5 AT DOUGLASS	750	-	-	-	-	750
10090-LOCAL LAW II AT DOUGLASS REHAB	82	-	-	-	-	82
10208-LOCAL LAW 11 AT DOUGLASS II	105	-	-	-	-	105
11413-LOCAL LAW 11 INSP2 AT DOUGLASS II	21	-	-	-	-	21
11899-ROOFS AT DOUGLASS II	10,300	-	-	-	-	10,300
11905-ROOFS2 AT DOUGLASS REHAB	4,991	-	-	-	-	4,991
13110-AGFINT COMPACTOR2 AT JEFFERSON	3,804	-	-	-	-	3,804
<b>DOUGLASS II (BLDGS 1-3,13-15) Total:</b>	<b>20,523</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,523</b>
<b>DREW - HAMILTON</b>						
13411-HEATING4 AT DREW-HAM	2	-	-	-	-	2
13492-HEATING5 AT DREW-HAM	44	-	-	-	-	44
10128-ROOFS2 AT DREW-HAM	4	1,845	-	-	-	1,849
10650-LOCAL LAW 11 INSPECT2 AT DREW-HAM	50	-	-	-	-	50
12758-CC-UPGRADE4 AT DREW-HAM CC	1,054	-	-	-	-	1,054
<b>DREW - HAMILTON Total:</b>	<b>1,153</b>	<b>1,845</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,998</b>
<b>DYCKMAN</b>						
11687-LEAD ABATEMENT AT DYCKMAN	94	-	-	-	-	94
14039-ASBESTOS/INVST AT DYCKMAN	1	-	-	-	-	1
13505-HEATING4 AT DYCKMAN	200	-	-	-	-	200
13514-BOILER2 AT DYCKMAN	125	-	-	-	-	125
13010-RELOCATION AT DYCKMAN	1	-	-	-	-	1
9151-ELEVATORS2 AT DYCKMAN	21	89	-	-	-	110
9575-FIRE PRO-ALARM3 AT DYCKMAN	-	218	-	-	-	218
9720-BASEMENT CRAWLSPACES AT DYCKMAN	1,000	-	-	-	-	1,000
9908-GROUNDS AT DYCKMAN	-	62	-	-	-	62
9909-CC-UPGRADE AT DYCKMAN	-	20	-	-	-	20
10030-LOCAL LAW 11 AT DYCKMAN	157	-	-	-	-	157
10464-BOILER AT DYCKMAN	16,798	-	-	-	-	16,798
11022-CC-UPGRADE2 AT DYCKMAN	-	1,400	-	-	-	1,400
12184-CCTV3 AT DYCKMAN	-	7	-	-	-	7
12834-CCTV4 AT DYCKMAN	300	-	-	-	-	300
<b>DYCKMAN Total:</b>	<b>18,697</b>	<b>1,796</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,492</b>
<b>EAST RIVER</b>						
11688-LEAD ABATEMENT AT EAST RIVER	95	-	-	-	-	95
13850-ASBESTOS AT EAST RIVER	11	-	-	-	-	11
12988-RELOCATION AT EAST RIVER	6	-	-	-	-	6
8028-SANDY GC AT EAST RIVER	3	-	-	-	-	3
8328-SANDY RENO AT EAST RIVER	737	-	-	-	-	737
9964-PLUMBING2 AT EAST RIVER	349	-	-	-	-	349
10027-LOCAL LAW 11 AT EAST RIVER	12	-	-	-	-	12
10406-BOILER AT EAST RIVER	29,382	-	-	-	-	29,382
<b>EAST RIVER Total:</b>	<b>30,596</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>30,596</b>
<b>ELLIOTT</b>						
11689-LEAD ABATEMENT AT ELLIOTT	24	-	-	-	-	24
12139-VENTILATION AT ELLIOTT	38	-	-	-	-	38
13254-MOLD REMEDIATION AT ELLIOTT	57	-	-	-	-	57
10244-HEATING4 AT ELLIOTT	-	515	-	-	-	515
9914-CCTV2 AT ELLIOTT	6	-	-	-	-	6
10571-AGF EXT COMPACTORS AT ELLIOTT	-	-	1,934	-	-	1,934
11208-GC AT ELLIOTT	-	811	-	-	-	811
12514-AGFINT COMPACTORS AT ELLIOTT	-	-	699	-	-	699
12569-AGF WASTE YARD AT ELLIOTT	2	-	-	-	-	2
12604-AGFINT COMPACTOR AT ELLIOTT	12	-	-	-	-	12
<b>ELLIOTT Total:</b>	<b>138</b>	<b>1,326</b>	<b>2,633</b>	<b>-</b>	<b>-</b>	<b>4,097</b>
<b>FIRST HOUSES</b>						
11690-LEAD ABATEMENT AT FIRST	38	-	-	-	-	38
13979-ASBESTOS/INVST AT FIRST	1	-	-	-	-	1
14045-BOILER AT FIRST	115	-	-	-	-	115
12959-RELOCATION AT FIRST	1	-	-	-	-	1
9932-ROOF2 AT FIRST	14,060	3,617	-	-	-	17,677
<b>FIRST HOUSES Total:</b>	<b>14,215</b>	<b>3,617</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,832</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>FULTON</b>						
11884-VENTILATION AT FULTON	92	-	-	-	-	92
10767-HEATING/VACUUM TANKS AT FULTON	51	-	-	-	-	51
9915-CCTV3 AT FULTON	5	-	-	-	-	5
9939-GARBAGE DISPOS2 AT FULTON	3	-	-	-	-	3
10146-LOCAL LAW 11 AT FULTON	30	-	-	-	-	30
10191-LIGHTING3 AT FULTON	-	464	-	-	-	464
10249-HEATING3 AT FULTON	-	1,645	-	-	-	1,645
10503-AGF INT COMPACTORS AT FULTON	1,688	-	-	-	-	1,688
11233-EXT COMPACTORS AT FULTON	-	441	-	-	-	441
11236-EXT COMPACTORS2 AT FULTON	-	362	-	-	-	362
11926-ROOFS3 AT FULTON	-	419	-	-	-	419
12579-AGF INT COMPACTOR AT FULTON	22	-	-	-	-	22
<b>FULTON Total:</b>	<b>1,892</b>	<b>3,331</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,223</b>
<b>GOMPERS</b>						
11879-VENTILATION AT GOMPERS	32	-	-	-	-	32
9825-BOILERS AT GOMPERS	203	-	-	-	-	203
9926-ROOFS2 AT GOMPERS	-	676	-	-	-	676
9962-PLUMBING2 AT GOMPERS	131	-	-	-	-	131
12707-AGF WASTE YARD AT GOMPERS	1	-	-	-	-	1
12788-LOCAL LAW 11 INSP2 AT GOMPERS	526	-	-	-	-	526
13385-WINDOWS AT GOMPERS	2,046	-	-	-	-	2,046
13578-MAJOR RENO AT GOMPERS	150	-	-	-	-	150
13752-LOCAL LAW 11 AT GOMPERS	210	-	-	-	-	210
<b>GOMPERS Total:</b>	<b>3,299</b>	<b>676</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,975</b>
<b>GRANT</b>						
11691-LEAD ABATEMENT AT GRANT	44	-	-	-	-	44
12263-VENTILATION2 AT GRANT	31	-	-	-	-	31
13854-ASBESTOS AT GRANT	82	-	-	-	-	82
13876-ASBESTOS/INVT AT GRANT	2	-	-	-	-	2
10696-APARTMENT PREP AT GRANT	1,653	-	-	-	-	1,653
12974-FIRE SUPPR SYSTEM AT GRANT	331	-	-	-	-	331
13494-HEATING10 AT GRANT	97	-	-	-	-	97
12927-RELOCATION AT GRANT	1	-	-	-	-	1
8838-ROOFS4 AT GRANT	-	2,462	-	-	-	2,462
9245-PLUMBING2 AT GRANT	-	-	10,467	-	-	10,467
9374-GC AT GRANT	1,400	-	-	-	-	1,400
9895-LIGHTING AT GRANT	-	25	-	-	-	25
9952-ELEVATORS4 AT GRANT	-	-	-	2,272	20,444	22,715
10407-BOILER AT GRANT	6,140	5,303	12,000	7,000	-	30,443
11239-GROUNDS4 AT GRANT	-	365	-	-	-	365
12423-LOCAL LAW 11 AT GRANT	101	-	-	-	-	101
13611-GROUNDS5 AT GRANT	650	-	-	-	-	650
<b>GRANT Total:</b>	<b>10,533</b>	<b>8,155</b>	<b>22,467</b>	<b>9,272</b>	<b>20,444</b>	<b>70,870</b>
<b>HARBORVIEW TERRACE</b>						
10995-VENTILATION AT HARBORVIEW	41	-	-	-	-	41
10087-CC-UPGRADE2 AT HARBORVIEW	-	-	57	-	-	57
11301-ROOFS2 AT HARBORVIEW	-	8,649	-	-	-	8,649
<b>HARBORVIEW TERRACE Total:</b>	<b>41</b>	<b>8,649</b>	<b>57</b>	<b>-</b>	<b>-</b>	<b>8,747</b>
<b>HARLEM RIVER II</b>						
13428-RAD TRANSFER AT HARLEM RIVER II	80	-	-	-	-	80
<b>HARLEM RIVER II Total:</b>	<b>80</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>80</b>
<b>HERNANDEZ</b>						
13902-ASBESTOS AT HERNANDEZ	3	-	-	-	-	3
9139-GROUNDS AT HERNANDEZ	-	60	-	-	-	60
10658-ELEVATORS AT HERNANDEZ	145	-	-	-	-	145
12197-GROUNDS3 AT HERNANDEZ	49	-	-	-	-	49
12708-AGF WASTE YARD AT HERNANDEZ	4	-	-	-	-	4
<b>HERNANDEZ Total:</b>	<b>201</b>	<b>60</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>261</b>
<b>HOLMES TOWERS</b>						
12136-VENTILATION AT HOLMES TWRS	12	-	-	-	-	12
13856-ASBESTOS AT HOLMES TWRS	2	-	-	-	-	2
9998-ROOFS4 AT HOLMES TWRS	269	940	-	-	-	1,209
<b>HOLMES TOWERS Total:</b>	<b>283</b>	<b>940</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,224</b>
<b>ISAACS</b>						
12137-VENTILATION AT ISAACS	38	-	-	-	-	38
7545-CC-UPGRADE2 AT ISAACS CC	-	14	-	-	-	14
8367-SANDY RENO AT ISAACS	1,028	-	-	-	-	1,028
9076-SECURITY SYSTEMS AT ISAACS	21	-	-	-	-	21
10251-CC-UPGRADE2 AT ISAACS	51	-	-	-	-	51
12823-CC-UPGRADE7 AT ISAACS	278	761	-	-	-	1,039
<b>ISAACS Total:</b>	<b>1,416</b>	<b>775</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,191</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>JACKIE ROBINSON</b>						
12264-VENTILATION AT ROBINSON	10	-	-	-	-	10
11003-APARTMENT PREP AT ROBINSON	23	-	-	-	-	23
10308-LOCAL LAW 11 AT ROBINSON	114	-	-	-	-	114
12946-A&E FEES AT JACKIE ROBINSON	3	-	-	-	-	3
14064-RAD TRANSFER AT ROBINSON	75	-	-	-	-	75
<b>JACKIE ROBINSON Total:</b>	<b>224</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>224</b>
<b>JEFFERSON</b>						
13258-MOLD REMEDIATION AT JEFFERSON	44	-	-	-	-	44
13681-ASBESTOS 2 AT JEFFERSON	31	-	-	-	-	31
12891-RELOCATION AT JEFFERSON	10	-	-	-	-	10
8755-CC-UPGRADE AT JEFFERSON	99	-	-	-	-	99
9382-GROUNDS3 AT JEFFERSON	-	16	-	-	-	16
10302-LOCAL LAW 11 AT JEFFERSON	22	-	-	-	-	22
10374-GROUNDS5 AT JEFFERSON	-	2,190	-	-	-	2,190
10621-GROUNDS9 AT JEFFERSON	49	-	-	-	-	49
12165-GROUNDS10 AT JEFFERSON	350	-	-	-	-	350
12244-GROUNDS8 AT JEFFERSON	425	-	-	-	-	425
12710-AGF WASTE YARD AT JEFFERSON	14	-	-	-	-	14
<b>JEFFERSON Total:</b>	<b>1,044</b>	<b>2,206</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,250</b>
<b>JOHNSON</b>						
11692-LEAD ABATEMENT AT JOHNSON	150	-	-	-	-	150
12144-VENTILATION 2 AT JOHNSON	1	-	-	-	-	1
13825-ASBESTOS 2 AT JOHNSON	3	-	-	-	-	3
13600-PLUMBING 4 AT JOHNSON	609	-	-	-	-	609
13463-HEATING5 AT JOHNSON	59	-	-	-	-	59
13516-BOILER2 AT JOHNSON	455	-	-	-	-	455
13404-RELOCATION AT JOHNSON	10	-	-	-	-	10
3836-ROOFS AT JOHNSON	262	-	-	-	-	262
7258-ENTR/EXIT-DWEL2 AT JOHNSON	172	-	-	-	-	172
9396-CC-UPGRADE5 AT JOHNSON	966	-	-	-	-	966
10382-BOILER AT JOHNSON	3,075	-	-	-	-	3,075
11241-GROUNDS3 AT JOHNSON	175	175	-	-	-	350
12711-AGF WASTE YARD AT JOHNSON	17	-	-	-	-	17
<b>JOHNSON Total:</b>	<b>5,954</b>	<b>175</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,129</b>
<b>KING TOWERS</b>						
11979-VENTILATION AT KING TOWERS	17	-	-	-	-	17
13796-ASBESTOS AT KING TOWERS	1	-	-	-	-	1
13920-ASBESTOS/INVST AT KING TOWERS	1	-	-	-	-	1
10774-HEATING/VACUMTANKS AT KING TOWERS	55	-	-	-	-	55
13496-HEATING3 AT KING TOWERS	10	-	-	-	-	10
12989-RELOCATION AT KING TOWERS	1	-	-	-	-	1
7162-LAYERED ACCESS AT KING/TAFT	215	-	-	-	-	215
10255-LOCAL LAW 11 AT KING TOWERS	213	-	-	-	-	213
12346-AGF EXT COMPACTORS AT KING TOWERS	222	-	-	-	-	222
12712-AGF WASTE YARD AT KING TOWERS	21	-	-	-	-	21
13542-HEATING IDA AT KING TOWERS	48	-	-	-	-	48
<b>KING TOWERS Total:</b>	<b>803</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>803</b>
<b>LA GUARDIA</b>						
11005-VENTILATION AT LAGUARDIA	82	-	-	-	-	82
13259-MOLD REMEDIATION AT LAGUARDIA	8	-	-	-	-	8
13669-ASBESTOS AT LAGUARDIA	28	-	-	-	-	28
13446-HEATING8 AT LAGUARDIA	146	-	-	-	-	146
13464-HEATING5 AT LAGUARDIA	396	-	-	-	-	396
13434-RELOCATION AT LAGUARDIA	1	-	-	-	-	1
7826-SANDY GC AT LAGUARDIA	127	-	-	-	-	127
8303-SANDY RENO AT LAGUARDIA	1,707	-	-	-	-	1,707
10549-AGF EXT COMPACTORS2 AT LAGUARDIA	1,341	576	-	-	-	1,917
11948-CONCRETE REPAIRS AT LAGUARDIA	-	-	-	16	-	16
12101-LOCAL LAW 152 AT LAGUARDIA	7	-	-	-	-	7
<b>LA GUARDIA Total:</b>	<b>3,842</b>	<b>576</b>	<b>-</b>	<b>16</b>	<b>-</b>	<b>4,434</b>
<b>LA GUARDIA ADDITION</b>						
11006-VENTILATION AT LAGUARDIA A	7	-	-	-	-	7
13831-ASBESTOS AT LAGUARDIA A	1	-	-	-	-	1
13614-ENTRANCES AT LAGUARDIA	300	-	-	-	-	300
8916-CCTV AT LAGUARDIA A	-	14	-	-	-	14
<b>LA GUARDIA ADDITION Total:</b>	<b>308</b>	<b>14</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>322</b>
<b>LAVANBURG HOMES</b>						
7831-SANDY GC AT LAVANBURG	4	-	-	-	-	4
8315-SANDY RENO AT LAVANBURG	940	-	-	-	-	940
<b>LAVANBURG HOMES Total:</b>	<b>944</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>944</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
LEHMAN						
13802-ASBESTOS AT LEHMAN	37	-	-	-	-	37
10775-HEATING/VACUUM TANKS AT LEHMAN	55	-	-	-	-	55
9526-PLUMBINGS AT LEHMAN	2,450	-	-	-	-	2,450
9929-BOILERS AT LEHMAN	265	-	-	-	-	265
<b>LEHMAN Total:</b>	<b>2,807</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,807</b>
LEXINGTON						
13146-ROOFS AT LEXINGTON	589	-	-	-	-	589
<b>LEXINGTON Total:</b>	<b>589</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>589</b>
LINCOLN						
11694-LEAD ABATEMENT AT LINCOLN	94	-	-	-	-	94
13806-ASBESTOS AT LINCOLN	35	-	-	-	-	35
12921-BOILER2 AT LINCOLN	31	-	-	-	-	31
13397-HEATING2 AT LINCOLN	1,500	-	-	-	-	1,500
13374-RELOCATION AT LINCOLN	1	-	-	-	-	1
10131-ROOF55 AT LINCOLN	29,171	-	-	-	-	29,171
10327-BOILER AT LINCOLN	27,751	-	-	-	-	27,751
12245-GROUNDS3 AT LINCOLN	73	230	-	-	-	303
12285-AGF INT COMPACTORS AT LINCOLN	1,601	-	-	-	-	1,601
12322-LOCAL LAW 11 INS4 AT LINCOLN	514	-	-	-	-	514
12345-AGF EXT COMPACTORS AT LINCOLN	329	-	-	-	-	329
12578-AGF INT COMPACTOR AT LINCOLN	22	-	-	-	-	22
12694-AGF WASTE YARD AT LINCOLN	1	-	-	-	-	1
13613-CC-UPGRADE4 AT LINCOLN	250	-	-	-	-	250
<b>LINCOLN Total:</b>	<b>61,372</b>	<b>230</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61,602</b>
LOWER EAST SIDE II						
10998-VENTILATION AT LES II	32	-	-	-	-	32
12394-CCTV AT LES II	438	-	-	-	-	438
12910-STAFF AUGMENTATION AT LES II	28	-	-	-	-	28
13543-HEATING IDA AT LES II	48	-	-	-	-	48
<b>LOWER EAST SIDE II Total:</b>	<b>546</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>546</b>
LOWER EAST SIDE III						
12393-GROUNDS2 AT LES III	400	-	-	-	-	400
<b>LOWER EAST SIDE III Total:</b>	<b>400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>400</b>
LOWER EAST SIDE I INFILL						
13602-PLUMBING2 AT LES I	102	-	-	-	-	102
9386-GROUNDS AT LES I	-	57	-	-	-	57
10219-SEC ENHANCEMENTS AT LES I	1,323	-	-	-	-	1,323
11907-ROOFS AT LES I	6,895	-	-	-	-	6,895
12104-LOCAL LAW 152 AT LES V	11	-	-	-	-	11
12344-AGF EXT COMPACTORS AT LES I	294	-	-	-	-	294
12715-AGF WASTE YARD AT LES I	19	-	-	-	-	19
<b>LOWER EAST SIDE I INFILL Total:</b>	<b>8,644</b>	<b>57</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,701</b>
LOWER EAST SIDE REHAB (GROUP 5)						
13512-BOILER AT LES V	250	-	-	-	-	250
7857-SANDY GC AT LES V	137	-	-	-	-	137
8325-SANDY RENO AT LES V	95	-	-	-	-	95
10025-LOCAL LAW 11 AT LES V	2,671	-	-	-	-	2,671
10425-INT COMPACTORS AT LES V	113	-	-	-	-	113
<b>LOWER EAST SIDE REHAB (GROUP 5) Total:</b>	<b>3,266</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,266</b>
MANHATTANVILLE						
13683-ASBESTOS AT MHTNVILLE	28	-	-	-	-	28
13468-HEATINGS AT MHTNVILLE	91	-	-	-	-	91
13297-ROOFS AT 830AMSTERDAM	3,852	-	-	-	-	3,852
13957-RAD TRANSFER AT MHTNVILLE	75	-	-	-	-	75
<b>MANHATTANVILLE Total:</b>	<b>4,045</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,045</b>
MELTZER TOWER						
11882-VENTILATION AT MELTZER	72	-	-	-	-	72
13261-MOLD REMEDIATION AT MELTZER	59	-	-	-	-	59
13815-ASBESTOS AT MELTZER	49	-	-	-	-	49
13447-HEATING4 AT MELTZER	60	-	-	-	-	60
13498-HEATINGS AT MELTZER	60	-	-	-	-	60
10021-LOCAL LAW 11 AT MELTZER	11	-	-	-	-	11
10657-ELEVATORS AT MELTZER	292	-	-	-	-	292
<b>MELTZER TOWER Total:</b>	<b>604</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>604</b>
METRO NORTH PLAZA						
7859-SANDY GC AT METRO N PLZ	4	-	-	-	-	4
8326-SANDY RENO AT METRO N PLZ	451	-	-	-	-	451
9216-GROUNDS3 AT METRO N PLZ	500	-	-	-	-	500
10469-AGF INT COMPACTORS AT METRO N PLZ	267	-	-	-	-	267
12577-AGF INT COMPACTOR AT METRO N PLZ	6	-	-	-	-	6
14066-RAD TRANSFER AT METRO NORTH PL	75	-	-	-	-	75
<b>METRO NORTH PLAZA Total:</b>	<b>1,302</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,302</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
MORRIS PARK SENIOR CITIZENS' HOME						
12236-VENTILATION AT MORRIS HOME	7	-	-	-	-	7
10514-AGF INT COMPACTORS AT MORRIS	98	-	-	-	-	98
12727-AGF INT COMPACTOR2 AT MORRIS HOME	4	-	-	-	-	4
12730-AGF WASTE YARD AT MORRIS HOME	22	-	-	-	-	22
14068-RAD TRANSFER AT MORRIS PARK	75	-	-	-	-	75
<b>MORRIS PARK SENIOR CITIZENS' HOME Total:</b>	<b>206</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>206</b>
POLO GROUNDS TOWER						
12128-VENTILATION AT POLO GROUNDS	236	-	-	-	-	236
13382-MOLD REMEDIATION AT POLO GROUNDS	38	-	-	-	-	38
13593-PLUMBINGS AT POLO GROUNDS	73	-	-	-	-	73
13501-HEATING3 AT POLO GROUNDS	10	-	-	-	-	10
9028-SEC ENHANCENTS AT POLO GROUNDS	17	-	-	-	-	17
9248-PLUMBING4 AT POLO GROUNDS	1,033	-	-	-	-	1,033
10085-BRICKWORK6 AT POLO GROUNDS	55,193	28,561	25,162	24,796	34,980	168,691
10460-AGF EXT COMPACTOR AT POLO GROUNDS	9,580	-	-	-	-	9,580
11304-ROOFS2 AT POLO GROUNDS	-	3,160	28,443	-	-	31,603
11495-LOCAL LAW 11 INS2 AT POLO GROUNDS	48,392	41,108	-	-	-	89,500
12883-GROUNDS4 AT POLO GROUNDS	467	-	-	-	-	467
<b>POLO GROUNDS TOWER Total:</b>	<b>115,038</b>	<b>72,830</b>	<b>53,605</b>	<b>24,796</b>	<b>34,980</b>	<b>301,249</b>
RANGEL						
11695-LEAD ABATEMENT AT RANGEL	71	-	-	-	-	71
12135-VENTILATION AT RANGEL	9	-	-	-	-	9
8322-SANDY RENO AT RANGEL	7	-	-	-	-	7
9801-BOILER AT RANGEL	764	-	-	-	-	764
9865-CCTV AT RANGEL	3	-	-	-	-	3
12689-LOCAL LAW 11 AT RANGEL	184	-	-	-	-	184
14071-RAD TRANSFER AT RANGEL	75	-	-	-	-	75
<b>RANGEL Total:</b>	<b>1,113</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,113</b>
REHAB PROGRAM (DOUGLASS)						
11905-ROOFS2 AT DOUGLASS REHAB	2	-	-	-	-	2
<b>REHAB PROGRAM (DOUGLASS) Total:</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2</b>
REHAB PROGRAM (TAFT)						
13174-ROOFS AT TAFT REHAB	3,800	-	-	-	-	3,800
12358-AGF EXT COMPACTORS AT TAFT REH	-	-	1,997	-	-	1,997
12732-AGF WASTE YARD AT TAFT REH	22	-	-	-	-	22
13952-RAD TRANSFER AT TAFT REHAB	75	-	-	-	-	75
<b>REHAB PROGRAM (TAFT) Total:</b>	<b>3,897</b>	<b>-</b>	<b>1,997</b>	<b>-</b>	<b>-</b>	<b>5,894</b>
REHAB PROGRAM (WISE REHAB)						
8915-CCTV AT WISE REHAB	-	15	-	-	-	15
9080-SECURITY SYSTEMS AT WISE REHAB	19	-	-	-	-	19
10686-LOCAL LAW 11 AT WISE REH	2	-	-	-	-	2
<b>REHAB PROGRAM (WISE REHAB) Total:</b>	<b>21</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>36</b>
RIIS I						
11696-LEAD ABATEMENT AT RIIS I	6	-	-	-	-	6
13793-ASBESTOS AT RIIS	19	-	-	-	-	19
13882-ASBESTOS/INVST AT RIIS	1	-	-	-	-	1
12976-FIRE SUPPR SYSTEM AT RIIS	47	-	-	-	-	47
13477-HEATING2 AT RIIS	468	-	-	-	-	468
13500-HEATING3 AT RIIS	4	-	-	-	-	4
13519-RELOCATION AT RIIS	7	-	-	-	-	7
8312-SANDY RENO AT RIIS I	928	-	-	-	-	928
10537-AGF EXT COMPACTORS AT RIIS I	1,605	39	-	-	-	1,644
11950-CONCRETE REPAIRS AT RIIS	42	-	-	-	-	42
13112-GROUNDS AT RIIS	241	-	-	-	-	241
13399-EMG Structural Reparis AT RIIS I	4,117	5,000	-	-	-	9,117
<b>RIIS I Total:</b>	<b>7,485</b>	<b>5,039</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,524</b>
RIIS II						
11697-LEAD ABATEMENT AT RIIS II	39	-	-	-	-	39
13913-ASBESTOS AT RIIS II	20	-	-	-	-	20
13388-RELOCATION AT RIIS II	6	-	-	-	-	6
7829-SANDY GC AT RIIS II	27	-	-	-	-	27
8314-SANDY RENO AT RIIS II	456	-	-	-	-	456
10348-SANDY CCTV AT RIIS II	6	-	-	-	-	6
12102-LOCAL LAW 152 AT RIIS II	20	-	-	-	-	20
13400-EMG Structural Repairs AT RIIS II	4,117	5,000	-	-	-	9,117
13751-LOCAL LAW 11 2 AT RIIS II	630	-	-	-	-	630
13761-LOCAL LAW 11 INSPECT AT RIIS II	400	-	-	-	-	400
<b>RIIS II Total:</b>	<b>5,720</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,720</b>
ROBBINS PLAZA						
13797-ASBESTOS AT ROBBINS PLZ	18	-	-	-	-	18
14020-ASBESTOS/INVST AT ROBBINS PLZ	1	-	-	-	-	1
10569-AGF EXT COMPACTORS AT ROBBINS PLZ	-	1,934	-	-	-	1,934
12602-AGF EXT COMPACTOR AT ROBBINS PLZ	4	-	-	-	-	4
<b>ROBBINS PLAZA Total:</b>	<b>23</b>	<b>1,934</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,957</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>RUTGERS</b>						
13698-ASBESTOS AT RUTGERS	3	-	-	-	-	3
6224-ENERGY INIT AT RUTGERS	-	-	275	-	-	275
9900-CC-UPGRADE2 AT RUTGERS	508	-	-	-	-	508
12221-A&E FEES AT RUTGERS	9	-	-	-	-	9
12635-ELEVATORS AT RUTGERS	8,591	-	-	-	-	8,591
12649-PROG MGT SERV AT RUTGERS CC	51	-	-	-	-	51
12666-A&E FEES2 AT RUTGERS	1	-	-	-	-	1
<b>RUTGERS Total:</b>	<b>9,163</b>	<b>-</b>	<b>275</b>	<b>-</b>	<b>-</b>	<b>9,438</b>
<b>SAINT NICHOLAS</b>						
11698-LEAD ABATEMENT AT ST NICHOLAS	143	-	-	-	-	143
12143-VENTILATION AT ST NICH	5	-	-	-	-	5
13398-MOLD REMEDIATION AT ST NICH	16	-	-	-	-	16
13803-ASBESTOS AT ST NICH	3	-	-	-	-	3
13502-HEATING3 AT ST NICH	130	-	-	-	-	130
5765-CC-UPGRADE AT 131 ST NICH	-	20	-	-	-	20
8763-BRICK/ROOFS AT ST NICH	-	638	-	-	-	638
9290-ELEVATORS AT ST NICH	2,022	286	-	-	-	2,308
10471-AGF INT COMPACTORS AT ST NICH	1,924	-	-	-	-	1,924
12254-AGF COMP MOD AT ST NICH	312,787	147,536	153,804	94,058	-	708,185
12463-COMP MOD 2 AT ST NICH	1,223	-	-	-	-	1,223
12575-AGF INT COMPACTOR AT ST NICH	15	-	-	-	-	15
<b>SAINT NICHOLAS Total:</b>	<b>318,268</b>	<b>148,480</b>	<b>153,804</b>	<b>94,058</b>	<b>-</b>	<b>714,610</b>
<b>SAMUEL, FREDERICK (CITY)</b>						
10651-LOCAL LAW 11 INSP AT SAMUEL(CITY)	318	-	-	-	-	318
13896-RAD TRANSFER AT SAMUEL (CITY)	132	-	-	-	-	132
<b>SAMUEL, FREDERICK (CITY) Total:</b>	<b>450</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>450</b>
<b>SEWARD PARK EXT</b>						
11881-VENTILATION AT SEWARD PK E	56	-	-	-	-	56
10224-OFF FAC UPGR AT SEWARD PK E	79	-	-	-	-	79
11913-ROOFS AT SEWARD PK	5,048	-	-	-	-	5,048
12196-SEC ENHANCEMENTS AT SEWARD PK EXT	-	803	-	-	-	803
12838-GROUNDS5 AT SEWARD PK E	-	2,700	-	-	-	2,700
13318-PLAYGROUNDS AT SEWARD PK E	550	-	-	-	-	550
<b>SEWARD PARK EXT Total:</b>	<b>5,733</b>	<b>3,503</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,236</b>
<b>SMITH</b>						
11700-LEAD ABATEMENT AT SMITH	34	-	-	-	-	34
11883-VENTILATION AT SMITH	18	-	-	-	-	18
13804-ASBESTOS 2 AT SMITH	23	-	-	-	-	23
13478-HEATING6 AT SMITH	177	-	-	-	-	177
13479-HEATING7 AT SMITH	45	-	-	-	-	45
7853-SANDY GC AT SMITH	148	-	-	-	-	148
8323-SANDY RENO AT SMITH	786	-	-	-	-	786
8636-PLUMBING4 AT SMITH	2,758	-	-	-	-	2,758
10218-GROUNDS4 AT SMITH	-	420	-	-	-	420
10321-BOILER2 AT SMITH	4	-	-	-	-	4
11000-SIDEWALK SHEDS AT SMITH	101	-	-	-	-	101
11305-ELEVATORS2 AT SMITH	-	-	2,608	23,424	-	26,027
11944-CONCRETE REPAIRS AT SMITH	-	-	-	20	-	20
12157-CC-UPGRADE2 AT SMITH	150	-	-	-	-	150
12159-SECTION 5042 AT SMITH	200	2,681	-	-	-	2,881
12343-AGF EXT COMPACTORS AT SMITH	222	-	-	-	-	222
12737-AGF WASTE YARD AT SMITH	1	-	-	-	-	1
12822-SECURITY SYSTEM AT SMITH	350	810	-	-	-	1,160
12836-CC-UPGRADE3 AT SMITH	1,247	790	-	-	-	2,037
13285-ROOFS 2 AT SMITH	11	-	-	-	-	11
13289-HEATING5 AT SMITH	881	-	-	-	-	881
13609-GROUNDS6 AT SMITH	200	-	-	-	-	200
13610-CC-UPGRADE5 AT SMITH	300	-	-	-	-	300
<b>SMITH Total:</b>	<b>7,653</b>	<b>4,701</b>	<b>2,603</b>	<b>23,444</b>	<b>-</b>	<b>38,401</b>
<b>STRAUS</b>						
11701-LEAD ABATEMENT AT STRAUS	9	-	-	-	-	9
12138-VENTILATION AT STRAUS	55	-	-	-	-	55
13805-ASBESTOS AT STRAUS	13	-	-	-	-	13
10220-GARBAGE DISPOS2 AT STRAUS	-	100	-	-	-	100
10573-AGF EXT COMPACTORS AT STRAUS	-	2,158	-	-	-	2,158
10624-AGF INT COMPACTORS AT STRAUS	164	-	-	-	-	164
12162-DOORS3 AT STRAUS	-	21	-	-	-	21
12593-AGF INT COMPACTOR AT STRAUS	4	-	-	-	-	4
12638-ELEVATORS2 AT STRAUS	3,413	-	-	-	-	3,413
12676-A&E FEES AT STRAUS	1	-	-	-	-	1
<b>STRAUS Total:</b>	<b>3,660</b>	<b>2,279</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,940</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>TAFT</b>						
11702-LEAD ABATEMENT AT TAFT	58	-	-	-	-	58
12262-VENTILATION AT TAFT	1,995	-	-	-	-	1,995
13670-ASBESTOS AT TAFT	105	-	-	-	-	105
12928-RELOCATION AT TAFT	1	-	-	-	-	1
10340-APARTMENT RENO AT TAFT	309	-	-	-	-	309
7468-BRICK/ROOF AT TAFT	30	-	-	-	-	30
9732-BASEMENT CRAWL SPACES AT TAFT	-	-	1,000	-	-	1,000
9808-BOILER AT TAFT	66	-	-	-	-	66
10380-BRICKWORK3 AT TAFT	479	-	-	-	-	479
10488-AGF EXT COMPACTORS AT TAFT	2,864	-	-	-	-	2,864
10631-AGF INT COMPACTORS AT TAFT	1,019	-	-	-	-	1,019
10762-SIDEWALK SHEDS AT TAFT REH	15	-	-	-	-	15
11243-GARBAGE DISPOS4 AT TAFT	-	882	-	-	-	882
12096-GROUNDS4 AT TAFT	120	-	-	-	-	120
12609-AGF INT COMPACTOR AT TAFT	12	-	-	-	-	12
12640-ELEVATORSS5 AT TAFT	15,482	-	-	-	-	15,482
12673-A&E FEES AT TAFT	1	-	-	-	-	1
<b>TAFT Total:</b>	<b>22,557</b>	<b>882</b>	<b>1,000</b>	<b>-</b>	<b>-</b>	<b>24,439</b>
<b>THOMAS APTS</b>						
12077-VENTILATION2 AT THOMAS APTS	37	-	-	-	-	37
10311-LOCAL LAW 11 AT THOMAS APTS	7	-	-	-	-	7
<b>THOMAS APTS Total:</b>	<b>44</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>44</b>
<b>THURGOOD MARSHALL PLAZA</b>						
7278-ROOFS2 AT TMARSHALL	-	-	2,200	-	-	2,200
<b>THURGOOD MARSHALL PLAZA Total:</b>	<b>-</b>	<b>-</b>	<b>2,200</b>	<b>-</b>	<b>-</b>	<b>2,200</b>
<b>TWO BRIDGES URA (SITE 7)</b>						
11007-VENTILATION AT TWO BRDGS(7)	11	-	-	-	-	11
13808-ASBESTOS AT TWO BRDGS(7)	30	-	-	-	-	30
7854-SANDY GC AT TWO BRDGS(7)	141	-	-	-	-	141
8324-SANDY RENO AT TWO BRDGS(7)	3,330	-	-	-	-	3,330
10307-LOCAL LAW 11 AT TWO BRDGS(7)	17	-	-	-	-	17
10643-SANDY UST AT TWO BRDGS(7)	22	-	-	-	-	22
<b>TWO BRIDGES URA (SITE 7) Total:</b>	<b>3,551</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,551</b>
<b>UPACA URBAN RENEWAL (SITE 5)</b>						
12260-VENTILATION AT UPACA(5)	66	-	-	-	-	66
9843-ROOFS2 AT UPACA(SITE 5)	13	-	-	-	-	13
12913-STAFF AUGMENTATION AT UPACA(5)	41	-	-	-	-	41
13948-RAD TRANSFER AT UPACA(SITE 5)	75	-	-	-	-	75
<b>UPACA URBAN RENEWAL (SITE 5) Total:</b>	<b>195</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>195</b>
<b>UPACA URBAN RENEWAL (SITE 6)</b>						
12261-VENTILATION AT UPACA(6)	7	-	-	-	-	7
14077-RAD TRANSFER AT UPACA(SITE 6)	75	-	-	-	-	75
<b>UPACA URBAN RENEWAL (SITE 6) Total:</b>	<b>82</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>82</b>
<b>VLADECK I</b>						
13809-ASBESTOS AT VLADECK CON	18	-	-	-	-	18
6163-CC-UPGRADE AT VLADECK	51	-	-	-	-	51
10009-EXT COMPACTORS AT VLADECK I	-	-	-	39	-	39
10125-ROOFS AT VLADECK	7	2,924	-	-	-	2,931
11945-CONCRETE REPAIRS AT VLADECK	-	-	-	58	-	58
12833-CC-UPGRADE AT WOODSON	-	200	-	-	-	200
13381-LOCAL LAW 11 AT VLADECK I	359	-	-	-	-	359
<b>VLADECK I Total:</b>	<b>436</b>	<b>3,124</b>	<b>-</b>	<b>97</b>	<b>-</b>	<b>3,657</b>
<b>VLADECK II</b>						
10126-ROOFS AT VLADECK II	10	1,115	-	-	-	1,125
12103-LOCAL LAW 152 AT VLADECK I	5	-	-	-	-	5
12546-AGF INT COMPACTORS AT VLADECK II	640	-	-	-	-	640
12611-AGF INT COMPACTOR AT VLADECK II	22	-	-	-	-	22
<b>VLADECK II Total:</b>	<b>677</b>	<b>1,115</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,792</b>
<b>WAGNER</b>						
13810-ASBESTOS AT WAGNER	27	-	-	-	-	27
13886-ASBESTOS/INVST AT WAGNER	5	-	-	-	-	5
13009-RELOCATION AT WAGNER	1	-	-	-	-	1
9238-GROUNDS3 AT WAGNER	-	89	-	-	-	89
9433-PLUMBING6 AT WAGNER	407	-	-	-	-	407
10136-APARTMENT RENO AT WAGNER CC	137	-	2,887	-	-	3,024
10368-EPC MANAGEMENT SEV AT WAGNER	6,732	1,000	-	-	-	7,732
11247-CC-UPGRADE2 AT WAGNER CC	2,195	14,195	-	-	-	16,390
11256-GROUNDS7 AT WAGNER	189	600	-	-	-	789
12222-A&E FEES AT WAGNER	43	-	-	-	-	43
13139-ROOFS2 AT WAGNER	-	7,379	14,757	14,757	-	36,894
13331-INT COMPACTORS AT WAGNER	2,961	1,582	-	-	-	4,543
13545-HEATING IDA AT WAGNER	48	-	-	-	-	48
<b>WAGNER Total:</b>	<b>12,745</b>	<b>24,845</b>	<b>17,645</b>	<b>14,757</b>	<b>-</b>	<b>69,992</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>WALD</b>						
11703-LEAD ABATEMENT AT WALD	89	-	-	-	-	89
12317-VENTILATION AT WALD	1	-	-	-	-	1
13811-ASBESTOS 2 AT WALD	4	-	-	-	-	4
13484-HEATING4 AT WALD	56	-	-	-	-	56
13497-HEATING6 AT WALD	1,464	-	-	-	-	1,464
12813-RELOCATION AT WALD	1	-	-	-	-	1
8327-SANDY RENO AT WALD	670	-	-	-	-	670
10300-LOCAL LAW 11 AT WALD	96	-	-	-	-	96
11943-CONCRETE REPAIRS AT WALD	75	-	-	-	-	75
12163-GROUNDS3 AT WALD	-	550	-	-	-	550
12904-STAFF AUGMENTATION AT WALD	28	-	-	-	-	28
13143-ROOFS2 AT WALD	-	1,315	11,834	-	-	13,149
13197-LOCAL LAW 11 INSP3 AT WALD	60	-	-	-	-	60
<b>WALD Total:</b>	<b>2,544</b>	<b>1,865</b>	<b>11,834</b>	-	-	<b>16,243</b>
<b>WASHINGTON</b>						
12281-VENTILATION3 AT WASHINGTON	5	-	-	-	-	5
13264-MOLD REMEDIATION AT WASHINGTON	19	-	-	-	-	19
13657-ASBESTOS AT WASHINGTON	36	-	-	-	-	36
13588-PLUMBING AT WASHINGTON CONS	56	-	-	-	-	56
13513-BOILER AT WASHINGTON	246	-	-	-	-	246
12997-RELOCATION AT WASHINGTON	3	-	-	-	-	3
8711-GROUNDS3 AT WASHINGTON	-	18	-	-	-	18
9414-GROUNDS4 AT WASHINGTON	182	-	-	-	-	182
9771-PLUMBING2 AT WASHINGTON	150	6,702	-	-	-	6,852
9923-ROOFS AT WASHINGTON	85	2,691	-	-	-	2,776
10342-LOCAL LAW 11 AT WASHINGTON	364	-	-	-	-	364
10620-CC-UPGRADE AT WASHINGTON	40	-	-	-	-	40
12017-ROOFS2 AT WASHINGTON	-	1,027	-	-	-	1,027
12911-STAFF AUGMENTATION2 AT WASHINGTON	39	-	-	-	-	39
<b>WASHINGTON Total:</b>	<b>1,226</b>	<b>10,438</b>	-	-	-	<b>11,664</b>
<b>WHITE</b>						
7798-CC-UPGRADE2 AT WHITE CC	-	729	35	-	-	764
9845-CC-UPGRADE AT WHITE	1,243	-	-	-	-	1,243
12246-GROUNDS2 AT WHITE	275	-	-	-	-	275
12719-AGF WASTE YARD AT WHITE	4	-	-	-	-	4
12903-STAFF AUGMENTATION AT WHITE	39	-	-	-	-	39
12912-STAFF AUGMENTATION 2 AT WHITE	21	-	-	-	-	21
13013-GROUNDS3 AT WHITE	-	350	-	-	-	350
14079-RAD TRANSFER AT WHITE	75	-	-	-	-	75
<b>WHITE Total:</b>	<b>1,656</b>	<b>1,079</b>	<b>35</b>	-	-	<b>2,770</b>
<b>WILSON</b>						
11704-LEAD ABATEMENT AT WILSON	64	-	-	-	-	64
12985-MOLD REMEDIATION AT WILSON	73	-	-	-	-	73
13814-ASBESTOS AT WILSON	2	-	-	-	-	2
10297-LOCAL LAW 11 AT WILSON	42	-	-	-	-	42
10439-SECTION 504 AT WILSON	100	-	-	-	-	100
12342-AGF EXT COMPACTORS AT WILSON	329	-	-	-	-	329
12720-AGF WASTE YARD AT WILSON	1	-	-	-	-	1
14080-RAD TRANSFER AT WILSON	75	-	-	-	-	75
<b>WILSON Total:</b>	<b>685</b>	-	-	-	-	<b>685</b>
<b>WISE TOWERS</b>						
9872-GROUNDS4 AT WISETOWERS	16	-	-	-	-	16
11937-FIRE ALARM SYSTEM AT WISE TOWERS	1	-	-	-	-	1
<b>WISE TOWERS Total:</b>	<b>17</b>	-	-	-	-	<b>17</b>
<b>W S U R (BROWNSTONES)</b>						
13845-ASBESTOS AT WSUR(BWN)	2	-	-	-	-	2
12490-PUBLIC SPACE PAINT AT WSUR(BWN)	128	-	-	-	-	128
10305-LOCAL LAW 11 AT WSUR(BWN)	68	-	-	-	-	68
11237-GARBAGE DISPOS AT WSUR	-	70	-	-	-	70
11909-ROOFS2 AT WSUR(BWN)	15,088	-	-	-	-	15,088
<b>W S U R (BROWNSTONES) Total:</b>	<b>15,287</b>	<b>70</b>	-	-	-	<b>15,357</b>
<b>W S U R (SITE A) 120 WEST 94TH ST</b>						
11705-LEAD ABATEMENT AT WSUR-94TH	11	-	-	-	-	11
12488-PUBLIC SPACE PAINT AT WSUR(a)	62	-	-	-	-	62
9131-CC-UPGRADE AT WSUR (SITEA)	-	140	-	-	-	140
10586-AGF INT COMPACTORS AT WSUR(SITEA)	96	-	-	-	-	96
11238-DOORS2 AT WSUR-589A	-	600	-	-	-	600
12572-AGF INT COMPACTOR AT WSUR-94TH	7	-	-	-	-	7
<b>W S U R (SITE A) 120 WEST 94TH ST Total:</b>	<b>176</b>	<b>740</b>	-	-	-	<b>916</b>
<b>W S U R (SITE B) 74 WEST 92ND ST</b>						
10513-AGF INT COMPACTORS AT WSUR(SITEB)	134	-	-	-	-	134
12601-AGF INT COMPACTOR AT WSUR-92ND	3	-	-	-	-	3
<b>W S U R (SITE B) 74 WEST 92ND ST Total:</b>	<b>137</b>	-	-	-	-	<b>137</b>



# Capital Budget

		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
W S U R (SITE C) 589 AMSTERDAM AVE	12491-PUBLIC SPACE PAINT AT WSUR (C)	4	-	-	-	-	4
	10385-BRICKWORK AT WSUR-589A	106	-	-	-	-	106
	10459-AGF INT COMPACTORS AT WSUR(SITEC)	158	-	-	-	-	158
	11914-ROOFS2 AT WSUR-589A	4,425	-	-	-	-	4,425
	12571-AGF EXT COMPACTOR AT WSUR-589A	3	-	-	-	-	3
	13756-LOCAL LAW 11 INSPEC3 AT WSUR-589A	155	-	-	-	-	155
	<b>W S U R (SITE C) 589 AMSTERDAM AVE Total:</b>	<b>4,851</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,851</b>
	<b>Manhattan Total</b>	<b>852,903</b>	<b>339,847</b>	<b>271,598</b>	<b>166,502</b>	<b>55,423</b>	<b>1,686,272</b>
Queens ASTORIA	11722-LEAD ABATEMENT AT ASTORIA	29	-	-	-	-	29
	12984-MOLD REMEDIATION AT ASTORIA	445	-	-	-	-	445
	13639-ASBESTOS AT ASTORIA	68	-	-	-	-	68
	14037-ASBESTOS/INVT AT ASTORIA	1	-	-	-	-	1
	13409-HEATING7 AT ASTORIA	106	-	-	-	-	106
	13387-RELOCATION AT ASTORIA	17	-	-	-	-	17
	8306-SANDY RENO AT ASTORIA	2,064	-	-	-	-	2,064
	9094-GROUNDS3 AT ASTORIA	38	-	-	-	-	38
	9904-CCTV4 AT ASTORIA	-	15	-	-	-	15
	10180-GROUNDS5 AT ASTORIA	76	-	-	-	-	76
	10193-LOCAL LAW 11 AT ASTORIA	2,327	-	-	-	-	2,327
	10795-SANDY CCTV AT ASTORIA	21	-	-	-	-	21
	12170-CC-UPGRADE5 AT ASTORIA	-	693	-	-	-	693
	12783-LOCAL LAW 11 INSP3 AT ASTORIA	2,508	-	-	-	-	2,508
	12827-LIGHTING4 AT ASTORIA	500	-	-	-	-	500
	<b>ASTORIA Total:</b>	<b>8,198</b>	<b>708</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,906</b>
	BAISLEY PARK	12118-VENTILATION AT BAISLEY PK	778	-	-	-	-
13359-MOLD REMEDIATION AT BAISLEY PK		63	-	-	-	-	63
13640-ASBESTOS AT BAISLEY PK		100	-	-	-	-	100
13967-ASBESTOS/INVT AT BAISLEY PK		1	-	-	-	-	1
12973-GROUNDS4 AT BAISLEY PK		1	-	-	-	-	1
9095-CCTV AT BAISLEY PK		66	-	-	-	-	66
10211-CCTV2 AT BAISLEY PK		113	-	-	-	-	113
10507-AGF INT COMPACTORS AT BAISLEY PK		380	-	-	-	-	380
12538-CC-UPGRADE AT Baisley Park		153	5,847	-	-	-	6,000
12596-AGF INT COMPACTOR AT BAISLEY PK		7	-	-	-	-	7
<b>BAISLEY PARK Total:</b>		<b>1,661</b>	<b>5,847</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,508</b>
BEACH 41ST ST - BEACH CHANNEL DRIVE	10981-VENTILATION2 AT BEACH 41ST	34	-	-	-	-	34
	13642-ASBESTOS AT BEACH 41ST	20	-	-	-	-	20
	8311-SANDY RENO AT BEACH 41ST	217	-	-	-	-	217
	10274-SANDYPLAYGROUNDS AT BEACH 41ST	35	-	-	-	-	35
	10345-SANDY CCTV AT BEACH 41ST	7	-	-	-	-	7
	11253-EXT LIGHTING AT BEACH 41 ST	22	-	-	-	-	22
	13024-LOCAL LAW 11 2 AT BEACH 41ST	74	-	-	-	-	74
	<b>BEACH 41ST ST - BEACH CHANNEL DRIVE Total:</b>	<b>409</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>409</b>
BLAND	11723-LEAD ABATEMENT AT BLAND	59	-	-	-	-	59
	12053-VENTILATION AT BLAND	1	-	-	-	-	1
	12806-HEATING/VACUUMTANK AT BLAND	65	-	-	-	-	65
	9870-GROUNDS4 AT BLAND	52	560	-	-	-	612
	10178-LIGHTING2 AT BLAND	26	-	-	-	-	26
	10203-LOCAL LAW 11 AT BLAND	1,508	-	-	-	-	1,508
	13165-GROUNDS6 AT BLAND	486	-	-	-	-	486
	13769-LOCAL LAW 11 INSPECT2 AT BLAND	242	-	-	-	-	242
<b>BLAND Total:</b>	<b>2,439</b>	<b>560</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,999</b>	
CARLETON MANOR	13656-ASBESTOS AT CARLETON	3	-	-	-	-	3
	7811-SANDY GC AT CARLETON	280	-	-	-	-	280
	8318-SANDY RENO AT CARLETON	1,407	-	-	-	-	1,407
	8910-GROUNDS AT CARLETON	250	-	-	-	-	250
	10272-SANDYPLAYGROUNDS AT CARLETON	24	-	-	-	-	24
<b>CARLETON MANOR Total:</b>	<b>1,965</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,965</b>	
CONLON LIHFETOWERS	9361-SEC ENHANCEMENTS AT CONLON LIHFE	19	-	-	-	-	19
	9913-CC-UPGRADE AT CONLON LIHFE	605	-	-	-	-	605
	10304-LOCAL LAW 11 AT CONLON LIHFE	7	-	-	-	-	7
	10424-PLUMBING2 AT CONLON LIHFE	122	-	-	-	-	122
	12626-ELEVATORS3 AT CONLON LIHFE	1,688	-	-	-	-	1,688
	12682-A&E FEES2 AT CONLON LIHFE	1	-	-	-	-	1
<b>CONLON LIHFE TOWERS Total:</b>	<b>2,442</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,442</b>	

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
HAMMEL						
12117-VENTILATION2 AT HAMMEL	2	-	-	-	-	2
13256-MOLD REMEDIATION AT HAMMEL	50	-	-	-	-	50
13675-ASBESTOS 2 AT HAMMEL	86	-	-	-	-	86
13462-HEATING5 AT HAMMEL	90	-	-	-	-	90
8316-SANDY RENO AT HAMMEL	655	-	-	-	-	655
<b>HAMMEL Total:</b>	<b>883</b>	-	-	-	-	<b>883</b>
INTERNATIONAL TOWER						
14040-ASBESTOS/INVST AT INTL TWRS	1	-	-	-	-	1
10588-AGF INT COMPACTORS AT INTL TWRS	87	-	-	-	-	87
11298-FIRE PRO-ALARM AT INTL TWRS	1,003	-	-	-	-	1,003
11307-ENTR/EXIT AT INTL TWRS	1,241	-	-	-	-	1,241
12595-AGF INT COMPACTOR AT INTL TWRS	5	-	-	-	-	5
<b>INTERNATIONAL TOWER Total:</b>	<b>2,337</b>	-	-	-	-	<b>2,337</b>
LATIMER GARDENS						
13467-HEATING7 AT LATIMER	60	-	-	-	-	60
13499-HEATING8 AT LATIMER	14	-	-	-	-	14
9097-GROUNDS3 AT LATIMER	37	-	-	-	-	37
10179-CC-UPGRADE AT LATIMER	-	10	-	-	-	10
12169-CC-UPGRADE2 AT LATIMER	150	-	-	-	-	150
12522-SITE ASSESSMENT AT LATIMER	3	-	-	-	-	3
13164-GROUNDS5 AT LATIMER	593	-	-	-	-	593
13551-IDA RENO AT LATIMER	4,072	-	-	-	-	4,072
13555-IDA GC AT LATIMER	2,228	-	-	-	-	2,228
<b>LATIMER GARDENS Total:</b>	<b>7,156</b>	<b>10</b>	-	-	-	<b>7,166</b>
LEAVITT ST - 34TH AVE						
10377-SECTION 5042 AT LEAVITT-34	25	-	-	-	-	25
12630-ELEVATORS2 AT LEAVITT-34	1,688	-	-	-	-	1,688
12669-A&E FEES AT LEAVITT-34	1	-	-	-	-	1
13552-IDA RENO AT LEAVITT-34	4,072	-	-	-	-	4,072
13556-IDA GC AT LEAVITT-34	2,228	-	-	-	-	2,228
<b>LEAVITT ST - 34TH AVE Total:</b>	<b>8,013</b>	-	-	-	-	<b>8,013</b>
OCEAN BAY (BAYSIDE) FORMERLY EDGEMERE						
134-BAYSIDE	110	-	-	-	-	110
7847-SANDY GC AT BAYSIDE	74	-	-	-	-	74
8313-SANDY RENO AT BAYSIDE	1,129	-	-	-	-	1,129
13616-SEC ENHANCEMTS2 AT OCEANSIDE	331	-	-	-	-	331
<b>OCEAN BAY (BAYSIDE) FORMERLY EDGEMERE Total:</b>	<b>1,644</b>	-	-	-	-	<b>1,644</b>
OCEAN BAY (OCEANSIDE) FORMERLY ARVERNE						
11343-VENTILATION2 AT OCEANSIDE	13	-	-	-	-	13
13872-ASBESTOS/INVST AT BAYSIDE	1	-	-	-	-	1
8321-SANDY RENO AT OCEANSIDE	239	-	-	-	-	239
10278-SANDY CCTV AT OCEANSIDE	8	-	-	-	-	8
10309-LOCAL LAW11 AT OCEANSIDE	23	-	-	-	-	23
12828-CCTV2 AT OCEANSIDE	5	-	-	-	-	5
<b>OCEAN BAY (OCEANSIDE) FORMERLY ARVERNE Total:</b>	<b>290</b>	-	-	-	-	<b>290</b>
POMONOK						
11729-LEAD ABATEMENT AT POMONOK	8	-	-	-	-	8
13262-MOLD REMEDIATION AT POMONOK	21	-	-	-	-	21
13696-ASBESTOS AT POMONOK	59	-	-	-	-	59
13873-ASBESTOS/INVST AT POMONOK	4	-	-	-	-	4
13475-HEATING8 AT POMONOK	70	-	-	-	-	70
7469-BRICK/ROOF AT POMONOK	127	-	-	-	-	127
7512-CCTV AT POMONOK	4	-	-	-	-	4
9913-CCTV2 AT POMONOK	3	-	-	-	-	3
10491-AGF EXT COMPACTORS AT POMONOK	475	2,849	-	-	-	3,323
10640-LOCAL LAW 11 AT POMONOK	6	-	-	-	-	6
12195-GROUNDS3 AT POMONOK	51	-	-	-	-	51
12304-BOILER2 AT POMONOK	16,884	30,023	41,108	-	-	88,015
12448-INT COMPACTORS AT POMONOK	125	-	-	-	-	125
12724-AGF WASTE YARD AT POMONOK	15	-	-	-	-	15
13094-HEATING7 AT POMONOK	7,200	-	-	-	-	7,200
13163-GROUNDS4 AT POMONOK	3,334	-	-	-	-	3,334
<b>POMONOK Total:</b>	<b>28,387</b>	<b>32,872</b>	<b>41,108</b>	-	-	<b>102,367</b>
QUEENSBRIDGE NORTH						
9190-AGF ELEVATORS2 AT QUEENSBIDGE N	7,226	-	-	-	-	7,226
12341-AGFEXT COMPACTORS AT QUEENSBIDGE N	222	-	-	-	-	222
12726-AGF WASTE YARD AT QUEENSBIDGE N	20	-	-	-	-	20
12909-STAFF AUGMENTATION AT QUEENSBIDGE N	21	-	-	-	-	21
<b>QUEENSBRIDGE NORTH Total:</b>	<b>7,489</b>	-	-	-	-	<b>7,489</b>
QUEENSBRIDGE SOUTH						
13697-ASBESTOS AT QUEENSBIDGE S	4	-	-	-	-	4
14015-ASBESTOS/INVST AT QUEENSBIDGE S	3	-	-	-	-	3
12507-PUBLIC SPACE PAINT AT QUEENSBIDGE S	14	-	-	-	-	14
9191-ELEVATORS2 AT QUEENSBIDGE S	1,417	-	-	-	-	1,417
11351-GROUNDS4 AT QUEENSBIDGE S	-	450	-	-	-	450
12340-AGFEXT COMPACTORS AT QUEENSBIDGE S	222	-	-	-	-	222
12728-AGF WASTE YARD AT QUEENSBIDGE S	20	-	-	-	-	20
12907-STAFF AUGMENTATION AT QUEENSBIDGE S	21	-	-	-	-	21
<b>QUEENSBRIDGE SOUTH Total:</b>	<b>1,700</b>	<b>450</b>	-	-	-	<b>2,150</b>

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
RAVENSWOOD						
11731-LEAD ABATEMENT AT RAVENSWOOD	96	-	-	-	-	96
12037-VENTILATION AT RAVENSWOOD	404	-	-	-	-	404
13263-MOLD REMEDIATION AT RAVENSWOOD	51	-	-	-	-	51
13699-ASBESTOS AT RAVENSWOOD	37	-	-	-	-	37
13879-ASBESTOS/INVST AT RAVENSWOOD	1	-	-	-	-	1
10187-CC-UPGRADE3 AT RAVENSWOOD	-	600	-	-	-	600
12895-RELOCATION AT RAVENSWOOD	7	-	-	-	-	7
10333-BOILER AT RAVENSWOOD	19,067	-	-	-	-	19,067
10430-AGF INT COMPACTORS AT RAVENSWOOD	3,289	-	-	-	-	3,289
10490-AGF EXT COMPACTORS AT RAVENSWOOD	2,504	655	-	-	-	3,159
10541-ENERGY Retrofit NY2 AT RAVENSWOOD	13,111	-	-	-	-	13,111
12586-AGF INT COMPACTOR AT RAVENSWOOD	28	-	-	-	-	28
13162-GROUNDS4 AT RAVENSWOOD	3,547	-	-	-	-	3,547
<b>RAVENSWOOD Total:</b>	<b>42,144</b>	<b>1,255</b>	-	-	-	<b>43,399</b>
REDFERN						
12055-VENTILATION AT REDFERN	2	-	-	-	-	2
13705-ASBESTOS AT REDFERN	3	-	-	-	-	3
14018-ASBESTOS/INVST AT REDFERN	1	-	-	-	-	1
12920-PLUMBINGS AT REDFERN	826	-	-	-	-	826
7845-SANDY GC AT REDFERN	291	-	-	-	-	291
8310-SANDY RENO AT REDFERN	1,550	-	-	-	-	1,550
8715-GROUNDS AT REDFERN	150	-	-	-	-	150
<b>REDFERN Total:</b>	<b>2,823</b>	-	-	-	-	<b>2,823</b>
REHAB PROGRAM (COLLEGE POINT)						
12082-VENTILATION AT COLLEGE REH	3	-	-	-	-	3
10489-AGF EXT COMPACTORS AT COLLEGE RHB	285	1,712	-	-	-	1,997
12729-AGF WASTE YARD AT COLLEGE REH	21	-	-	-	-	21
<b>REHAB PROGRAM (COLLEGE POINT) Total:</b>	<b>309</b>	<b>1,712</b>	-	-	-	<b>2,022</b>
SHELTON HOUSE						
9100-CCTV AT SHELTON	38	-	-	-	-	38
10416-PLUMBING3 AT SHELTON	7	-	-	-	-	7
12289-AGF INT COMPACTORS AT SHELTON	101	-	-	-	-	101
12590-AGF INT COMPACTOR AT SHELTON	4	-	-	-	-	4
12637-ELEVATORS3 AT SHELTON	1,688	-	-	-	-	1,688
12667-A&E FEES AT SHELTON	1	-	-	-	-	1
<b>SHELTON HOUSE Total:</b>	<b>1,839</b>	-	-	-	-	<b>1,839</b>
SOUTH JAMAICA I						
13678-ASBESTOS 2 AT SJAMAICA I	33	-	-	-	-	33
14042-ASBESTOS/INVST AT SJAMAICA I	1	-	-	-	-	1
13503-HEATINGS AT SJAMAICA I	20	-	-	-	-	20
8716-GROUNDS2 AT SJAMAICA	-	50	-	-	-	50
11205-GROUNDS AT SOUTH JAMAICA	7	160	-	-	-	167
12158-SEC ENHANCEMENTS AT SJAMAICA	34	-	-	-	-	34
12171-GROUNDS2 AT SOUTH JAMAICA	305	-	-	-	-	305
12287-AGF INT COMPACTORS AT SJAMAICA I	2,418	-	-	-	-	2,418
12292-AGF EXT COMPACTORS AT SJAMAICA I	1,317	888	-	-	-	2,206
12589-AGF INT COMPACTOR AT SJAMAICA I	21	-	-	-	-	21
<b>SOUTH JAMAICA I Total:</b>	<b>4,157</b>	<b>1,098</b>	-	-	-	<b>5,255</b>
SOUTH JAMAICA II						
12061-VENTILATION AT SJAMAICA II	4	-	-	-	-	4
12275-VENTILATION AT SJAMAICA II	3	-	-	-	-	3
13676-ASBESTOS AT SJAMAICA II	77	-	-	-	-	77
10213-CC-UPGRADE AT SJAMAICA II	719	-	-	-	-	719
9925-ROOFS3 AT SJAMAICA II	-	2,194	-	-	-	2,194
12288-AGF INT COMPACTORS AT SJAMAICA II	1,846	-	-	-	-	1,846
12339-AGF EXT COMPACTORS AT SJAMAICA II	329	-	-	-	-	329
12588-AGF INT COMPACTOR AT SJAMAICA II	22	-	-	-	-	22
13161-GROUNDS2 AT SJAMAICA II	829	-	-	-	-	829
13186-AGF EXT COMPACT AT SJAMAICA II	8	-	-	-	-	8
<b>SOUTH JAMAICA II Total:</b>	<b>3,837</b>	<b>2,194</b>	-	-	-	<b>6,031</b>
WOODSIDE						
11736-LEAD ABATEMENT AT WOODSIDE	1	-	-	-	-	1
12064-VENTILATION2 AT WOODSIDE	36	-	-	-	-	36
14050-HEATING4 AT WOODSIDE	125	-	-	-	-	125
9101-GROUNDS2 AT WOODSIDE	5	-	-	-	-	5
9912-CC-UPGRADE3 AT WOODSIDE	89	-	-	-	-	89
10681-GROUNDS3 AT WOODSIDE	-	150	-	-	-	150
12242-PLUMBING2 AT WOODSIDE	556	-	-	-	-	556
12303-ELECTRIC DHW AT WOODSIDE	6,446	17,660	55,136	12,476	-	91,717
12518-SITE ASSESSMENT AT WOODSIDE	10	-	-	-	-	10
13564-IDA GC AT WOODSIDE	2,228	-	-	-	-	2,228
13567-IDA RENO AT WOODSIDE	4,072	-	-	-	-	4,072
<b>WOODSIDE Total:</b>	<b>13,566</b>	<b>17,810</b>	<b>55,136</b>	<b>12,476</b>	-	<b>98,988</b>
<b>Queens Total</b>	<b>143,691</b>	<b>64,516</b>	<b>96,244</b>	<b>12,476</b>	-	<b>316,927</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>Staten Island</b>						
<b>BERRY</b>						
11874-VENTILATION AT BERRY	25	-	-	-	-	25
13972-ASBESTOS/INVST AT BERRY	1	-	-	-	-	1
13445-HEATING8 AT BERRY	49	-	-	-	-	49
9741-FIRE PRO-ALARM2 AT BERRY-S9TH CC	182	-	-	-	-	182
10184-CCTV AT BERRY	5	-	-	-	-	5
10326-AGF BOILER2 AT BERRY	13,660	-	-	-	-	13,660
10479-AGF EXT COMPACTORS AT BERRY	285	1,712	-	-	-	1,997
10500-AGF INT COMPACTORS AT BERRY	1,159	-	-	-	-	1,159
12214-A&E FEES3 AT BERRY	16	-	-	-	-	16
12587-AGF INT COMPACTOR AT BERRY	16	-	-	-	-	16
12693-AGF WASTE YARD AT BERRY	2	-	-	-	-	2
<b>BERRY Total:</b>	<b>15,400</b>	<b>1,712</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,112</b>
<b>CASSIDY - LAFAYETTE</b>						
12234-VENTILATION AT CASSIDY-LAF	192	-	-	-	-	192
13832-ASBESTOS AT CASSIDY-LAF	3	-	-	-	-	3
9350-SEC ENHANCMENTS2 AT CASSIDY-LAF	76	-	-	-	-	76
11371-A&E AT CASSIDY-LAF	5	-	-	-	-	5
12369-HEATING5 AT CASSIDY-LAF	-	-	3,241	3,000	32,494	38,735
12623-ELEVATORS3 AT CASSIDY-LAF	6,568	-	-	-	-	6,568
12674-A&E FEES AT CASSIDY-LAF	263	-	-	-	-	263
<b>CASSIDY - LAFAYETTE Total:</b>	<b>7,107</b>	<b>-</b>	<b>3,241</b>	<b>3,000</b>	<b>32,494</b>	<b>45,842</b>
<b>MARINER'S HARBOR</b>						
11728-LEAD ABATEMENT AT MARINER'S HB	1	-	-	-	-	1
11875-VENTILATION2 AT MARINER'S HB	45	-	-	-	-	45
13813-ASBESTOS AT MARINER'S HB	2	-	-	-	-	2
12918-EXT COMPACTORS AT MARINERS HARBOR	10	-	-	-	-	10
13242-RELOCATION AT MARINER'S HB	5	-	-	-	-	5
7471-BRICK/ROOF AT MARINERS HB	3	-	-	-	-	3
9324-CC-UPGRADE2 AT MARINER'S HB CC	978	-	-	-	-	978
11242-CCTV2 AT MARINER'S HB	22	-	-	-	-	22
12202-PLUMBING2 AT MARINERS HB	2,349	-	-	-	-	2,349
12450-LAYERED ACCESS AT MARINERS HB	1,000	-	-	-	-	1,000
<b>MARINER'S HARBOR Total:</b>	<b>4,415</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,415</b>
<b>MARKHAM GARDENS</b>						
10449-AGF INT COMPACTORS AT W BRIGHTON	597	-	-	-	-	597
13930-RAD TRANSFER AT WEST BRIGHTON	75	-	-	-	-	75
<b>MARKHAM GARDENS Total:</b>	<b>672</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>672</b>
<b>NEW LANE AREA</b>						
12054-VENTILATION2 AT NEW LANE	81	-	-	-	-	81
8364-SANDY RENO AT NEW LANE	1,369	-	-	-	-	1,369
9072-SECURITY SYSTEM AT NEW LANE	53	-	-	-	-	53
11244-GROUNDS3 AT NEW LANE	-	47	-	-	-	47
12279-CC-UPGRADE3 AT NEW LANE	-	145	-	-	-	145
<b>NEW LANE AREA Total:</b>	<b>1,502</b>	<b>192</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,694</b>
<b>RICHMOND TERRACE</b>						
12056-VENTILATION2 AT RICHMOND TR	64	-	-	-	-	64
13704-ASBESTOS AT RICHMOND TR	38	-	-	-	-	38
14019-ASBESTOS/INVST AT RICHMOND TR	1	-	-	-	-	1
9354-GROUNDS3 AT RICHMOND TR	-	4	-	-	-	4
10293-ELEVATORS3 AT RICHMOND TR	1,761	-	-	-	-	1,761
<b>RICHMOND TERRACE Total:</b>	<b>1,863</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,867</b>
<b>SOUTH BEACH</b>						
12060-VENTILATION AT SOUTH BEACH	6	-	-	-	-	6
13688-ASBESTOS AT SOUTH BEACH	3	-	-	-	-	3
14029-ASBESTOS/INVST AT SOUTH BEACH	1	-	-	-	-	1
9397-CCTV AT SOUTH BEACH	-	22	-	-	-	22
9452-BOILER AT SOUTH BEACH	-	4,651	8,770	9,147	-	22,569
10185-LIGHTING3 AT SOUTH BEACH	16	-	-	-	-	16
10310-LOCAL LAW 11 AT SOUTH BEACH	218	-	-	-	-	218
12338-AGF EXT COMPACTORS AT SOUTH BEACH	294	-	-	-	-	294
12738-AGF WASTE YARD AT SOUTH BEACH	3	-	-	-	-	3
<b>SOUTH BEACH Total:</b>	<b>541</b>	<b>4,673</b>	<b>8,770</b>	<b>9,147</b>	<b>-</b>	<b>23,132</b>
<b>STAPLETON</b>						
13673-ASBESTOS AT STAPLETON	2	-	-	-	-	2
12996-RELOCATION AT STAPLETON	1	-	-	-	-	1
12105-LOCAL LAW 152 AT STAPLETON	5	-	-	-	-	5
12259-PLUMBING AT STAPLETON CC	23	-	-	-	-	23
12272-LOCAL LAW 11.2 AT STAPLETON	479	-	-	-	-	479
13546-HEATING IDA AT STAPLETON	48	-	-	-	-	48
<b>STAPLETON Total:</b>	<b>557</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>557</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>TODT HILL</b>						
11735-LEAD ABATEMENT AT TODT HILL	106	-	-	-	-	106
9379-GROUNDS2 AT TODT HILL	-	2	-	-	-	2
10115-AGF COMP MOD AT TODT HILL	43,872	24,893	19,460	30,942	-	119,167
10142-LOCAL LAW 11 AT TODT HILL	60	-	-	-	-	60
12465-COMP MOD 2 AT TODT HILL	1,218	-	-	-	-	1,218
<b>TODT HILL Total:</b>	<b>45,256</b>	<b>24,895</b>	<b>19,460</b>	<b>30,942</b>	<b>-</b>	<b>120,553</b>
<b>WEST BRIGHTON I</b>						
12062-VENTILATION AT W BRIGHTON I	8	-	-	-	-	8
12409-LOCAL LAW 11 AT W BRIGHTON I	83	-	-	-	-	83
12585-AGF INT COMPACTOR AT W BRIGHTON I	8	-	-	-	-	8
<b>WEST BRIGHTON I Total:</b>	<b>99</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>99</b>
<b>Staten Island Total</b>	<b>77,414</b>	<b>31,477</b>	<b>31,471</b>	<b>43,089</b>	<b>32,494</b>	<b>215,945</b>
<b>Central Office</b>						
Property Mgt Dept-Manhattan Boro Mgt						
9272-ROOFS AT BRONX RIVER A	-	1,978	-	-	-	1,978
<b>Property Mgt Dept-Manhattan Boro Mgt Total:</b>	<b>-</b>	<b>1,978</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,978</b>
<b>EVP - Capital Projects</b>						
9001-APARTMENT RENO3 AT VARIOUS	653	-	-	-	-	653
1896-ENERGY-INST HOT WATER HEATERS	-	-	7,642	-	-	7,642
4178-NEEDS ASSESS AT PHA WIDE	279	-	-	-	-	279
5060-CHANGE ORDER/UNPLANNED AT CPD	42,151	14,749	17,163	6,000	5,000	85,063
7733-INSPECTION SERV2 AT VARIOUS	18	-	-	-	-	18
7781-SEC ENHANCMENTS AT VARIOUS	266	-	-	-	-	266
7989-BRICKWORK7 AT VARIOUS	123	-	-	-	-	123
8113-CM FEES AT VARIOUS	2,250	-	-	-	-	2,250
8143-A&E AT VARIOUS	19	-	-	-	-	19
8400-INST HOT WATER HEATERS AT VARIOUS	900	1,029	-	-	-	1,929
8869-FIRE PRO-ESCAPE AT VARIOUS	95	-	-	-	-	95
8897-ROOFS4 AT VARIOUS	7,265	133,579	84,399	-	-	225,243
8996-SANDY MONITOR AT VARIOUS	86	-	-	-	-	86
9053-ROOFS AT WISE TOWERS/WHITE	-	34	-	-	-	34
9056-ADMIN COSTS AT SANDY	10	-	-	-	-	10
9086-SANDY AE AT VARIOUS	16	-	-	-	-	16
9087-SANDY CM AT VARIOUS	1,572	-	-	-	-	1,572
9236-WORKFORCE DEVELOPMENT AT SANDY	69	-	-	-	-	69
9257-CONCRETE REPAIRS2 AT VARIOUS	-	-	-	6,611	-	6,611
9392-VEHICLES2 AT VARIOUS	-	150	-	-	-	150
9404-URBAN FARMS AT VARIOUS	-	120	-	-	-	120
9774-SANDY RENO AT MANH (VARIOUS)	1,152	-	-	-	-	1,152
9830-HEATING23 AT VARIOUS	-	-	116	-	-	116
9869-PLUMBING29 AT VARIOUS	-	-	2,480	-	-	2,480
9920-VEHICLES3 AT VARIOUS	160	-	-	-	-	160
9922-GC7 AT VARIOUS	10,215	4,152	5,000	5,826	-	25,193
10229-SEC LIGHTING7 AT VARIOUS	-	2,185	-	-	-	2,185
10237-EXT COMPACTORS4 AT VARIOUS	-	150	-	1,153	-	1,303
10269-SANDY TEMP BOILERS CM AT VARIOUS	449	-	-	-	-	449
10350-SANDY UST CM AT VARIOUS	38	-	-	-	-	38
10612-PROGRAM MGT SERVICES AT VARIOUS	5,646	-	-	-	-	5,646
10666-SANDY PM AT VARIOUS	435	-	-	-	-	435
10669-A&E FEES10 AT VARIOUS	13	-	-	-	-	13
10672-EBUILDER AT VARIOUS	4,190	4,000	4,000	4,000	4,000	20,190
10800-SANDY BOILERS AT VARIOUS	52	-	-	-	-	52
10987-NEEDS ASSESS3 AT PHA WIDE	579	-	-	-	-	579
11170-LIGHTING3 AT VARIOUS	2	-	-	-	-	2
11309-PNA SYSTEM AT VARIOUS	4,840	1,000	1,000	1,000	1,000	8,840
11583-ROOF TOP GENERATOR AT VARIOUS	1,094	-	-	-	-	1,094
12278-GREEN INFRASTR- STORMWATER MGT	11,372	29,913	21,165	8,000	-	70,450
12296-TRAINING2 AT CPD	2	-	-	-	-	2
12375-LOCAL LAW 11 2 AT VARIOUS	21,000	-	-	1,067	-	22,067
12457-AGF GC7 AT VARIOUS	2,671	21,238	70,000	67,286	70,340	231,535
12756-STAFF AUGMENTATION1 AT VARIOUS	22,800	10,000	10,000	10,000	10,000	62,800
13017-Sandy CDBG DR Plantings AT VARIOUS	1,972	-	-	-	-	1,972
13028-STAFF AUGMENTATION 3 AT VARIOUS	108	-	-	-	-	108
13091-PMO FEE PLACEHOLDER AT VARIOUS	13,035	10,000	10,000	10,000	10,000	53,035
13287-EBUILDER2 AT VARIOUS	279	-	-	-	-	279
13361-A&E ESTIMATING SERV AT VARIOUS	16	-	-	-	-	16
13417-EMER RESPONSE PROJECT AT VARIOUS	1,500	1,500	1,500	1,500	1,500	7,500
13533-NYCHA GRN INF STAFF COSTS AT IDA	1,500	-	-	-	-	1,500
13534-PROG MGT SERV AT VARIOUS	985	-	-	-	-	985
13579-NYCHA HEATING STAFF COSTS AT IDA	20	-	-	-	-	20
13580-NYCHA GC STAFF COSTS AT IDA	1,524	-	-	-	-	1,524
13581-NYCHA RENO STAFF COSTS AT IDA	2,786	-	-	-	-	2,786
14214-PM FEES AT VARIOUS	6,500	6,500	6,500	6,500	-	26,000
14231-LOCAL LAW 11 INSPECTIONS AT VAR	15,000	17,500	-	-	-	32,500
14232-SANDY PROGRAM AT VARIOUS	20,000	-	-	-	-	20,000
<b>EVP - Capital Projects Total:</b>	<b>207,707</b>	<b>257,799</b>	<b>240,964</b>	<b>128,943</b>	<b>101,840</b>	<b>937,253</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Capital Projects Administration-Off of Program Adm	7738-LOCAL LAW 11 INSPECT_AT_QNS	41	-	-	-	41
	<b>Capital Projects Administration-Off of Program Adm Total:</b>	<b>41</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>41</b>
Building Interiors-Off of Program Adm	6480-CARBON MONOXIDE_AT_VAR(BK/SI)	1	-	-	-	1
	<b>Building Interiors-Off of Program Adm Total:</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
CP MN - Office of the Program Director	7743-HEATING_AT_MANH	8	-	-	-	8
	<b>CP MN - Office of the Program Director Total:</b>	<b>8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8</b>
Off of the Chair	12545-PROCUREMENT SYSTEM_AT_VARIOUS	200	-	-	-	200
	<b>Off of the Chair Total:</b>	<b>200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200</b>
Office of the Chief Asset & Cap Mgt Officer	12458-MANAGEMENT CONSULT_AT_VARIOUS	1,255	-	-	-	1,255
	12459-BUSINESS PROCESS IMP_AT_VARIOUS	108	-	-	-	108
	<b>Office of the Chief Asset &amp; Cap Mgt Officer Total:</b>	<b>1,363</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,363</b>
EVP - IT/CIO	5567-IT-KRONOS ENH	-	1,295	198	198	1,691
	7106-IT-COLLABORATION SPACE	1	-	-	-	1
	8886-IT-INFRAS TUPG/ENH-NYCHA DEPT	-	-	370	-	370
	9003-IT-SEC 8-SIEBEL	-	-	-	1,000	1,000
	10166-IT-CENTRALIZED CALL CENTER(2)	4	-	-	-	4
	10169-IT-TRAINING(2)	61	-	-	-	61
	10233-IT-PRINTERS(2)	681	925	-	-	1,606
	10234-IT-IMAGING(2)	1,299	-	-	-	1,299
	10235-IT-LAW INVOICE SYSTEM(2)	134	-	-	-	134
	10236-IT ORACLE	212	2,662	1,591	1,221	5,555
	10238-IT ROUTERS & SWITCHES	457	2,257	1,154	7	370
	10239-IT - DESKTOP REFRESH(2)	3,561	1,295	-	-	4,856
	10240-IT STORAGE	1	-	-	1,480	1,481
	10242-IT-NETWORK SECURITY(2)	1,336	114	114	114	1,790
	10243-IT-COMMUNICATION UPGRADE(2)	451	97	100	100	3,100
	10245-IT-BUSINESS SYS TECH IMP(2)	285	-	-	-	285
	10246-IT-HR MANAGEMENT(2)	7,892	-	-	-	7,892
	10247-IT SIEBEL ENHANCEMENTS	1,507	-	-	-	1,507
	10248-IT-MAXIMO ENHANCEMENT(2)	12,260	-	5,333	4,675	3,234
	10250-IT EXE DATA WAREHOUSE	84	-	-	370	185
	10603-IT-VOIP(2)	3,684	424	220	220	4,778
	12398-IT - DATA CENTER	4,631	740	555	4,100	2,738
	12544-IT-CYBER RISK MANAGEMENT	4,000	-	-	-	4,000
	12760-IT WEBSITE REDESIGN_AT_VARIOUS	200	224	-	-	424
	13231-IT - RCMS	10,577	4,131	2,893	2,523	2,523
	13293-ServiceNow Upgrade/Enhancement	66	-	-	-	66
	13363-ACTIVE CAMP DEVEL ENHANCEME_AT_IT	22	-	-	-	22
	13889-IT - ACTIVE DIRECTORY ARS	308	241	2,000	-	2,549
	<b>EVP - IT/CIO Total:</b>	<b>53,714</b>	<b>14,404</b>	<b>14,528</b>	<b>14,528</b>	<b>14,528</b>
Enterprise Portfolio Management-Off of the Dir	7727-IT-ATAD ENHANCEMENTS	157	-	-	-	157
	8148-IT-REES eService	27	-	-	-	27
	<b>Enterprise Portfolio Management-Off of the Dir Total:</b>	<b>185</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>185</b>
IT Infrastructure Dept-Off of the Dir	6162-IT-ROUTERS	3	-	-	-	3
	6785-IT-VOIP	28	-	-	-	28
	7224-IT- MOBILE ACCESS	6	-	-	-	6
	7430-IT-ORACLE EXADATA	23	-	-	-	23
	8180-IT-PROCUREMENT	9	-	-	-	9
	8183-IT-CLOUD SOLUTION	31	-	-	-	31
	8884-IT-INFRAS TUPG/ENH-FIELD DEPT	222	-	-	-	222
	8886-IT-INFRAS TUPG/ENH-NYCHA DEPT	36	-	-	-	36
	12760-IT WEBSITE REDESIGN_AT_VARIOUS	663	-	-	-	663
	<b>IT Infrastructure Dept-Off of the Dir Total:</b>	<b>1,022</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,022</b>
Business Solution Tech-Off of the Dir	5567-IT-KRONOS ENH	724	-	-	-	724
	5568-IT-ORACLE UGR2	1	-	-	-	1
	7126-IT-BUSINESS PROCESS IMP	4	-	-	-	4
	7128-IT-BUSINESS SYS TECH IMP	6	-	-	-	6
	8881-IT-APP DEV/ENH-FIELD DEPT	21	-	-	-	21
	8882-IT-APP DEV/ENH-NYCHA EMPS	36	-	-	-	36
	8883-IT-APP DEV/ENH-NYCHA DEPT	805	-	-	-	805
	<b>Business Solution Tech-Off of the Dir Total:</b>	<b>1,597</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,597</b>
EVP - Community Operations	12399-RELOCATION_AT_VARIOUS	1,787	1,000	1,000	1,000	1,000
	<b>EVP - Community Operations Total:</b>	<b>1,787</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>



# Capital Budget

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
<b>EVP - Finance</b>						
14096-PROPERTY EMERGENCIES	27,403	27,403	27,403	27,403	27,403	137,015
12408-MANAGEMENT IMP AT VARIOUS	-	58,246	48,050	48,029	48,030	202,355
3482-MANAGEMENT FEES PROJECT	75,187	75,187	75,187	75,187	75,187	375,937
3921-CONTINGENCY (NON-CPD)	1,861	23,040	62,115	62,134	62,134	211,285
6460-CFFP DEBT SERVICE	117,450	38,464	38,462	38,463	38,462	271,302
6859-TRANSFER TO OP FY2010 I	203,061	187,969	187,969	187,969	187,969	954,936
<b>EVP - Finance Total:</b>	<b>424,964</b>	<b>410,310</b>	<b>439,186</b>	<b>439,186</b>	<b>439,186</b>	<b>2,152,831</b>
<b>Off of the General Manager</b>						
12761-CONTRACT MANAGEMENT AT VARIOUS	1,032	-	-	-	-	1,032
<b>Off of the General Manager Total:</b>	<b>1,032</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,032</b>
<b>Audit Dept</b>						
8258-SANDY CONSULTING AT VARIOUS	15	-	-	-	-	15
<b>Audit Dept Total:</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15</b>
<b>Healthy Homes Unit</b>						
10230-AGF LEAD ABATEMENT AT VARIOUS	94,994	123,662	130,938	130,056	102,187	581,837
10232-AGF LEAD INSPECTION-QA AT VARIOUS	170	-	-	-	-	170
10604-MOLD/VENTILATION AT VARIOUS	9,841	-	-	-	-	9,841
12400-MOLD HAZARDS AT VARIOUS	9,807	2,000	2,000	2,000	2,000	17,807
12410-ASBESTOS AT VARIOUS	8,982	2,000	2,000	2,000	2,000	16,982
13172-ASBESTOS-VAT AT VARIOUS	9	-	-	-	-	9
13173-LEAD PROJECT MGT-TEMPO	32,317	-	-	-	-	32,317
13175-STAFF AUGMENTATION 5 AT VARIOUS	2,000	-	-	-	-	2,000
14229-LEAD-VISUAL ASSESSMENT	10,000	-	-	-	-	10,000
14230-WATER QUALITY MANAGEMENT	2,000	-	-	-	-	2,000
<b>Healthy Homes Unit Total:</b>	<b>170,119</b>	<b>127,662</b>	<b>134,938</b>	<b>134,056</b>	<b>106,187</b>	<b>672,962</b>
<b>EVP - Operations</b>						
6730-OFF FAC UPGR AT OPERATIONS	1	-	-	-	-	1
6759-INTERCOMS AT OPERATIONS	26	-	-	-	-	26
8376-HEATING8 AT VARIOUS	32	-	-	-	-	32
8964-APARTMENT RENO4 AT VARIOUS	8	-	-	-	-	8
10252-LIGHTING2 AT VARIOUS	-	-	-	7,759	-	7,759
10605-HOIST MOTOR/GENERATOR AT VARIOUS	3,480	3,480	3,480	3,480	3,480	17,400
10609-APARTMENT PREP AT VARIOUS	2,501	-	-	-	-	2,501
12403-GARBAGE DISPOSAL AT VARIOUS	1,000	-	-	-	-	1,000
12411-LOCAL LAW 152-2 AT VARIOUS	309	-	-	-	-	309
12474-PUBLIC SPACE PAINT AT VARIOUS	6,027	-	-	-	-	6,027
12933-HEATING TRAINING CENTER	4,100	-	-	-	-	4,100
12951-TRAINING AT OPERATIONS	500	-	-	-	-	500
13071-ROOF TANKS AT VARIOUS	10,815	-	-	-	-	10,815
13412-FIRE SAFETY AT OPERATIONS	2,340	-	-	-	-	2,340
14216-APARTMENT RENOS AT VARIOUS	7,940	7,930	7,840	7,840	-	31,550
14228-BOILERS2 AT VARIOUS	26,000	-	-	-	-	26,000
12099-LOCAL LAW 152 AT VARIOUS	120	-	-	-	-	120
<b>EVP - Operations Total:</b>	<b>65,198</b>	<b>11,410</b>	<b>11,320</b>	<b>19,079</b>	<b>3,480</b>	<b>110,487</b>
<b>VP - Operations for Mgt</b>						
7089-EQUIP AT OPERATIONS	2	-	-	-	-	2
<b>VP - Operations for Mgt Total:</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2</b>
<b>Technical Services Dept-Elevator Support Svcs (Field)</b>						
10608-REMOTE ELEVATOR MONITORING	5,013	-	-	-	-	5,013
13535-ELEVATORS IDA AT VARIOUS	1,900	-	-	-	-	1,900
13582-NYCHA ELEVATOR STAFF COSTS AT IDA	100	-	-	-	-	100
<b>Technical Services Dept-Elevator Support Svcs (Field) Total:</b>	<b>7,013</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,013</b>
<b>Technical Services Dept-Environmental Health &amp; Safety</b>						
3885-LEAD INSPECTIONS	44	-	-	-	-	44
3981-ENVIRO CONSULTING & SURVEY	15	-	-	-	-	15
<b>Technical Services Dept-Environmental Health &amp; Safety Total:</b>	<b>58</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>58</b>
<b>Technical Services Dept-Contract Support Svcs</b>						
10607-HEATING/PIPE REPLACEMENT	27	-	-	-	-	27
<b>Technical Services Dept-Contract Support Svcs Total:</b>	<b>27</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27</b>
<b>Central Office Total</b>	<b>936,054</b>	<b>824,563</b>	<b>841,936</b>	<b>736,792</b>	<b>666,221</b>	<b>4,005,566</b>
<b>All Projects Total</b>	<b>3,131,321</b>	<b>1,677,554</b>	<b>1,423,771</b>	<b>1,056,008</b>	<b>924,402</b>	<b>8,213,055</b>



NEW YORK CITY  
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# BUDGET PROCESS

### **Overview of the Budget Process**

#### ***Responsibilities***

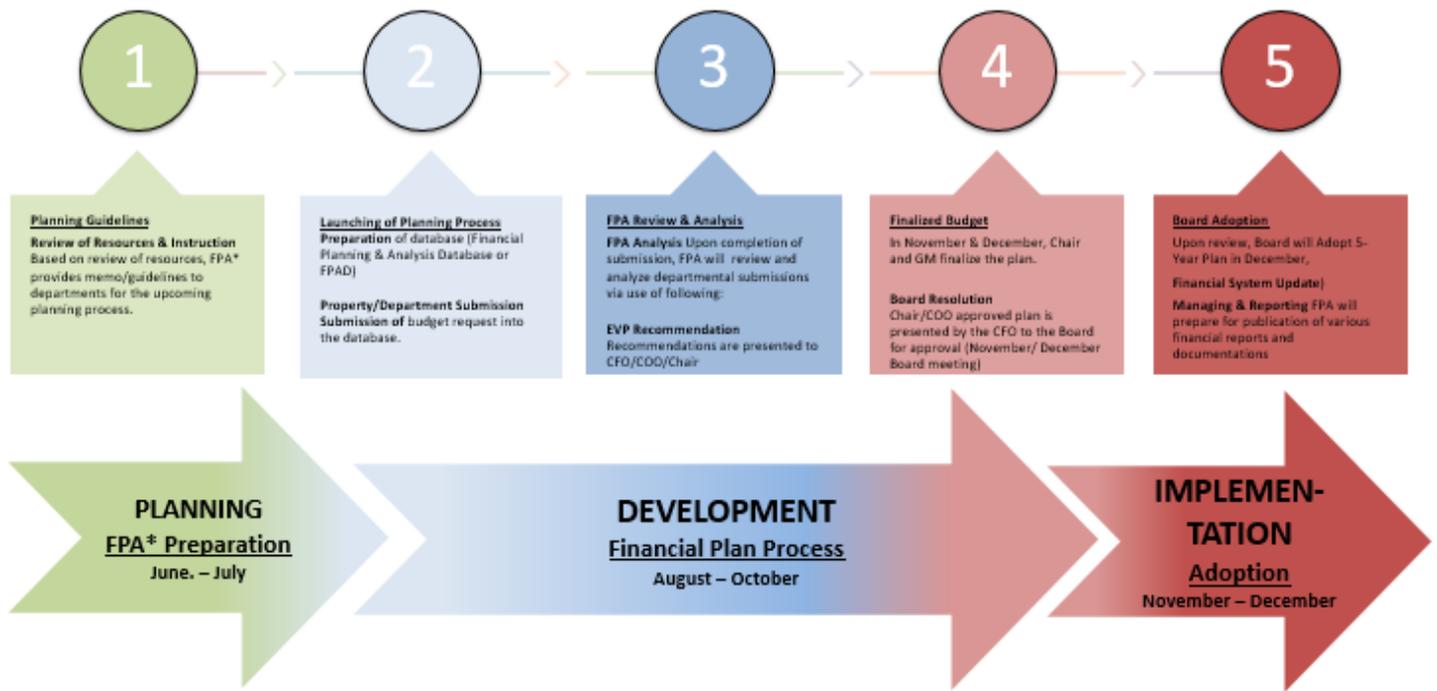
Each year the Chief Financial Officer, through the Department of Financial Planning and Analysis (DFPA), prepares and submits to the Chief Operating Officer an annual budget for the forthcoming fiscal year and a four-year financial plan to be presented to NYCHA's Board. The Chief Operating Officer will work with the Chair, Chief Operating Officer (COO), and Board in setting strategic objectives to prepare both an operating and capital budget. The operating and capital budgets include proposed expenditures for the current fiscal year and four-year financial plan as well as the method of financing such expenditures.

#### ***Budget Process***

Each year the financial plan seeks to respond to the demands and needs of NYCHA within the context of a changing financial environment in a way that reflects NYCHA's overall policy and HUD requirements. NYCHA's budget process builds on previous financial plans incorporating feedback from stakeholders in each department. This facilitates long-term planning and allows for adjustments to the baseline to demonstrate the effect of spending decisions. At the conclusion of the budget process, DFPA produces a budget and four-year financial plan that:

- Reflects the priorities and policy of the Board;
- Evaluates Department's budget line-item requests which can be modifications to the budget base, new needs, or proposals to eliminate the gap;
- Incorporates the balancing of revenues and expenditures. The Revenue Budget sets forth the estimated revenues and receipts of the Authority for the current and four succeeding fiscal years. The Expense Budget sets forth the proposed appropriations for the operating expenses of the Authority for the current and four succeeding fiscal years.
- The process also includes estimating the federal capital allocation for the next year, collecting, and reviewing plan submissions from departments, prioritizing projects based on NYCHA needs, and briefing the Executive Department, Chief Operating Officer, Chair, and other City stakeholders.

**Table 1: Preliminary Budget Calendar**



## Planning

DFPA, working with all Property Managers and heads of Departments, is responsible for providing funding estimates for both the Capital and Operating plan for the Authority.

The planning process involves determining available resources and providing vital/critical financial information to the executive team who will then direct DFPA with planning guidance.

### The Planning phase consists of following processes:

- Determination of Available Resources; and
- Review of the Authority's Financial Condition & Executive Guidelines

### ***Development***

This phase of the process provides guidance on steps necessary in the development & approval of the financial plan. The development phase consists of the following three processes:

- Development and distribution of instructions;
- Training of Property Managers for the plan;
- Assist Property Managers/Departments with preparation and submission of budgets; and
- Review of Department submissions and coordination of budget approval process.

As part of the capital planning process, the Executive Department prioritized funding requests, along with the physical needs of the properties, to determine whether to fund the capital projects. Currently, the Capital Plan focuses on maintaining the building envelope, improving heating and plumbing systems, providing security to residents, and mitigating damages caused by Hurricane Sandy. The funding of structural improvements (brickwork and roofs) and building systems (elevators, boilers, and plumbing systems) will reduce ongoing operating expenses.

### ***Implementation, Management, and Reporting***

Once the Board approves the proposed plan, The Five Year Operating and Capital Plans will be “Adopted” and establishes a financial guideline for all departments to follow. It is the responsibility of DFPA, in collaboration with departments, to manage and monitor NYCHA’s budget. Below is series of processes in which the Adopted Plan is implemented and managed ensuring effective execution of the Board authorized “Adopted” financial plan.

#### ***Implementation***

Upon approval from the Board, DFPA shall perform the following in coordination with the Department of Communication

1. The plan becomes “Adopted” after the Board approved the plan.
2. Financial Plan Narrative, a summary document, is prepared by DFPA and is to be posted on NYCHA’s web site for public review.
3. “Budget Book”, a comprehensive document which provides financial and programmatic details, is published in the 1st Quarter of the following fiscal year.
4. Updating systems such as Oracle and Hyperion and disseminating reports to BRGs.

## *Budget Process*

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### *Management*

The process consists of day-to-day activities that occur throughout the year with a focus on monitoring the budget, headcount, programmatic reviews as well as the reporting of financials to relevant internal and external stakeholders.

As part of ongoing budget management activities, Property Managers/Directors are required to review their performance against the budget. This process allows managers to understand current programming needs as well as future operating requirements of the department. In the event that a modification or revision to the current budget is needed, the Property/Department Manager may submit a request for a modification/revision. DFPA will make a careful evaluation of the request and determine if revision can be processed based on some of the following requirements:

- Identify eligibility, operating or capital;
- The requested need meets programming guidelines; as well as
- Availability of Current and future resources.

### *Reporting*

To aid the property managers and heads of departments regarding the administration of financial resources, DFPA provides a variety of reports and metrics to help with the utilization of the budget. The budget Web Portal allows for free accessibility to financial information while adhering to all IT security protocols. Access to these reports can be obtained by submitting a Movaris request.

Reports are updated regularly (Daily, Biweekly, and Monthly reports) to help provide property managers, Neighborhood Administrators, and department heads with key metrics to help measure performance and ultimately achieve the financial goals of each respective area. Furthermore, DFPA provides results of financials for each quarter which identify any significant variances from the Board-approved Plan.

**Table 2: Operating Budget Process**



**Table 3: Capital Planning Process**





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# FINANCIAL MANAGEMENT

NYCHA's financial management policies provide a basic framework for overall fiscal management. The policies represent a foundation to address changing circumstances and conditions, assist in the decision-making process and provide the guidelines for evaluating financial activities for future initiatives.

The financial management policies reflect long-standing principles and practices, which have enabled NYCHA to maintain its financial stability. It is intended that the policies be reviewed annually so that the guidelines represent a realistic, framework for public policy decisions.

The information that follows provides a summary of financial management policies for the following areas:

- Budget
- Audit
- Debt
- Cash Management
- Risk Management
- Contract Registration

## **Responsibilities**

### ***Budget***

The Authority has instituted an Agency-wide departmental budgeting structure. Departmental budgeting provides NYCHA departments with increased responsibilities in the development and monitoring of the Operating and Capital Budgets. Departments are primarily responsible for determining their current and anticipated needs and will work with the Financial Planning & Analysis Department to review and incorporate those needs into an annual Board-approved budget. In addition, departments are empowered to display fiscal responsibility and accountability in the periodical monitoring of actual departmental revenues and expenditures against the annual budget.

In conjunction with Agency-wide departmental budgeting structure, NYCHA's budget process reflects the Board's vision and NYCHA's policy direction as well as its response to changes in needs, demands, and opportunities. The budget process occurs once a year with a pre-defined budget calendar. It incorporates departmental input in the planning, development, and management of NYCHA's budget.

### *Audit*

#### *Internal Audit*

The Authority has established an internal Audit Department to provide an independent and objective analysis of NYCHA operations. In carrying out its responsibilities, internal audit reviews:

- The adequacy of Authority controls.
- The degree of compliance to regulatory requirements and internal procedures.
- The efficiency and economy of its operations.

Audits are performed in accordance with an annual audit plan that is approved by the Authority's Audit and Finance Committee. The Audit Department has unrestricted access to Authority documents, records, and staff to maintain an independent perspective, the Director of Audit reports directly to the Audit and Finance Committee and to NYCHA's Chair for administrative day-to-day activities.

#### *Audit Committee*

The Authority's Audit and Finance Committee ("AFC") established in April 2021, supersedes the Authority's Audit Committee. Per the amended and restated Charter, approved by the Board on January 26, 2022, the AFC consists of at least two (2) and not more than seven (7) members. The Chair of NYCHA is responsible for appointing two members of the Board annually, with the approval of a majority of the Board to the Committee. The Chair may select up to five other (5) non-Board members, with the approval of a majority of the Board, who are not NYCHA employees. The Chair of the Committee is selected by the Chair of NYCHA. The Audit Committee currently consists of four members, two of whom are Board members and the other two of whom are independent members, neither NYCHA employees nor Board members.

As a result, the Audit and Finance Committee now consists of four highly accomplished individuals from outside NYCHA with a diverse range of expertise including regulatory and compliance, resident advocacy, finance, and policymaking. Per its Board-approved Charter, the AFC is charged with assisting the Board in connection with fulfilling its oversight responsibilities for the (a) qualifications, independence, and performance of NYCHA's independent audit, (b) performance of NYCHA's Internal Audit and Assessment Department including oversight of internal audits performed, annual risk assessments and internal audit plans, (c) the conformance of NYCHA's annual financial statements and financial reporting with US Generally Accepted Accounting Principles and (d) reviewing NYCHA's audited annual financial statements and accompanying auditor reports, and voting on whether to recommend their approval to the Board.

### *External Audit*

NYCHA is required by statute to have an independent Auditor annually conduct a Single Audit of its operations including opining on its compliance to Federal award programs and disclosing deficiencies or material weaknesses over financial reporting identified as part of audit procedures. In addition, the Authority requires that an Independent Auditor annually audit its financial statements and express an opinion as to whether the financial statements are presented fairly, in all material respects. The Independent Auditor shall have broad experience in auditing large local government agencies in compliance with relevant federal rules and regulations such as the Single Audit Act.

In addition to the above audits, the Authority's operations are monitored and audited by the United States Department of Housing and Urban Development (HUD).

### *Debt*

NYCHA has no legal debt limit. HUD is the primary source for operating and capital improvement revenues and secures the Authority's debt.

### *HDC Loans*

On April 12, 2022, New York City Housing Development Corporation (NYCHDC) issued Series 2022 A Capital Fund Financing Program (CFFP) bond, for a principal amount of \$398,265,000, as federally taxable obligations, to provide a portion of the funds to advance refund and defease the tax-exempt Series 2013 A & B bonds. The proceeds of the Series 2022 A bonds, were loaned by NYCHDC to the Authority, as were the proceeds of the Series 2013 A & B bonds. The 2022 A bond proceeds were used to fund an escrow account for the refunding of the Series 2013 A & B bonds maturing between 2023 and 2033.

The total debt service of the new Series 2022 A bonds will range between a high of \$59 million to a low of \$38 million annually. The Series 2022 A Bonds were issued as serial bonds with varying maturities and have a maximum term to maturity of 11 years, which is the same as the prior Series 2013 A & B Bonds. The interest rates of the Series 2022 A bonds range between 2.32% to 4.10%, with a true interest cost of 3.81% for the bonds, versus the prior issue's true interest cost of 4.22%.

While this bond refinancing did not generate new funds for capital improvements, the Series 2022 A bonds were issued with the primary goals of lowering the borrowing costs, and to refinance the bonds as taxable debt so that the Authority could eliminate the IRS private-activity limitations that existed with the tax-exempt Series 2013 Bonds. This refinancing facilitates the Authority's plans to complete the necessary conversions of apartments from public housing funding to Section 8 project-based vouchers.

Prior to the new loan agreement with the Series 2022 A bond proceeds, the Authority had a similar Series 2013 A & B Loan Agreement with NYCHDC for \$701 million of proceeds that were loaned to them under the Capital Fund Grant Revenue Bond Program since September 10, 2013. These

bonds were issued at a weighted average interest rate of 4.8% and the interest rates of the bonds ranged from 3.0% to 5.25% per annum.

The Series 2013 A bonds proceeds were issued at a weighted average rate of 4.4% and were used together with other available funds from the prior Series 2005 A bond issuance as an advance refund of the remaining balance of the pre-existing Series 2005 A bonds and to defease the existing debt. The bond proceeds of the new Series 2013 A bonds were deposited into trust accounts with an escrow agent to provide for all remaining debt service payments on the Series 2005 A bonds, which were fully paid in July 2005. The advance refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$10,388,000. This difference, a deferred amount on refunding, is being amortized through the year 2025 using the effective-interest method. The Authority completed the advance refunding to reduce total debt service payments over 11 years by \$7.0 million and to obtain an economic gain of \$2.9 million.

The Series 2013 B bond proceeds were issued with a weighted average rate of 5.0% to fund acquisition, construction, or rehabilitation, and to make capital improvement at 34 Authority developments. Capital improvements primarily include “building envelope” work on roofs, brickwork, and windows, etc. The proceeds of these bonds that have been loaned to the Authority by HDC were placed in escrow accounts with the Trustee banks. The capital improvements for this program were completed and on June 7, 2017, the Authority made its final draw of the loan proceeds.

Pursuant to GASB 91, HDC is considered the issuer of the debt. The Authority is considered the third-party obligor and has made all the disclosures required.

### *Certificates of Indebtedness*

The State of New York has loaned the Authority funds to finance the construction of State-aided developments from proceeds of State Housing Bonds. The Authority has acknowledged its indebtedness for such loans by issuance of Certificates of Indebtedness. Debt service payments were made from funds provided by the State of New York. State Guaranteed Certificates of Indebtedness Outstanding through December 1, 2022, were bearing interest from 3.5% to 4.75% per annum. All the bonds in the State of New York Housing Bond portfolio were to mature on or before 7/15/2024, but the State of New York paid off all the bonds in full as of 12/1/2022.

### *Mortgage Loans*

As part of the Authority’s March 16, 2010, mixed-finance transaction (see Note 16), HDC issued bonds totaling \$477,455,000. The bonds issued by HDC were comprised of seven different series as follows: \$23,590,000 2009 Series L-1, \$68,000,000 2009 Series L-2, \$150,000,000 2010 Series B (Bridge Bonds), \$140,000,000 2011 Series A (Bridge Bonds), \$25,325,000 2010 Series A-1, \$3,000,000 2010 Series A-2 (Fixed-Rate Taxable Bonds), and \$67,540,000 2012 Series A (Index Floating Rate).

The bond proceeds were used to provide financing in the form of seven series of mortgage loans to LLC I and LLC II. The loan agreements that were issued from the bond proceeds from 2009 Series L-2, 2010 Series B, 2011 Series A, 2012 Series A, 2010 Series A-1, and 2010 Series A-2 were all paid in full as of December 31, 2021. One series of loan agreements issued from the bond proceeds from the 2009 Series L-1 was still outstanding as of December 31, 2021. This loan converted from a construction loan to a permanent loan in September 2013 and it paid principal and interest monthly.

For LLC I, the proceeds from the mortgage issued in connection with the \$23,590,000 2009 Series L-1 Bonds, bearing interest of 6.30% per annum, were used to finance the acquisition of the developments. These mortgage loans are secured by the net operating income of the respective development's Section 8 rental revenue.

The LLC II financing structure for rehabilitation provided private activity bond proceeds from a long-term bond issue of \$25,325,000 2010 Series A-1 Bonds, bearing interest of 5.10% per annum. Similarly, acquisition funds were provided from the proceeds of the \$3,000,000 2010 Series A-2 Bonds, bearing interest of 5.10% per annum. These mortgage loans were secured by the net operating income of the respective development's Section 8 rental revenue. In December 2021, prepayments totaling \$10,316,000 were made to NYCHDC against the 2010 Series A-1 Bond Loan Agreement and \$1,336,000 were made to NYCHDC against the 2020 Series A-2 Bond Loan Agreement. Both the 2010 A-1 and the 2010 A-2 Loan Agreements with NYCHDC were paid in full and had a zero balance as of December 28, 2021.

### [2013 Equipment Purchase/Lease Agreement](#)

In January 2013, the Authority entered into a 13-year Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp (BAPCC) in the amount of \$18,046,000 to finance an Energy Performance Contract (EPC) bearing interest of 1.98% per annum. This financing agreement and EPC have enabled the Authority to upgrade boilers, instantaneous water heaters, apartment temperature sensors, and upgrade computerized heating automated systems at (6) developments, and upgrade apartment convectors at one of these six developments. The Equipment Lease/Purchase Agreement with BAPCC will mature in 2026. Since one development, Hope Gardens, was removed from this EPC in July 2019 due to a RAD/PACT conversion, the current EPC plan provides HUD-sponsored EPC funding for projects at 5 developments, which were previously earmarked to be funded with Federal Capital subsidies, thereby enabling the Authority to use its Federal Capital funds for other critical capital improvements pursuant to the Authority's Five-Year Capital Plan.

### [2016 Equipment Purchase/Lease Agreement for Ameresco A](#)

In December 2016, the Authority entered into a 20-year Equipment Lease/Purchase Agreement with BAPCC in the amount of \$51,548,000 to finance an Energy Performance Contract (EPC) bearing interest of 3.27% per annum. This financing agreement and EPC will enable the Authority to upgrade common area and apartment lighting at sixteen (16) developments and to replace a boiler plant and upgrade a comprehensive heating system at one development. The Equipment

Lease/Purchase Agreement with BAPCC will mature in June 2036. This EPC plan provides HUD-sponsored EPC funding at these 16 developments, thereby enabling the Authority to use its Federal Capital funds for other capital improvements pursuant to the Authority's Five-Year Capital Plan.

### [2017 Equipment Lease/Purchase Agreement for Sandy-A](#)

In December 2017, the Authority entered into a 20-year Equipment Lease/Purchase Agreement with BAPCC in the amount of \$43,000,000 to finance an Energy Performance Contract (EPC) bearing interest of 3.6178% per annum. This financing agreement and EPC will enable the Authority to upgrade common area and apartment lighting at eighteen (18) developments and heating controls at 17 developments. The Equipment Lease/Purchase Agreement with BAPCC will mature in December 2037. This EPC plan provides HUD-sponsored EPC funding at these 18 developments, thereby enabling the Authority to use its Federal Capital funds for other capital improvements pursuant to the Authority's Five-Year Capital Plan.

### [2017 Equipment Lease/Purchase Agreement for Brooklyn Queens Demand Management \("BQDM"\)](#)

In December 2017, the Authority entered into a 20-year Equipment Lease/Purchase Agreement with BAPCC in the amount of \$60,133,000 to finance an Energy Performance Contract (EPC) bearing interest of 3.6178% per annum. This financing agreement and EPC was approved by HUD to upgrade common area and apartment lighting, and apartment heating controls at twenty-three (23) developments. On 12/28/2021 two (2) developments (Fiorentino Plaza and Williamsburg) were removed from the EPC due to RAD/PACT conversions. The Equipment Lease/Purchase Agreement with BAPCC will mature in December 2037. This EPC plan provides HUD-sponsored EPC funding at the remaining 21 developments, thereby enabling the Authority to use its Federal Capital funds for other capital improvements pursuant to the Authority's Five-Year Capital Plan.

### [2018 Equipment Lease/Purchase Agreement for Ameresco B \(EPC007\)](#)

In August 2018, the Authority entered into a 20-year Equipment Lease/Purchase Agreement with BAPCC in the amount of \$79,462,000 to finance an Energy Performance Contract (EPC) bearing interest of 4.75% per annum. This financing agreement and EPC have enabled the Authority to fund energy conservation work to upgrade common area and apartment lighting, and apartment heating controls at fifteen (15) developments. The Equipment Lease/Purchase Agreement with BAPCC will mature in July 2038. This EPC plan provides HUD-sponsored EPC funding at these 15 developments, thereby enabling the Authority to use its Federal Capital funds for other capital improvements pursuant to the Authority's Five-Year Capital Plan.

### [2020 Equipment Lease/Purchase Agreement for Ameresco A-2 \(EPC008\)](#)

In November 2020, the Authority entered into an 18-year Equipment Lease/Purchase Agreement with BAPCC in the amount of \$23,299,000 to finance an Energy Performance Contract (EPC) bearing interest of 3.404% per annum, which was the extension of the Ameresco A EPC entered



## *Financial Management*

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in 2016. This financing agreement and EPC will include the installation of apartment temperature sensors at seven (7) developments and upgrade common area and apartment lighting at one (1) development. The Equipment Lease/Purchase Agreement with BAPCC will mature in June 2038. This EPC plan provides HUD-sponsored EPC funding at these seven (7) developments, thereby enabling the Authority to use its Federal Capital funds for other capital improvements pursuant to the Authority's Five-Year Capital Plan.

The table tables that follow provide information about the change in long term debt over the past two years for the Authority and its blended component units (\$ in thousands):



## Financial Management

Description of Long Term Debt	Jan. 1, 2022	Proceeds	Payments & Amortization	Dec. 31, 2022	Due Within One Year
<b>Bonds:</b>					
State Guaranteed Certificates of Indebtedness Outstanding (State Program) three issues remaining bearing interest of 3.5% to 3.75% per annum maturing annually through July 2024.	\$ 2,717	-	\$ (2,717)	\$ -	\$ -
State Guaranteed Certificates of Indebtedness Outstanding (incorporated into the Federal Housing Program), three issues remaining bearing interest of 3.5% to 4.75% per annum, maturing annually through July 2024.	424	-	(424)	-	-
<b>Loans Funded by:</b>					
HDC Capital Fund Program Revenue Bonds, Series 2013 A (\$185,785,000); Loan Agreement with an interest rate of 3.0% to 5.0% per annum, maturing annually through July 2025.	74,845	-	(74,845)	-	-
HDC Capital Fund Program Revenue Bonds, Series 2013 B-1 (\$348,130,000); Loan Agreement with an interest rate of 5.0% to 5.25% per annum, maturing annually through July 2033.	218,220	-	(218,220)	-	-
HDC Capital Fund Program Revenue Bonds, Series 2013 B-2 (\$122,170,000); Loan Agreement with an interest rate of 5.0% to 5.25% per annum, maturing annually through July 2032.	122,170	-	(122,170)	-	-
HDC Capital Fund Program Revenue Bonds, Series 2022 A (\$398,265,000); Loan Agreement with an interest rate of 2.3% to 4.1% per annum, maturing annually through Jan 2033.	-	398,265	-	398,265	45,015
Loan Payable - 2013 Equipment Lease/Purchase Agreement; with BAPCC for Energy Performance Contract (\$18,045,580) at an interest rate of 1.98% per annum, maturing January 19, 2026.	6,826	-	(1,451)	5,375	1,516
Loan Payable - 2016 Equipment Lease/Purchase Agreement; (Ameresco A) with BAPCC for Energy Performance Contract (\$51,548,356) at an interest rate of 3.27% per annum, maturing June 28, 2036.	48,009	-	(2,095)	45,914	2,245
Loan Payable - 2017 Equipment Lease/Purchase Agreement; (BQDM); with BAPCC for Energy Performance Contract (\$60,132,977.75) at an interest rate of 3.6178% per annum, maturing December 15, 2037.	54,556	-	(1,958)	52,598	2,114
Loan Payable - 2017 Equipment Lease/Purchase Agreement; (SANDY A); with BAPCC for Energy Performance Contract (\$43,000,000) at an interest rate of 3.6178% per annum, maturing December 22, 2037.	43,566	-	(1,556)	42,010	1,680
Loan Payable - 2018 Equipment Lease/Purchase Agreement; (Ameresco B); with BAPCC for Energy Performance Contract (\$79,461,775.81) at an interest rate of 4.75% per annum, maturing July 1, 2038.	83,582	-	(2,410)	81,172	2,664
Loan Payable - 2020 Equipment Lease/Purchase Agreement; (Amoresco A-2); with BAPCC for Energy Performance Contract (\$23,298,752.13) at an interest rate of 3.404% per annum, maturing June 28, 2038.	23,773	-	(281)	23,492	471
HDC 2009 Series L-1 Bonds (\$23,590,000); Permanent Mortgage Loan at an interest rate of 6.3% per annum, maturing November 2043; secured by mortgage.	20,722	-	(460)	20,262	490
HDC 2010 Series A-1 Bonds (\$25,325,000); Permanent Mortgage Loan at an interest rate of 5.1% per annum, maturing November 2041; secured by mortgage.	-	-	-	-	-
HDC 2010 Series A-2 Bonds (\$3,000,000); Permanent Mortgage Loan at an interest rate of 5.1% per annum, maturing May 2041; secured by mortgage.	-	-	-	-	-
<b>Long Term Debt (before Premium)</b>	<b>699,410</b>	<b>398,265</b>	<b>(428,587)</b>	<b>669,088</b>	<b>56,195</b>
Add Premium on HDC Revenue Bond Loan Agreements	6,662	-	(6,662)	-	-
<b>TOTAL LONG TERM DEBT</b>	<b>\$ 706,072</b>	<b>\$ 398,265</b>	<b>\$ (435,249)</b>	<b>\$ 669,088</b>	<b>\$ 56,195</b>

- In December 2021, prepayments totaling \$10,316,000 were made for the Boulevard and Linden developments to the HDC 2010 Series A-1 Bond Loan Agreement. As of 12/28/2021, this loan was paid in full and had a zero balance.
- In December 2021, prepayments totaling \$1,336,000 were made for the Boulevard and Linden developments to the HDC 2010 Series A-2 Bond Loan Agreement. As of 12/28/2021, this loan was paid in full and had a zero balance.
- In April 2022, prepayments totaling \$415,235,000 were made to HDC for the Series 2013 A & B Load Agreements. As of 12/31/2022, this loan was paid in full and had a zero balance.
- In December 2022, prepayments totaling \$1,435,000 were made by New York State to prepay the outstanding State Guaranteed Certificates of Indebtedness. As of 12/31/2022, all of the Certificates of Indebtedness were paid in full and had a zero balance.



## Financial Management

Description of Long Term Debt	Jan. 1, 2021	Proceeds	Payments & Amortization	Dec. 31, 2021	Due Within One Year
<b>Bonds:</b>					
State Guaranteed Certificates of Indebtedness Outstanding (State Program) three issues remaining bearing interest of 3.5% to 3.75% per annum maturing annually through July 2024.	\$ 4,178	-	\$ (1,461)	\$ 2,717	\$ 1,462
State Guaranteed Certificates of Indebtedness Outstanding (incorporated into the Federal Housing Program), three issues remaining bearing interest of 3.5% to 4.75% per annum, maturing annually through July 2024.	668	-	(244)	424	244
<b>Loans Funded by:</b>					
HDC Capital Fund Program Revenue Bonds, Series 2013 A (\$185,785,000); Loan Agreement with an interest rate of 3.0% to 5.0% per annum, maturing annually through July 2025.	91,465	-	(16,620)	74,845	17,400
HDC Capital Fund Program Revenue Bonds, Series 2013 B-1 (\$348,130,000); Loan Agreement with an interest rate of 5.0% to 5.25% per annum, maturing annually through July 2033.	238,460	-	(20,240)	218,220	16,260
HDC Capital Fund Program Revenue Bonds, Series 2013 B-2 (\$122,170,000); Loan Agreement with an interest rate of 5.0% to 5.25% per annum, maturing annually through July 2032.	122,170	-	-	122,170	5,000
Loan Payable - 2013 Equipment Lease/Purchase Agreement; with BAPCC for Energy Performance Contract (\$18,045,580) at an interest rate of 1.98% per annum, maturing January 19, 2026.	8,215	-	(1,389)	6,826	1,451
Loan Payable - 2016 Equipment Lease/Purchase Agreement; (Ameresco A) with BAPCC for Energy Performance Contract (\$51,548,356) at an interest rate of 3.27% per annum, maturing June 28, 2036.	49,962	-	(1,953)	48,009	2,096
Loan Payable - 2017 Equipment Lease/Purchase Agreement; (BQDM); with BAPCC for Energy Performance Contract (\$60,132,977.75) at an interest rate of 3.6178% per annum, maturing December 15, 2037.	62,747	-	(8,191)	54,556	1,958
Loan Payable - 2017 Equipment Lease/Purchase Agreement; (SANDY A); with BAPCC for Energy Performance Contract (\$43,000,000) at an interest rate of 3.6178% per annum, maturing December 22, 2037.	45,003	-	(1,437)	43,566	1,555
Loan Payable - 2018 Equipment Lease/Purchase Agreement; (Ameresco B); with BAPCC for Energy Performance Contract (\$79,461,775.81) at an interest rate of 4.75% per annum, maturing July 1, 2038.	85,751	-	(2,169)	83,582	2,410
Loan Payable - 2020 Equipment Lease/Purchase Agreement; (Amoresco A-2); with BAPCC for Energy Performance Contract (\$23,298,752.13) at an interest rate of 3.404% per annum, maturing June 28, 2038.	23,407	366	-	23,773	281
HDC 2009 Series L-1 Bonds (\$23,590,000); Permanent Mortgage Loan at an interest rate of 6.3% per annum, maturing November 2043; secured by mortgage.	21,154	-	(432)	20,722	460
HDC 2010 Series A-1 Bonds (\$25,325,000); Permanent Mortgage Loan at an interest rate of 5.1% per annum, maturing November 2041; secured by mortgage.	10,545	-	(10,545)	-	-
HDC 2010 Series A-2 Bonds (\$3,000,000); Permanent Mortgage Loan at an interest rate of 5.1% per annum, maturing May 2041; secured by mortgage.	1,366	-	(1,366)	-	-
<b>Long Term Debt (before Premium)</b>	<b>765,091</b>	<b>366</b>	<b>(66,047)</b>	<b>699,410</b>	<b>50,577</b>
Add Premium on HDC Revenue Bond Loan Agreements	8,873	-	(2,211)	6,662	-
<b>TOTAL LONG TERM DEBT</b>	<b>\$ 773,964</b>	<b>\$ 366</b>	<b>\$ (68,258)</b>	<b>\$ 706,072</b>	<b>\$ 50,577</b>

### *Pledged Revenue*

#### **CFFP Series 2013A & B Bonds**

CFFP Series 2022 A Loan Agreement and Series 2013A & B Loan Agreements – As security for the Series 2022 A Loan Agreement with HDC, as well as the Series 2013 A & B Loan Agreements that it replaced on April 12, 2023, the Authority pledged future HUD Capital Fund Program grant revenue to service the Authority’s loans payable to HDC. With HUD’s approval, the Authority pledged as sole security for the debt, a portion of its annual appropriation from HUD. The debt is payable with pledged revenue through 2033. The Authority has committed to appropriate capital contributions of the Capital Fund Program in amounts sufficient to cover the scheduled principal and interest requirements of the debt. For the Series 2013 A & B Loan Agreement, total principal and interest paid in 2021 was \$59,585,000 and the loan was paid off in full on April 12, 2022, bringing the outstanding balance of principal and interest as of December 31, 2022 to zero. For the Series 2022 A Loan Agreement, the total principal and interest paid in 2022 by the Authority was \$59,585,000. As of December 31, 2022, total principal and interest remaining on the Series 2022 A Loan Agreement are \$398,265,000 and \$77,899,000, respectively, with annual debt service ranging from \$58,067,000 in the coming year 2023 to \$37,769,000 in the final year 2033.

#### **2013 Equipment Lease/Purchase Agreement**

As security for the Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp, the Authority pledged HUD Operating Subsidy revenue to service the loan debt. With HUD’s approval, the Authority pledged as security, a portion of its annual appropriation from HUD that consists of HUD Financial Incentive Payments. The loan is payable with pledged revenue through 2026. The Authority has committed to appropriate HUD Operating Subsidy revenue in amounts sufficient to cover the scheduled principal and interest requirements of the debt. Total principal and interest paid in 2022 and 2021, by the Authority was \$1,579,000 and \$1,544,000, respectively. As of December 31, 2022, total principal and interest remaining on the Equipment Lease/Purchase Agreement are \$5,375,000 and \$212,000, with annual debt service ranging from \$1,615,000 in the coming year 2023 to \$743,000 in the final year 2026.

### *2016 Equipment Lease/Purchase Agreement for Ameresco A*

As security for the Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp, the Authority pledged HUD Operating Subsidy revenue to service the loan debt. With HUD's approval, the Authority pledged as security, a portion of its annual appropriation from HUD that consists of HUD Financial Incentive Payments. The loan is payable with pledged revenue through 2036. The Authority has committed to appropriate HUD Operating Subsidy revenue in amounts sufficient to cover the scheduled principal and interest requirements of the debt. Total principal and interest paid in 2022 and 2021, by the Authority was \$3,649,000 and \$3,571,000, respectively. As of December 31, 2022, total principal and interest remaining on the Equipment Lease/Purchase Agreement are \$45,914,000 and \$11,853,000, with annual debt service payments ranging from \$3,728,000 in the coming year 2023 to \$2,439,000 in the final year 2036.

### *2017 Equipment Lease/Purchase Agreement for Sandy A*

As security for the Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp, the Authority pledged HUD Operating Subsidy revenue to service the loan debt. With HUD's approval, the Authority pledged as security, a portion of its annual appropriation from HUD that consists of HUD Financial Incentive Payments. The loan is payable with pledged revenue through 2037. The Authority has committed to appropriate HUD Operating Subsidy revenue in amounts sufficient to cover the scheduled principal and interest requirements of the debt. Total principal and interest paid in 2022 and 2021, by the Authority was \$3,118,000 and \$3,052,000 respectively. As of December 31, 2022, total principal and interest remaining on the Equipment Lease/Purchase Agreement are \$42,010,000 and \$13,568,000, with annual debt service payments ranging from \$3,185,000 in the coming year 2023 to \$4,271,000 in the final year 2037.

### *2017 Equipment Lease/Purchase Agreement for BQDM*

As security for the Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp, the Authority pledged HUD Operating Subsidy revenue to service the loan debt. With HUD's approval, the Authority pledged as security, a portion of its annual appropriation from HUD that consists of HUD Financial Incentive Payments. The loan is payable with pledged revenue through 2037. The Authority has committed to appropriate HUD Operating Subsidy revenue in amounts sufficient to cover the scheduled principal and interest requirements of the debt. Total principal and interest paid in 2022 and 2021 by the Authority was \$3,915,000 and \$10,451,000, respectively. As of December 31, 2022, total principal and interest remaining on the Equipment Lease/Purchase Agreement are \$52,598,000 and \$16,926,000, with annual debt service payments ranging from \$3,998,000 in the coming year 2023 to \$5,067,000 in the final year 2037.

### *2018 Equipment Lease/Purchase Agreement for Ameresco B (EPC007)*

As security for the Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp, the Authority pledged HUD Operating Subsidy revenue to service the loan debt. With HUD's approval, the Authority pledged as security, a portion of its annual appropriation from HUD that

consists of HUD Financial Incentive Payments. The loan is payable with pledged revenue through 2038. The Authority has committed to appropriate HUD Operating Subsidy revenue in amounts sufficient to cover the scheduled principal and interest requirements of the debt. Total principal and interest paid in 2022 by the Authority was \$6,352,000. As of December 31, 2022, total principal and interest remaining on the Equipment Lease/Purchase Agreement are \$81,172,000 and \$36,762,000, with annual debt service payments ranging from \$6,490,000 in the coming year 2023 to \$4,420,000 in the final year 2038.

### [2020 Equipment Lease/Purchase Agreement for Ameresco A-2 \(EPC008\)](#)

As security for the Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp, the Authority pledged HUD Operating Subsidy revenue to service the loan debt. With HUD's approval, the Authority pledged as security, a portion of its annual appropriation from HUD that consists of HUD Financial Incentive Payments. The loan is payable with pledged revenue through 2038. The Authority has committed to appropriate HUD Operating Subsidy revenue in amounts sufficient to cover the scheduled principal and interest requirements of the debt. Total principal and interest paid in 2022 by the Authority was \$1,089,000. As of December 31, 2022, total principal and interest remaining on the Equipment Lease/Purchase Agreement are \$23,492,000 and \$9,376,000, with annual debt service payments ranging from \$1,267,000 in the coming year 2023 to \$3,380,000 in the final year 2038. During the construction period and prior to beginning debt service payments, interest was added to the principal of the loan. In 2021, the Authority added \$366,000 in interest to this loan and in 2022, the Authority began making debt service payments for this loan.



## Financial Management

### Pledged Assets

As of December 31, 2022, the Authority had six (6) Equipment Lease/Purchase Agreements with Banc of America Public Capital Corp. supporting energy performance contracts. Of the six Equipment Lease/Purchase Agreements, restricted bank balances remained in five (5) escrow account. These balances totaled \$62,499,000 and were pledged as collateral for the 5 leases together with all the related equipment which totaled \$216,828,000 for these EPCs. In addition, the Authority has two (2) loan agreements outstanding with HDC. As of December 31, 2022, the restricted cash and investment balances that were held in debt service reserve accounts and serving as collateral for the two loans totaled \$29,061,000.

### Combined Debt of the Authority

During 2022, the Authority made principal payments on its outstanding long-term debt totaling \$427,152,000, which included the payoff of the Series 2013 A & B Loan Agreement to HDC. In 2021, the Authority made principal payments on its outstanding long-term debt totaling \$66,047,000. Interest rates on outstanding debt range from 1.98 percent to 6.30 percent.

Future principal and interest payments of all the Authority's outstanding long-term debt (excluding amortized bond premium) on December 31, 2022, are payable as follows (\$ in thousands):

	<u>Years</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Current Portion	2023	\$ 56,195	\$ 23,907	\$ 80,102
Long-Term Portion				
	2024	58,230	22,321	80,551
	2025	60,432	20,473	80,905
	2026	41,333	18,767	60,100
	2027	42,499	17,293	59,792
	2028 - 2032	245,614	60,220	305,834
	2033 - 2037	148,708	17,913	166,621
	2038 - 2042	14,796	1,767	16,563
	2043 - 2045	1,280	34	1,314
Total Long-Term Portion		<u>612,892</u>	<u>158,788</u>	<u>771,680</u>
Total Payments		<u>\$ 669,087</u>	<u>\$ 182,695</u>	<u>\$ 851,782</u>

### Deposits

On December 31, 2022, the Authority’s fiscal and non-fiscal deposits, including its component units, had a carrying amount of \$807,255,000 and a bank balance of \$799,925,000. These deposits were insured up to \$250,000 per bank by the Federal Deposit Insurance Corporation (“FDIC”). Tenant security deposits totaling \$39,500,000 are restricted deposits, and they are fully insured by the FDIC. All other deposits in excess of FDIC coverage were fully collateralized, with the collateral being held in segregated custodial accounts in the Authority’s name. Collateral coverage is monitored and maintained daily. Collateral is comprised of U.S Treasury notes and bonds in addition to other U.S. governmental agency securities approved under the HUD guidelines.

Deposits were comprised of the following on December 31, 2022, and 2021 (\$ in 000s):

<u>Unrestricted</u>	<u>Bank Balance</u>	
	<u>2022</u>	<u>2021</u>
FDIC insured	\$ 1,298	\$ 1,339
Collateralized	<u>256,972</u>	<u>465,093</u>
Subtotal	<u>258,270</u>	<u>466,432</u>
<u>Restricted</u>		
FDIC insured	40,421	41,449
Collateralized	501,234	584,491
Subtotal	<u>541,655</u>	<u>625,940</u>
Total Deposits	<u>\$ 799,925</u>	<u>\$ 1,092,372</u>

On December 31, 2022, unrestricted deposits totaling \$258,270,000 included \$38,627,000 of operating balances for both LLC I and LLC II and replacement reserves for LLC I. The remaining balances totaling \$219,643,000 are eligible for working capital and future liabilities of the Authority and its component units, including self-insurance programs. The Authority’s unrestricted deposits are held at various banks in interest-bearing accounts and demand deposit accounts (DDA) without interest.

On December 31, 2022, restricted deposits totaling \$541,655,000 included funds held in depository accounts on behalf of Sandy Recovery, escrow funds for real estate transactions, escrow funds for several Energy Performance Contracts, escrow funds for vendor retention, Certificates of Deposit for tenant security, and HUD subsidies for tenant participation activity to be used by resident councils for the residents. The Certificates of Deposits for tenant security will be maturing on March 31, 2023, and will be reinvested for one year through March 31, 2024. The liability related to these deposits is included in unearned revenues and other current liabilities.

### *Investments*

In accordance with GASB Statement No. 72 (GASB 72), Fair Value Measurement and Application, NYCHA discloses its investments at fair value. The Authority invests only in securities that fall under GASB's Level 2 fair value grouping (there are 3 levels in total), as there are comparable and observable traded securities that can be used to accurately value the Authority's portfolio of securities. As of December 31, 2022, and 2021, all of the Authority's long-term investment holdings were in U.S. Governmental agency securities and GASB 72 requires their fair value be based on similar bonds that are being traded.

#### *Unrestricted Investments*

The Authority's investment policies comply with HUD's guidelines. These policies restrict the Authority's investments to obligations of the U.S. Treasury, U.S. Government agencies, and their instrumentalities. All investments are held in a secured custody account in the name of the Authority. All investments are publicly traded, and the fair value was based on published quoted values. Accrued interest receivable on unrestricted investments was \$401,000 and \$408,000 on December 31, 2022, and 2021.

Unrestricted investments stated at fair value, consist of the following on December 31, 2022, and 2021

*(\$ in 000s):*

<u>Unrestricted</u>	<u>2022</u>	<u>2021</u>
U.S. Government Agency Securities	\$ 47,954	\$ 515,084

Cash equivalents include investments in repurchase agreements. On December 31, 2022, the Authority held \$60,200,000 in repurchase agreements. On December 31, 2021, the Authority held no repurchase agreements.

The maturities of the Authority's unrestricted investments on December 31, 2022, and 2021 are as follows (\$ In Thousands):

On December 31, 2022, and 2021, the Authority's weighted average term to maturity for unrestricted investments is 3.17 years and 4.01 years, respectively. The Authority determines maturity levels based upon current available interest rates, expectations for future rates and the appropriate amount of liquidity needed for operations. While HUD's policy limits the maturities of investments held by housing authorities to three years, the Authority has received a HUD waiver to invest long-term reserves up to seven years.

The U.S. Government Agency security balance is comprised of obligations issued by the Federal Home Loan Mortgage Corporation, the Federal Home Loan Bank, Federal Farm Credit Bank and the Federal National Mortgage Association. On December 31, 2022, and 2021, the fair value of the



## Financial Management

Authority’s long-term investments was \$447,954,000 and \$515,084,000, respectively, and these amounts are designated to fund the Authority’s self-insurance programs.

### Restricted Investments

On December 31, 2022, and 2021, NYCHA’s total restricted investments had a fair value of \$29,061,000 and \$40,301,000, respectively. These funds were held in trust supporting loans from NYCHDC from bond proceeds from the Series 2022 A and Series 2013 A & B Capital Fund Financing Program Bonds. On December 31, 2022, the restricted total was comprised of \$29,048,000 in restricted investments, and \$13,000 in restricted cash equivalents. On December 31, 2021, the restricted total was comprised of and \$29,824,000 in restricted investments and \$10,477,000 in restricted cash equivalents.

The \$29,048,000 in restricted investments held on December 31, 2022, represent debt service reserves for the 2022 A Capital Fund Financing Program Bonds. Similarly, the \$29,824,000 in restricted investments held on December 31, 2021, represented debt service reserves for the 2013 A & B Capital Fund Financing Program Bonds. Accrued interest receivable on restricted investments, including the tenant certificate of deposits was \$752,000 and \$520,000 on December 31, 2022, and 2021.

Restricted investments stated at fair value, consisted of the following on December 31, 2022, and 2021:

*(\$ in 000s):*

<b>Restricted</b>	<b>2022</b>	<b>2021</b>
Forward Delivery Agreement (debt service reserves)	\$ 29,048	\$ 29,824
Repurchase Agreements	13	10,477
Total Restricted investments, including cash equivalents	29,061	40,301
Less amount reported as restricted cash equivalents	13	10,477
Total Restricted investments (not including cash equivalents)	<u>\$ 29,048</u>	<u>\$ 29,824</u>

The maturities of the Authority restricted investments on December 31, 2021, and 2020 were as follows (\$ in thousands):

On December 31, 2022, and 2021, the Authority’s weighted average term to maturity for restricted investments was 10.51 years and 11.51 years, respectively. The Fiscal Agents determine maturity levels based upon current available interest rates, expectations for future rates and the appropriate amount of liquidity needed for NYCHA’s operations.

### Policies Governing Investments

The Authority has adopted the HUD investment policy outlined in HUD Notice PIH-2002-13 (HA), as its formal investment policy. In accordance with its Annual Contributions Contract (the “ACC”) with HUD, the Authority is required to comply with this HUD Notice. These guidelines

require the Authority to deposit funds in accordance with the terms of a General Depository Agreement, which must be in a form approved by HUD and executed between the Authority and its depository institutions, and restricts the Authority's investments to HUD–authorized securities, such as those issued by the U.S. Treasury, U.S. Government agencies and their instrumentalities, and requires that all investments be held in a segregated custodial account in the name of the Authority. Similarly, the bond proceeds that remain in Trust supporting loans from NYC HDC are invested in accordance with the investment policy of NYC HDC, which are very similar.

The Authority's investment strategy involves consideration of the basic risks of fixed-income investing, including interest rate risk, market risk, credit risk, and concentration risk. In managing these risks, the primary factors considered are safety of principal, yield, liquidity, maturity, and administrative costs.

### *Interest Rate Risk*

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of the Authority's investment portfolio. In accordance with the Authority's investment policy, interest rate risk is mitigated by holding the securities in the Authority's portfolio until maturity, except when a reinvestment strategy may be appropriate. As an additional manner of minimizing interest rate risk, the securities of the Authority's fixed income portfolio have historically only had fixed coupon rates, and therefore the cash flows will not fluctuate with changes in interest rates.

### *Credit Risk*

It is the Authority's policy to limit its investments to HUD-authorized investments issued by the U.S. Government, by a U.S. Government agency, or by a Government-sponsored agency. The Authority's policy is to invest primarily in Governmental agency and U.S. Treasury securities which are AA+ and AAA rated by Standard and Poor's ("S&P") or Moody's, or to place balances in fully collateralized money market deposit accounts and interest-bearing bank accounts at banks rated A or better by Moody's or S&P. As of December 31, 2021, each of the agency securities that were in the NYCHA investment portfolio had bond ratings as follows: Moody's Aa2 and S&P AA. Depository bank accounts maintaining federal funds are fully collateralized, in excess of FDIC insurance, with Treasury and/or Governmental agency securities.

### *Concentration of Credit Risk*

The Authority strives to invest in only AA+ and Aaa rated Governmental Agency and/or U.S. Treasury securities. Therefore, the Authority's policy does not place a limit on investments with any one issuer. The Authority's cash deposits are maintained in fully collateralized money market deposit accounts and fully collateralized interest-bearing and non-interest bearing (if required) bank accounts. Consequently, the Authority does not limit deposits to any one bank. Nonetheless, the Authority strives to diversify holdings in investments, cash, and cash equivalents, whenever possible, to further minimize any potential concentration risk.

### *Custodial credit risk*

The Authority maintains a perfected security interest in the collateral held on its behalf by its custodial agents. Custodial credit risk is the risk that the Authority will not be able to recover its collateral held by a third-party custodian, in the event that the custodian defaults. The Authority has no custodial credit risk due to the Authority's perfected security interest in its collateral in a segregated custodian account, which is registered in the Authority's name. The Authority's policy requires that all securities shall be maintained in a third-party custodian account and the manner of collateralization shall provide the Authority with a continuing perfected security interest in the collateral for the full term of the deposit, in accordance with applicable laws and Federal regulations. Such collateral shall, at all times, have a market value at least equal to the amount of deposits so secured. The collateral includes US Treasury notes and bonds and other US governmental agency securities approved under HUD guidelines.

### *Risk Management*

The Authority maintains a risk management program to protect its assets and minimize its exposure to potential losses. The Authority utilizes a combination of self-insurance (workers' compensation and general liability) and commercial insurance to cover potential liabilities. A third-party administrator provides investigation, processing and loss control services for workers' compensation.

The core mission of the Risk Management Department (RMD) is to protect NYCHA from the risk of financial loss. To fulfill this mission, RMD focuses on three major areas of risk transfer responsibilities:

- Insurance Procurement
- Claim Management and Risk Control
- Insurance Compliance

The Risk Management Department's risk control efforts were developed to support the Authority's insurance program and to guard the health and safety of the Authority's staff. These efforts produce positive results as injury rates continue to decline.

- Contract Registration

All contracting activity and associated accounting are performed in the financial systems as part of the Authority's new contract registration process, and in conjunction with NYCHA's departmental budgets implemented in September 2003. This process requires that contracts must be registered in the financial system before final execution and must have budgetary approval. This means that work to be performed under the contract cannot commence until registration is completed. It ensures that sufficient funding exists to support the obligation associated with the contract, provides a central repository for contract documentation necessary to maintain an audit



## *Financial Management*

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trail supporting the general ledger, and ensures the accuracy of accounting and funds available information posted in the Oracle financial system.



# FUND STRUCTURE

### ***Fund Structure Summary***

The Authority’s basic financial statements consist of a single enterprise fund, which includes the following programs:

- Federal Low Rent Housing Program (Conventional Public Housing);
- City/State Housing Program (Conventional Public Housing);
- Housing Choice Voucher Program (Section 8);
- Section 8 Rental Program (Project-Based);
- Capital Fund Program;
- Other Grant Programs.

Excluding the capital fund program, these funds collectively comprise NYCHA’s Operating Budget. The Authority maintains its accounting records by program.

### ***Budgets by Fund***

Budgets and headcounts are maintained by funding source. Funding sources are monies which support specific programs. NYCHA’s operating budget is categorized into four major funding sources:

- General Fund which includes conventional Public Housing (Federal, State and City units) and NYCHA’s Section 8 project-based developments.
- Section 8 which includes revenues and expenses incurred by the administration of this federal program.
- Grants, which includes competitive grants received by NYCHA.
- Elimination used offset inter-fund revenues.

### ***Fund Balance***

For budgetary purposes, “fund balance” refers to a balanced budget (i.e., existing resources that are used to supplement current revenues and similar items to cover current expenditures). NYCHA budgets on a cash basis. The following tables show beginning and ending cash through 2020. Going into 2022, NYCHA anticipated a deficit of \$35 million.

Table 1 lists headcounts associated by funding sources from 2022- 2026.

Table 2 shows the beginning and ending cash flows through 2020.

Table 3 -7 list 2022 through 2026 by line item for each major funding source.

**Fund Structure Table 1: 2024 – 2028 Headcount  
By Funding**

	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
General Funds	11,316	10,733	10,655	10,555	10,555
Section 8	655	655	655	655	655
Grants	138	89	84	82	82
<b>Total</b>	<b>12,109</b>	<b>11,477</b>	<b>11,394</b>	<b>11,292</b>	<b>11,292</b>

**Fund Structure Table 2: 2022 –2024 Comparison**  
(\$ in 000s)

	FY 2022	FY 2023	FY 2024	Variance
Expenditures	YTD Actual	Adopted Budget	Adopted Budget	FY 23 vs. FY 24
<b>Personnel Services:</b>				
Salary F/T	\$718,762	\$762,188	\$846,945	\$84,757
Salary P/T	1,029	92	92	
Seasonal	31,191	20,456	21,810	1,354
Overtime	174,965	100,000	110,904	10,904
Retro	13,490	233	226	(8)
Shift Differential	3,563	2,013	2,013	
Fringe	607,731	627,672	665,791	38,119
Other Salary	11,153	11,105	11,025	(80)
<b>Subtotal Personnel Services</b>	<b>\$1,561,883</b>	<b>\$1,523,759</b>	<b>\$1,658,807</b>	<b>\$135,047</b>
<b>Other Than Personnel Services:</b>				
Leases	\$50,672	\$62,708	\$60,247	\$(2,461)
Supplies	97,703	110,401	109,395	(1,006)
Utilities	612,381	603,913	643,480	39,567
Equipment	25,135	45,546	35,802	(9,744)
Contracts	558,677	463,429	413,532	(49,897)
Insurance	88,120	103,363	117,262	13,899
Housing Assistance Payments	1,338,840	1,455,263	1,901,140	445,877
Debt Services	10,015	9,933	13,859	3,926
OTPS Other	39,554	34,857	42,264	7,407
<b>Subtotal Other Than Personnel Services</b>	<b>\$2,821,097</b>	<b>\$2,889,412</b>	<b>\$3,336,981</b>	<b>\$447,569</b>
<b>Total Expenses</b>	<b>\$4,382,980</b>	<b>\$4,413,171</b>	<b>\$4,995,788</b>	<b>\$582,616</b>
<b>Revenues</b>				
<b>Revenues from Operations:</b>				
Tenant Rental Revenue	\$966,113	\$850,292	\$958,802	\$108,510
Other Revenue from Operations	37,234	37,137	38,536	1,399
<b>Subtotal Revenues from Operations</b>	<b>\$1,003,347</b>	<b>\$887,429</b>	<b>\$997,338</b>	<b>\$109,909</b>
<b>Other Revenues:</b>				
Federal Subsidies	\$1,247,351	\$1,208,530	\$1,310,287	\$101,757
Debt Services Subsidy	55	40		(40)
Section 8 Phased Conversion	25,950	32,493	32,115	(377)
Capital Fund Reimbursements	248,064	248,614	263,156	14,542
Interest on Investments	7,772	9,548	11,534	1,986
Other	47,298	24,782	59,144	34,362
Categorical Grants	8,501	2,604	1,262	(1,342)
Section 8 Subsidy	1,304,005	1,445,325	1,713,206	267,881
Section 8 Admin	112,857	120,475	146,144	25,669
City Funds	413,000	232,500	205,334	(27,165)
<b>Subtotal Other Revenues</b>	<b>\$3,414,852</b>	<b>\$3,324,910</b>	<b>\$3,742,184</b>	<b>\$417,274</b>
<b>Total Revenues</b>	<b>\$4,418,199</b>	<b>\$4,212,339</b>	<b>\$4,739,522</b>	<b>\$527,183</b>
<b>Surplus /(Deficit) before Reserves</b>	<b>\$35,219</b>	<b>(\$200,832)</b>	<b>(\$256,266)</b>	<b>(\$55,433)</b>
HAP Reserve (HUD-HELD)		\$30,641	\$221,000	\$190,358
Reserve		232,480		(232,480)
<b>Surplus/(Deficit) net of Reserves</b>	<b>\$35,219</b>	<b>\$62,289</b>	<b>(\$35,266)</b>	<b>(\$97,555)</b>

Fund Structure Table 3: FY 2024 – FY 2028

All Funds

(\$ in 000s)

	FY24	FY25	FY26	FY27	FY28
<b>Expenditures</b>					
<b>Personnel Services:</b>					
Salary F/T	\$846,945	\$852,893	\$885,023	\$879,650	\$879,650
Salary P/T	92	92	92	92	92
Seasonal	21,810	21,810	21,810	21,810	21,599
Overtime	110,904	109,514	108,475	107,706	107,706
Salary Retro	226	226	226	226	226
Shift Differential	2,013	2,013	2,013	2,013	2,013
Fringe	665,791	675,949	696,269	715,332	732,661
Other Salaries	11,025	10,918	10,831	10,753	10,753
<b>Subtotal Personnel Services</b>	<b>\$1,658,807</b>	<b>\$1,673,415</b>	<b>\$1,724,739</b>	<b>\$1,737,581</b>	<b>\$1,754,698</b>
<b>Other Than Personnel Services:</b>					
Leases	\$60,247	\$62,186	\$62,218	\$63,530	\$63,530
Supplies	109,395	107,460	105,905	104,678	104,678
Utilities	643,480	640,624	579,287	579,229	579,229
Equipment	35,802	31,356	30,836	26,402	26,402
Contracts	413,532	407,358	403,275	400,731	400,731
Insurance	117,262	124,806	100,825	100,825	100,825
Section 8 Payments	1,901,140	2,197,081	2,314,308	2,436,160	2,558,455
Debt Services	13,859	14,180	13,190	13,484	13,784
OTPS Other	42,264	24,797	24,382	24,371	24,417
<b>Subtotal Other Than Personnel Services</b>	<b>\$3,336,981</b>	<b>\$3,609,845</b>	<b>\$3,634,229</b>	<b>\$3,749,410</b>	<b>\$3,872,052</b>
<b>Total Expenses</b>	<b>\$4,995,788</b>	<b>\$5,283,260</b>	<b>\$5,358,968</b>	<b>\$5,486,991</b>	<b>\$5,626,751</b>
<b>Revenues</b>					
<b>Revenues from Operations:</b>					
Tenant Rental Revenue	\$958,802	\$896,080	\$895,336	\$896,132	\$914,895
Other Revenue from Operations	38,536	37,122	36,066	34,605	34,325
<b>Subtotal Revenues from Operations</b>	<b>\$997,338</b>	<b>\$933,203</b>	<b>\$931,402</b>	<b>\$930,737</b>	<b>\$949,220</b>
<b>Other Revenues:</b>					
Federal Subsidies	\$1,310,287	\$1,349,812	\$1,321,082	\$1,369,431	\$1,399,831
Contract Based Section 8 Properties Subsidy					
Debt Services Subsidy					
Section 8 Phased Conversion	32,115	31,315	30,992	29,097	29,478
Section 8 Management Fees					
Capital Funds Reimbursements	263,156	263,156	263,156	263,156	263,156
Interest on Investments	11,534	9,759	9,328	9,031	8,933
Other	59,144	68,498	43,069	45,159	45,376
Categorical Grants	1,262	1,082	901	675	675
Section 8 Subsidy	1,713,206	2,048,845	2,245,837	2,369,377	2,492,159
Section 8 Admin	146,144	166,665	174,076	181,717	189,674
Section 8 Admin Reserve					
City Funds	205,334	206,863	210,228	211,177	210,931
<b>Subtotal Other Revenues</b>	<b>\$3,742,184</b>	<b>\$4,145,995</b>	<b>\$4,298,670</b>	<b>\$4,478,821</b>	<b>\$4,640,213</b>
<b>Total Revenues</b>	<b>\$4,739,522</b>	<b>\$5,079,198</b>	<b>\$5,230,071</b>	<b>\$5,409,558</b>	<b>\$5,589,433</b>
HAP Reserve (HUD-HELD) Reserve	\$221,000	\$149,766	\$65,356	\$55,113	\$49,451
<b>Total Revenue w/ Reserve</b>	<b>\$4,960,522</b>	<b>\$5,228,964</b>	<b>\$5,295,428</b>	<b>\$5,464,671</b>	<b>\$5,638,884</b>
<b>Surplus/ (Deficit) w/ Reserve</b>	<b>(\$35,266)</b>	<b>(\$54,296)</b>	<b>(\$63,540)</b>	<b>(\$22,320)</b>	<b>\$12,134</b>

**Fund Structure Table 4: FY 2024 – FY 2028**  
**General Funds**  
*(\$ in 000s)*

	FY24	FY25	FY26	FY27	FY28
<b>Expenditures</b>					
<b><u>Personnel Services:</u></b>					
Salary F/T	\$787,264	\$797,962	\$830,470	\$825,249	\$825,249
Salary P/T	92	92	92	92	92
Seasonal	21,550	21,550	21,550	21,550	21,550
Overtime	106,160	104,770	103,731	102,961	102,961
Salary Retro	226	226	226	226	226
Shift Differential	2,013	2,013	2,013	2,013	2,013
Fringe	624,974	633,481	652,745	670,390	686,729
Other Salaries	10,412	10,304	10,220	10,142	10,142
<b>Subtotal Personnel Services</b>	<b>\$1,552,690</b>	<b>\$1,570,397</b>	<b>\$1,621,045</b>	<b>\$1,632,623</b>	<b>\$1,648,962</b>
<b><u>Other Than Personnel Services:</u></b>					
Leases	\$52,498	\$54,184	\$54,218	\$55,377	\$55,377
Supplies	108,630	106,616	105,133	103,907	103,907
Utilities	642,819	639,945	578,590	578,531	578,531
Equipment	24,310	24,007	23,759	23,635	23,635
Contracts	369,355	361,701	358,335	355,815	355,815
Insurance	116,989	124,525	100,535	100,535	100,535
Section 8 Payments					
Debt Services	67	67	67	67	67
OTPS Other	21,646	19,871	19,776	19,790	19,831
<b>Subtotal Other Than Personnel Services</b>	<b>\$1,336,316</b>	<b>\$1,330,915</b>	<b>\$1,240,414</b>	<b>\$1,237,658</b>	<b>\$1,237,698</b>
<b>Total Expenses</b>	<b>\$2,889,005</b>	<b>\$2,901,312</b>	<b>\$2,861,459</b>	<b>\$2,870,281</b>	<b>\$2,886,660</b>
<b>Revenues</b>					
<b><u>Revenues from Operations:</u></b>					
Tenant Rental Revenue	\$958,802	\$896,080	\$895,336	\$896,132	\$914,895
Other Revenue from Operations	38,536	37,122	36,066	34,605	34,325
<b>Subtotal Revenues from Operations</b>	<b>\$997,338</b>	<b>\$933,203</b>	<b>\$931,402</b>	<b>\$930,737</b>	<b>\$949,220</b>
<b><u>Other Revenues:</u></b>					
Federal Subsidies	\$1,293,871	\$1,333,209	\$1,306,352	\$1,354,488	\$1,384,622
Contract Based Section 8 Properties Subsidy					
Debt Services Subsidy					
Section 8 Phased Conversion	32,115	31,315	30,992	29,097	29,478
Section 8 Management Fees	39,346	44,586	46,261	47,980	49,763
Capital Funds Reimbursements	263,156	263,156	263,156	263,156	263,156
Interest on Investments	10,505	9,270	9,084	8,933	8,933
Other	57,169	67,123	41,694	43,784	44,001
Categorical Grants					
Section 8 Subsidy					
Section 8 Admin					
Section 8 Admin Reserve					
City Funds	160,129	165,799	170,345	171,318	171,318
<b>Subtotal Other Revenues</b>	<b>\$1,856,292</b>	<b>\$1,914,458</b>	<b>\$1,867,884</b>	<b>\$1,918,756</b>	<b>\$1,951,272</b>
<b>Total Revenues</b>	<b>\$2,853,629</b>	<b>\$2,847,660</b>	<b>\$2,799,286</b>	<b>\$2,849,493</b>	<b>\$2,900,492</b>
<b>Surplus/ (Deficit)</b>	<b>(\$35,376)</b>	<b>(\$53,651)</b>	<b>(\$62,173)</b>	<b>(\$20,787)</b>	<b>\$13,831</b>

Fund Structure Table 5: FY 2024 – FY 2028

Section 8

(\$ in 000s)

	FY24	FY25	FY26	FY27	FY28
<b>Expenditures</b>					
<b>Personnel Services:</b>					
Salary F/T	\$45,658	\$45,658	\$45,658	\$45,658	\$45,658
Salary P/T					
Seasonal	49	49	49	49	49
Overtime	4,745	4,745	4,745	4,745	4,745
Salary Retro					
Shift Differential					
Fringe	34,339	37,633	38,954	40,474	41,465
Other Salaries	606	606	606	606	606
<b>Subtotal Personnel Services</b>	<b>\$85,397</b>	<b>\$88,691</b>	<b>\$90,011</b>	<b>\$91,532</b>	<b>\$92,523</b>
<b>Other Than Personnel Services:</b>					
Leases	\$7,749	\$8,002	\$8,000	\$8,153	\$8,153
Supplies	133	133	133	133	133
Utilities	661	679	698	698	698
Equipment	11,492	7,349	7,077	2,767	2,767
Contracts	55,879	61,128	62,814	64,533	66,316
Insurance	272	281	289	289	289
Section 8 Payments	1,933,256	2,228,396	2,345,301	2,465,256	2,587,933
Debt Services					
OTPS Other	18,403	2,707	2,713	2,719	2,725
<b>Subtotal Other Than Personnel Services</b>	<b>\$2,027,844</b>	<b>\$2,308,675</b>	<b>\$2,427,025</b>	<b>\$2,544,548</b>	<b>\$2,669,014</b>
<b>Total Expenses</b>	<b>\$2,113,241</b>	<b>\$2,397,366</b>	<b>\$2,517,037</b>	<b>\$2,636,079</b>	<b>\$2,761,537</b>
<b>Revenues</b>					
<b>Revenues from Operations:</b>					
Tenant Rental Revenue					
Other Revenue from Operations					
<b>Subtotal Revenues from Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Other Revenues:</b>					
Federal Subsidies					
Contract Based Section 8 Properties Subsidy					
Debt Services Subsidy					
Section 8 Phased Conversion					
Section 8 Management Fees					
Capital Funds Reimbursements					
Interest on Investments					
Other	775	775	775	775	775
Categorical Grants					
Section 8 Subsidy	1,745,322	2,080,160	2,276,830	2,398,474	2,521,637
Section 8 Admin	146,144	166,665	174,076	181,717	189,674
Section 8 Admin Reserve					
City Funds					
<b>Subtotal Other Revenues</b>	<b>\$1,892,241</b>	<b>\$2,247,600</b>	<b>\$2,451,680</b>	<b>\$2,580,966</b>	<b>\$2,712,086</b>
<b>Total Revenues</b>	<b>\$1,892,241</b>	<b>\$2,247,600</b>	<b>\$2,451,680</b>	<b>\$2,580,966</b>	<b>\$2,712,086</b>
<b>Surplus/ (Deficit)</b>	<b>(\$221,000)</b>	<b>(\$149,766)</b>	<b>(\$65,356)</b>	<b>(\$55,113)</b>	<b>(\$49,451)</b>
HAP Reserve (HUD-HELD)	\$221,000	\$149,766	\$65,356	\$55,113	\$49,451
Admin Reserve					
<b>Total Revenue w/ Reserve</b>	<b>\$2,113,241</b>	<b>\$2,397,366</b>	<b>\$2,517,037</b>	<b>\$2,636,079</b>	<b>\$2,761,537</b>
<b>Surplus/ (Deficit) w/ Reserve</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Fund Structure Table 6: FY 2024 – FY 2028

Grants

(\$ in 000s)

	FY24	FY25	FY26	FY27	FY28
<b>Expenditures</b>					
<b><u>Personnel Services:</u></b>					
Salary F/T	\$14,023	\$9,274	\$8,895	\$8,742	\$8,742
Salary P/T					
Seasonal	212	212	212	212	
Overtime					
Salary Retro					
Shift Differential					
Fringe	6,478	4,835	4,570	4,468	4,466
Other Salaries	7	7	5	5	5
<b>Subtotal Personnel Services</b>	<b>\$20,720</b>	<b>\$14,327</b>	<b>\$13,683</b>	<b>\$13,427</b>	<b>\$13,213</b>
<b><u>Other Than Personnel Services:</u></b>					
Leases					
Supplies	\$632	\$711	\$639	\$638	\$638
Utilities					
Equipment					
Contracts	27,644	29,114	28,387	28,363	28,363
Insurance					
Section 8 Payments					
Debt Services	13,792	14,113	13,124	13,417	13,718
OTPS Other	2,215	2,219	1,894	1,862	1,862
<b>Subtotal Other Than Personnel Services</b>	<b>\$44,283</b>	<b>\$46,156</b>	<b>\$44,043</b>	<b>\$44,281</b>	<b>\$44,581</b>
<b>Total Expenses</b>	<b>\$65,003</b>	<b>\$60,483</b>	<b>\$57,726</b>	<b>\$57,707</b>	<b>\$57,794</b>
<b>Revenues</b>					
<b><u>Revenues from Operations:</u></b>					
Tenant Rental Revenue					
Other Revenue from Operations					
<b>Subtotal Revenues from Operations</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Other Revenues:</u></b>					
Federal Subsidies	\$16,416	\$16,603	\$14,730	\$14,943	\$15,209
Contract Based Section 8 Properties Subsidy					
Debt Services Subsidy					
Section 8 Phased Conversion					
Section 8 Management Fees					
Capital Funds Reimbursements					
Interest on Investments	1,029	489	245	98	
Other	1,200	600	600	600	600
Categorical Grants	1,262	1,082	901	675	675
Section 8 Subsidy					
Section 8 Admin					
Section 8 Admin Reserve					
City Funds	45,205	41,064	39,883	39,859	39,613
<b>Subtotal Other Revenues</b>	<b>\$65,113</b>	<b>\$59,838</b>	<b>\$56,359</b>	<b>\$56,175</b>	<b>\$56,096</b>
<b>Total Revenues</b>	<b>\$65,113</b>	<b>\$59,838</b>	<b>\$56,359</b>	<b>\$56,175</b>	<b>\$56,096</b>
<b>Surplus/ (Deficit)</b>	<b>\$110</b>	<b>(\$645)</b>	<b>(\$1,367)</b>	<b>(\$1,533)</b>	<b>(\$1,698)</b>



## Fund Structure

### Fund Structure Table 7: FY 2024 – FY 2028 Eliminations/Interfund

(\$ in 000s)

	FY24	FY25	FY26	FY27	FY28
<b>Expenditures</b>					
<b><u>Personnel Services:</u></b>					
Salary F/T					
Salary P/T					
Seasonal					
Overtime					
Salary Retro					
Shift Differential					
Fringe					
Other Salaries					
<b>Subtotal Personnel Services</b>	-	-	-	-	-
<b><u>Other Than Personnel Services:</u></b>					
Leases					
Supplies					
Utilities					
Equipment					
Contracts	(39,346)	(44,586)	(46,261)	(47,980)	(49,763)
Insurance					
Section 8 Payments	(32,115)	(31,315)	(30,992)	(29,097)	(29,478)
Debt Services					
OTPS Other					
<b>Subtotal Other Than Personnel Services</b>	<b>(\$71,461)</b>	<b>(\$75,901)</b>	<b>(\$77,254)</b>	<b>(\$77,077)</b>	<b>(\$79,241)</b>
<b>Total Expenses</b>	<b>(\$71,461)</b>	<b>(\$75,901)</b>	<b>(\$77,254)</b>	<b>(\$77,077)</b>	<b>(\$79,241)</b>
<b>Revenues</b>					
<b><u>Revenues from Operations:</u></b>					
Tenant Rental Revenue					
Other Revenue from Operations					
<b>Subtotal Revenues from Operations</b>	-	-	-	-	-
<b><u>Other Revenues:</u></b>					
Federal Subsidies					
Contract Based Section 8 Properties Subsidy					
Debt Services Subsidy					
Section 8 Phased Conversion	(32,115)	(31,315)	(30,992)	(29,097)	(29,478)
Section 8 Management Fees	(39,346)	(44,586)	(46,261)	(47,980)	(49,763)
Capital Funds Reimbursements					
Interest on Investments					
Other					
Categorical Grants					
Section 8 Subsidy					
Section 8 Admin					
Section 8 Admin Reserve					
City Funds (CDBG)					
City Funds (Homeless)					
City Fund (Labor & Others)					
City Funds					
<b>Subtotal Other Revenues</b>	<b>(\$71,461)</b>	<b>(\$75,901)</b>	<b>(\$77,254)</b>	<b>(\$77,077)</b>	<b>(\$79,241)</b>
<b>Total Revenues</b>	<b>(\$71,461)</b>	<b>(\$75,901)</b>	<b>(\$77,254)</b>	<b>(\$77,077)</b>	<b>(\$79,241)</b>
<b>Surplus/ (Deficit)</b>	-	-	-	-	-



# FACT SHEET

## What Is NYCHA?

The New York City Housing Authority ("NYCHA" or the "Authority"), the largest public housing authority in the nation, was created in 1935 to provide decent, affordable housing for low- and moderate-income New Yorkers.

NYCHA residents are the backbone of the city – the teachers, police officers, and nurses who keep it running and keep it strong. Notable people who have called NYCHA home include Starbucks CEO Howard Schultz; Goldman Sachs leader Lloyd Blankfein; Whoopi Goldberg; NASA aerospace engineer Aprille Ericsson; journalist Errol Louis; and former New York City Health Commissioner Dr. Mary Bassett.

NYCHA is at a pivotal moment in its nearly 90-year history. In recent years, NYCHA has been pursuing innovative and effective strategies to address the impacts of decades of federal disinvestment from public housing – that is, the more than \$40 billion in major repairs needed across the portfolio – and improve residents' quality of life. Along with the work to bring billions of dollars of investment to its buildings, NYCHA has also been working to improve operations and its service to residents, through the organizational Transformation Plan.

Through its daily efforts, NYCHA aims to:

- Operate as an efficient and responsive landlord that provides quality services to residents;
- Repair and renovate its buildings comprehensively;
- Address critical health and safety issues in its buildings; and
- Connect residents to quality social services, programs, and economic opportunities that strengthen communities and enhance quality of life.

**WITH 528,105\* PEOPLE,  
NYCHA'S POPULATION IS  
LARGER THAN ATLANTA,  
MIAMI, OR SACRAMENTO.**

\*NUMBER SERVED BY NYCHA'S PUBLIC HOUSING,  
PACT DEVELOPMENTS, AND SECTION 8 PROGRAM

## NYCHA Overall 2023

- NYCHA is home to 1 in 17 New Yorkers, providing affordable housing to 528,105 authorized residents through public housing and Permanent Affordability Commitment Together (PACT) programs as well as Section 8 housing.

NYCHA serves 360,970 residents in 177,569 apartments across 335 conventional public housing and PACT developments. There are 330,118 residents in 161,585 apartments within 274 conventional public housing program (Section 9) developments, and 30,852 authorized residents in 15,984 apartments within 61 PACT developments.

Through federal rent subsidies (the Section 8 Housing Choice Voucher Program), NYCHA also provides rental subsidies to 167,135 residents so they can rent apartments in the private market. In addition, NYCHA facilitates access to social services through a variety of programs.

- If NYCHA were a city, it would rank 35th in population size in the United States, and is larger than Sacramento, Atlanta, and Miami; New York City is ranked first (April 2020 U.S. Census Estimate).
- Together, NYCHA residents (public housing and PACT programs and Section 8 housing) occupy 11.2 percent of the city's rental apartments and comprise 6 percent of New York City's population.
- NYCHA public housing represents 7.1 percent of the city's rental apartments (2021 NYC Housing and Vacancy Survey) and houses 3.7 percent of the city's population (April 2020 U.S. Census Estimate).



## Public Housing Overview

- 330,118 authorized residents (154,202 families) live in NYCHA public housing, including 5,865 Section 8 residents (2,367 families) living in former State- and City-funded developments
- NYCHA's public housing serves 324,253 authorized Section 9 residents (151,835 families)
- NYCHA has 161,585 public housing apartments in 2,103 residential buildings in 274 individual developments (134 consolidations) throughout the 5 boroughs
- As of February 28, 2023, there are 36 seniors-only developments (54 buildings) and 11 seniors-only buildings and 2 stairhalls/addresses in family developments
- As of February 2023, there are 6,109 retrofitted apartments for families with persons who are mobility impaired (Section 504) in NYCHA's public housing program
- As of February 2023, there are 3,090 elevators in NYCHA public housing developments
- The turnover rate for public housing apartments was 2.3 percent during calendar year 2022
- As of January 31, 2023, the vacancy rate of apartments available for occupancy is 3%

## PACT Overview

- 14,347 Section 8 families (30,852 authorized residents) live in 15,984 units in the 61 PACT developments formerly managed by NYCHA

## PACT Borough Breakdown

- Largest PACT developments per borough:
  - Queens: Ocean Bay (Bayside), with 1,395 units
  - Brooklyn: Williamsburg, with 1,621 units
  - Manhattan: Harlem River, with 577 units
  - Bronx: Baychester, with 441 units
  - Staten Island: N/A
- PACT's smallest public housing developments are Samuel (MHOP) II & Samuel (MHOP) III, with 10 units in each
- PACT's largest public housing development is Williamsburg, with 1,621 units



MADE UP OF **2,411** BUILDINGS



THAT CONSIST OF  **177,569** APARTMENTS

CONTAINING OVER  **106,985,066**  
MILLION  
SQUARE FEET OF SPACE

\*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING AND PACT PROGRAMS

## Public Housing Borough Breakdown

- Bronx: 75 developments with 41,931 apartments and 87,903 residents
- Brooklyn: 79 developments with 49,427 apartments and 102,907 residents
- Manhattan: 79 developments with 50,220 apartments and 99,777 residents
- Queens: 21 developments with 15,348 apartments and 30,452 residents
- Staten Island: 10 developments with 4,510 apartments and 9,079 residents
- FHA Homes: 10 developments with 149 apartments
- Largest public housing developments per borough:
  - Queens: Queensbridge (North and South) Houses (3,147 apartments)
  - Brooklyn: Red Hook Houses East and West (2,891 apartments)
  - Manhattan: Baruch Houses (2,391 apartments)
  - Bronx: Edgewood Houses (2,039 apartments)
  - Staten Island: Stapleton Houses (693 apartments)
- NYCHA's smallest public housing developments are Stanton Street and Rehab Program (College Point), with 13 apartments each
- NYCHA's largest public housing development is Queensbridge (North and South) Houses, with 3,147 apartments

### RESIDENT POPULATION BY BOROUGH



OLDEST DEVELOPMENT: **FIRST HOUSES** IN MANHATTAN, DEDICATED IN 1935



THE LARGEST DEVELOPMENT: **QUEENSBRIDGE NORTH & SOUTH HOUSES** WITH 3,147 APARTMENTS

THE SMALLEST DEVELOPMENT: **STANTON STREET** WITH 13 APARTMENTS

## Public Housing Age of Developments

- 70+ years old: 49 developments
- 60-69 years old: 51 developments
- 50-59 years old: 82 developments
- 40-49 years old: 45 developments
- 30-39 years old: 39 developments
- 182 out of 274 developments are 50 years or older
- Oldest development: First Houses in Manhattan, dedicated in 1935

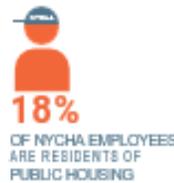
## Public Housing Demographics and Affordability

- The average public housing family's income is \$25,605
- The average public housing family's monthly rent is \$557
- 42.1 percent of NYCHA public housing families are working
- 14.7 percent of NYCHA public housing families receive public assistance
- 42.8 percent of families receive fixed income other than public assistance and employment (Social Security, SSI, pensions, veterans benefits, Survivor's Insurance, and other government programs)
- 24.6 percent of NYCHA's public housing population is under age 18 (81,240 authorized residents)
- 29.9 percent of NYCHA's public housing population is under age 21 (98,656 authorized residents)
- 25.4 years is the average tenure of a NYCHA public housing resident

## Public Housing Senior Demographics

- As of March 2022, 23.6 percent of the NYCHA population is age 62 or older (77,801 authorized residents)
- 42.7 percent of households are headed by persons [age 62 and older](#)

### NYCHA RESIDENTS BY THE NUMBERS



\*NUMBER SERVED BY NYCHA'S CONVENTIONAL PUBLIC HOUSING DEVELOPMENTS

## Public Housing and Section 8 Waiting Lists

- 274,745 families are on the waiting list for public housing as of January 31, 2023
- 17,576 families are on the waiting list for Section 8 housing as of January 31, 2023
- 6,306 families are on both waiting lists (public housing and Section 8)

## NYCHA Employees

- As of February 2023, NYCHA has 12,613 employees, of whom 18 percent are public housing [residents](#)

## Resident Programming

The Department of Resident Services, Partnerships, and Initiatives (RSPI) connects NYCHA residents to critical programs and services from external and internal partners, with a focus on economic opportunity, youth, seniors, and social services. RSPI also supports NYCHA's extensive network of resident leaders as part of its work to strengthen the relationship between residents and the Authority.

- Since 2014, NYCHA has facilitated more than 23,000 resident job placements. In 2022 alone, it:
  - Hosted 362 partner [events](#)
  - Facilitated 5,880 resident connections to services, including resident referrals and event attendance
  - Enrolled 310 residents in partner job training [programs](#)
  - Enrolled 302 residents in the NYCHA Resident Training Academy
- Provided residents with access to a network of over 450 community centers, senior centers, health care centers, and daycare and Head Start educational centers
- Streamlined the elections process for more than 200 resident associations
- Conducted safer home inspections for approximately 600 households that voluntarily disclosed a [pregnancy](#) to NYCHA and connected them to relevant resources
- Supported 7 community baby shower [events](#)



MORE THAN **23,000 NYCHA RESIDENT JOB PLACEMENTS** SINCE 2014



CONDUCTED SAFER HOME INSPECTIONS FOR APPROXIMATELY **600 HOUSEHOLDS** THAT VOLUNTARILY **DISCLOSED A PREGNANCY TO NYCHA**



NETWORK OF OVER **450 COMMUNITY CENTERS, SENIOR CENTERS, HEALTH CARE CENTERS, AND DAYCARE AND HEAD START EDUCATIONAL CENTERS**



HEALTHY START SUPPORTED **7 COMMUNITY BABY SHOWER EVENTS** ACROSS ALL FIVE BOROUGHES

\*NUMBER SERVED BY NYCHA'S PUBLIC HOUSING, PACT DEVELOPMENTS, AND SECTION 8 PROGRAM

## Section 8 Overview

- As of February 2023, there are 79,019 Section 8 households (167,135 authorized residents) in NYCHA's Section 8 Housing Choice Voucher Program (private market). (This excludes NYCHA residents who live in former State- and City-funded developments [LLCs] and PACT developments)
- Average Section 8 household income: \$18,621
- Average Section 8 household rent: \$359
- Average Section 8 total tenant payment (includes rent share and utilities): \$448
- Total number of Section 8 families with minors: 21,838
- Total number of Section 8 senior households: 34,483
- 25,302 participating private landlords
- 1,369 apartments located outside of NYC are utilizing Portability Out Vouchers as of February 2023
- NYCHA's Section 8 program is expanding through the Section 8 Project-Based Voucher (PBV) program: as of February 2023, there are 19,162 PBV units



**\$18,621**

AVERAGE SECTION 8 HOUSEHOLD INCOME



**\$359**

AVERAGE SECTION 8 HOUSEHOLD RENT



**34,483**

TOTAL NUMBER OF SECTION 8 SENIOR HOUSEHOLDS



**21,838**

TOTAL NUMBER OF SECTION 8 FAMILIES WITH MINORS

\*POPULATION SERVED BY SECTION 8 PROGRAM (PRIVATE MARKET ONLY)

A translation of this document is available on NYCHA's website: <a href="http://www.nyc.gov/nycha">www.nyc.gov/nycha</a> .
La traducción de este documento está disponible en el sitio web de NYCHA: <a href="http://www.nyc.gov/nycha">www.nyc.gov/nycha</a> .
NYCHA 網站提供本文件的譯本: <a href="http://www.nyc.gov/nycha">www.nyc.gov/nycha</a> .
NYCHA 网站提供本文件的译本: <a href="http://www.nyc.gov/nycha">www.nyc.gov/nycha</a> .
Перевод этого документа находится на вебсайте NYCHA: <a href="http://www.nyc.gov/nycha">www.nyc.gov/nycha</a> .



# METRICS

NYCHA is committed to a new level of transparency, public participation, and collaboration with our stakeholders. You can use our data to look at the Authority's performance. This information will be updated monthly on our website using the following link, <https://eapps.nycha.info/NychaMetrics/>

Here you will find information on many facets of NYCHA, such as work orders listed by public housing development, Section 8 occupancy, rent collection levels and more.

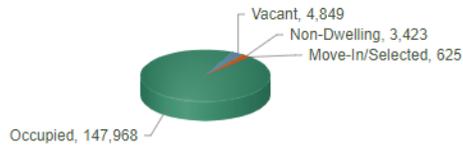
## NYCHA Metrics



NYCHA is committed to a new level of transparency, public participation, and collaboration with our stakeholders. You can use our data to take a look at the Authority's performance. This information will be updated monthly. Simply mouse over each chart to see a more detailed dataset. Here you will find information on many facets of NYCHA, such as work orders listed by public housing development, Section 8 occupancy, rent collection levels and more.

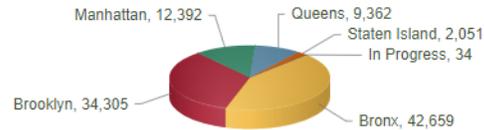
We welcome your comments. Please [click here](#) to send us your feedback.

### Occupied and Vacant Apartments



This chart shows how many NYCHA apartments are occupied or available to move into. It also indicates "non-dwelling" units that may be under renovation or not for residential use.

### Section 8 Units Under Lease By Borough



This chart shows how many apartments are rented by people with Section 8 vouchers.

Service Level Performance (Days) by Trade			
Trade	Prior Year	Current	Above/Below Target
Bricklayer	137	166	■
Carpenter	460	484	■
Electrician	291	268	■
Exterminator	68	20	■
Glazier	172	216	■
Maintenance	20	13	■
Painter	423	460	■
Plaster	350	401	■
Plumber	331	324	■
Roofer	27	44	■
Vendor	525	564	■
Welder	201	291	■

This chart shows the average number of days it takes different types of NYCHA workers to complete a repair. You can compare current wait times to last year's and see if NYCHA is meeting its service response goal.

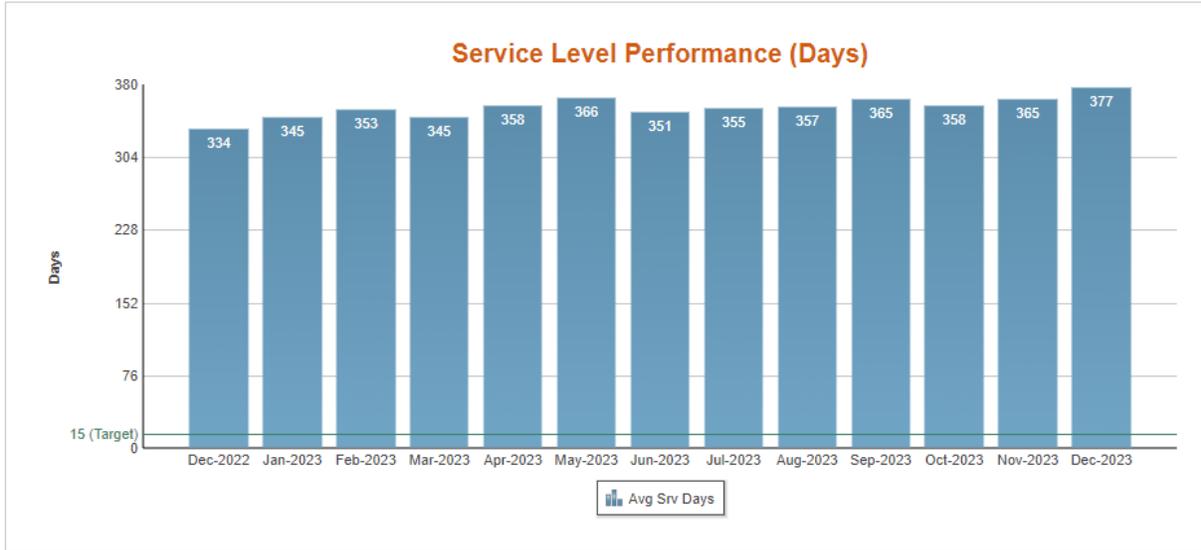
Service Level Performance (Days) by Repair Category			
Category	Prior Year	Current	Trend
Compactor	17	9	■
Door (All Public Space)	149	198	■
Intercom	214	250	■
Light (All Public Space)	91	74	■
Roof Fan	173	225	■

This chart shows the average number of days it takes to address different types of repairs. You can compare current wait times to last year's and gauge NYCHA's performance.

## Public Housing Charts

- Repairs
- Emergency Work Orders
- Vacancies
- Transfers
- Rent Collection

Trade All



This chart shows how many days, on average, it takes NYCHA to complete repairs. You can compare how NYCHA is doing for each month of the past year.

Borough

All

Development

All



This graph represents the number of work orders for repairs that are open at the end of each month. NYCHAs manageable workload is about 90,000 work orders.

## Public Housing Charts

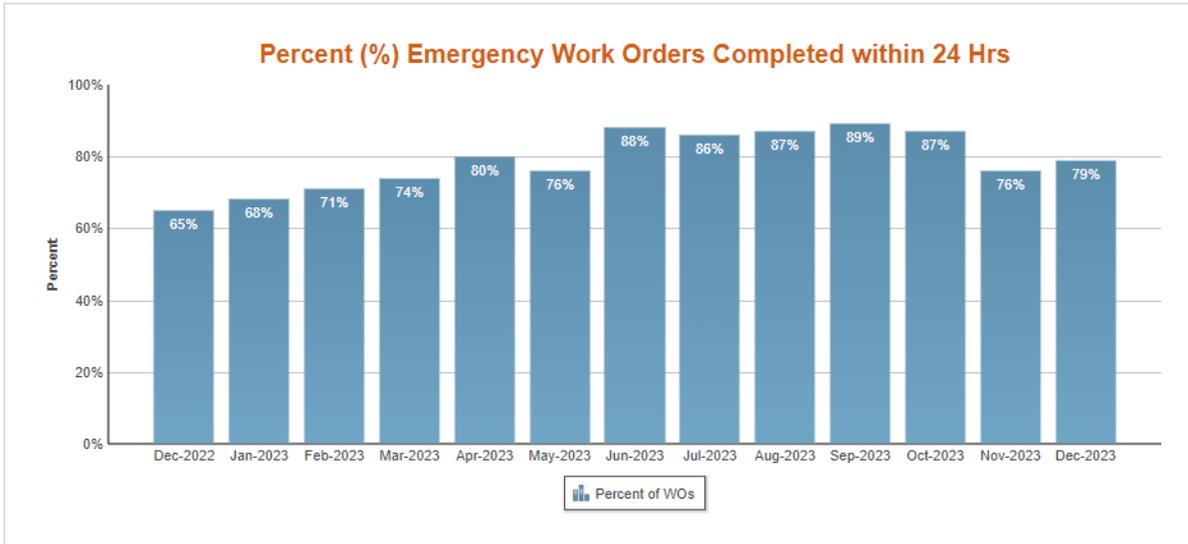
Repairs   **Emergency Work Orders**   Vacancies   Transfers   Rent Collection

Borough

All

Development

All



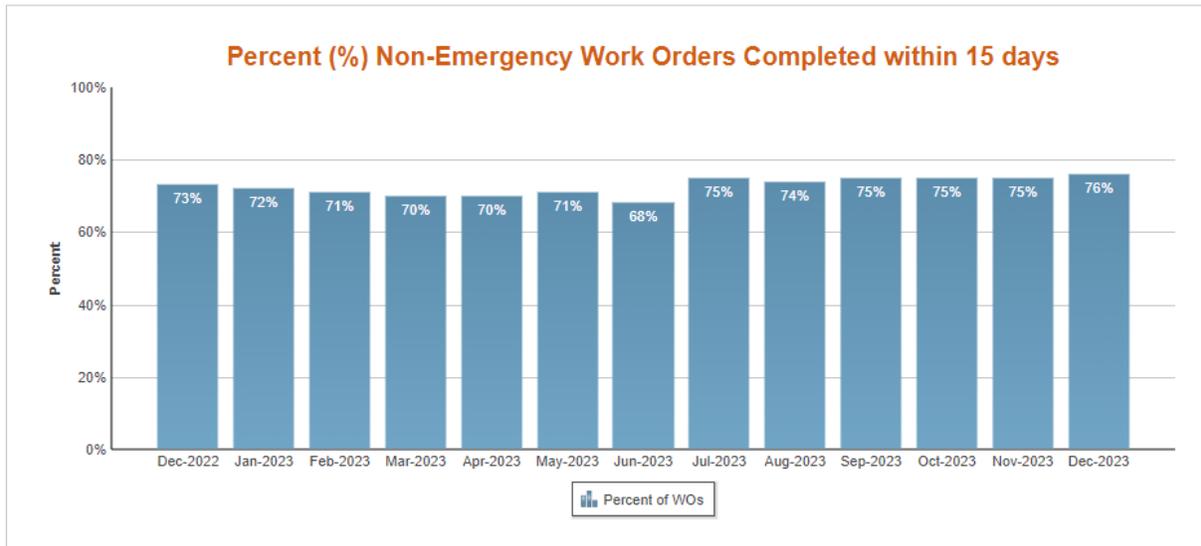
This chart shows the percentage of emergency repair requests (work orders) that are completed by NYCHA within 24 hours, which is the Housing Authority's service response goal.

Borough

All

Development

All

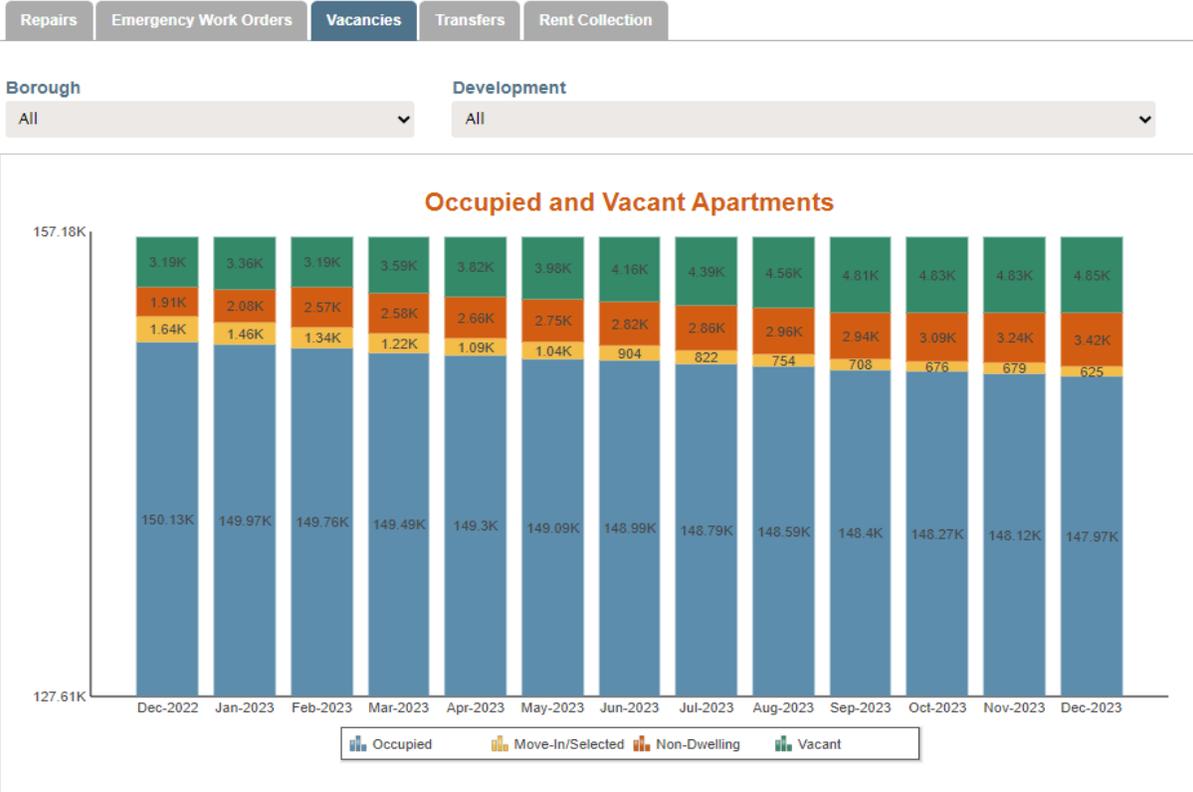


This chart shows the percentage of non-emergency repair requests (work orders) that are completed by NYCHA within 15 days, which is the Housing Authority's service response goal.



This chart shows how many people are on the waiting list for a NYCHA public housing apartment. You can compare how many were on the list each month of the past year.

## Public Housing Charts



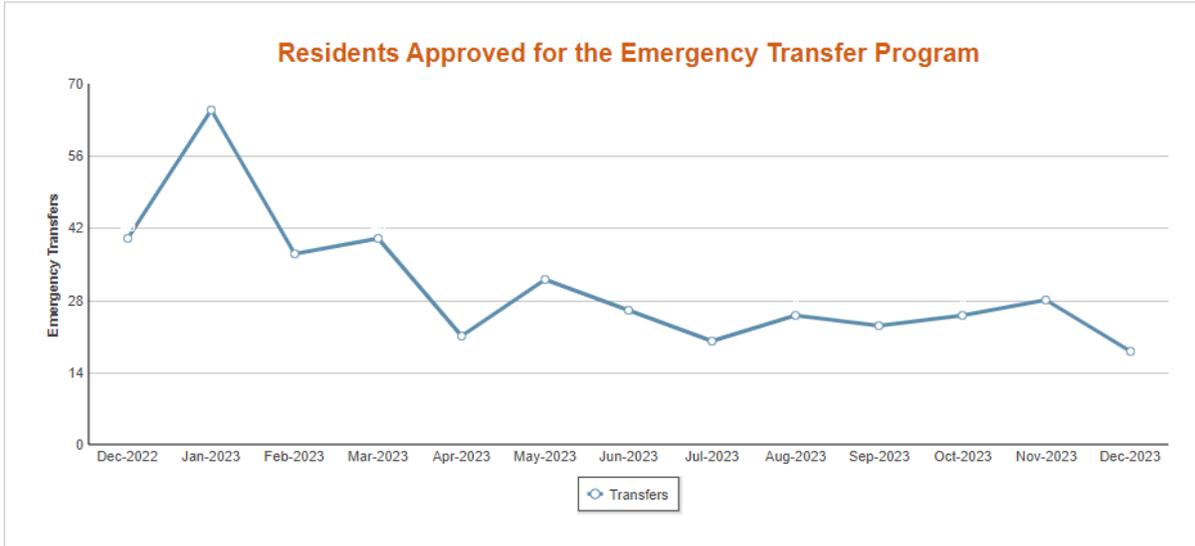
This chart shows how many NYCHA apartments are occupied and how many are vacant, including how many have been chosen for a family to move into (move-in/selected) and how many are being renovated or are not for residential use (non-dwelling).

Public Housing Charts

- Repairs
- Emergency Work Orders
- Vacancies
- Transfers**
- Rent Collection

Borough

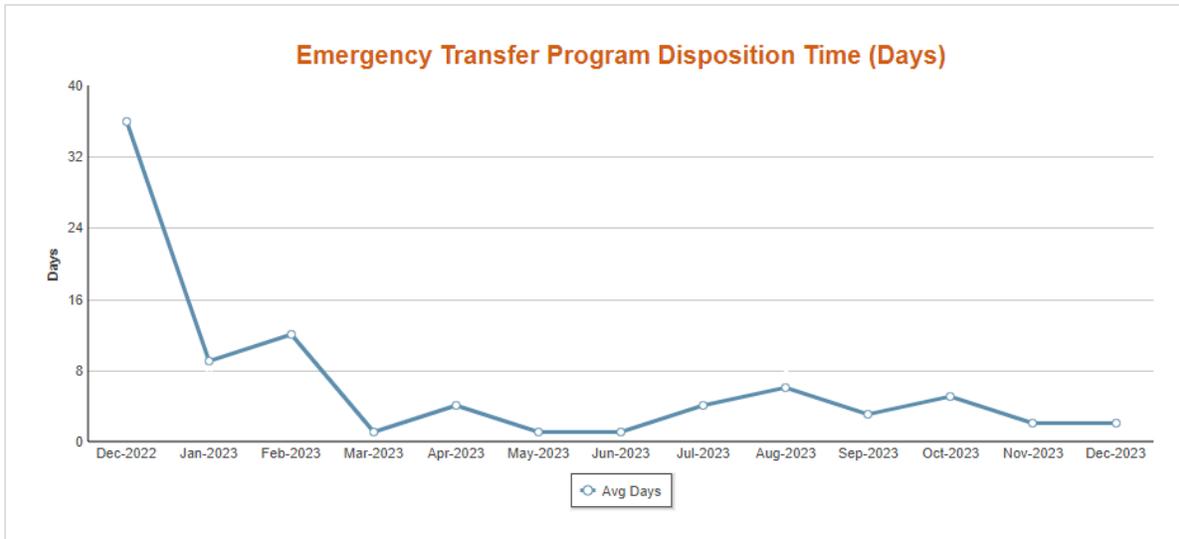
All



This chart shows how many residents are approved to move into a NYCHA apartment through its emergency transfer program. You can compare how many were approved for each month of the past year.

Borough

All



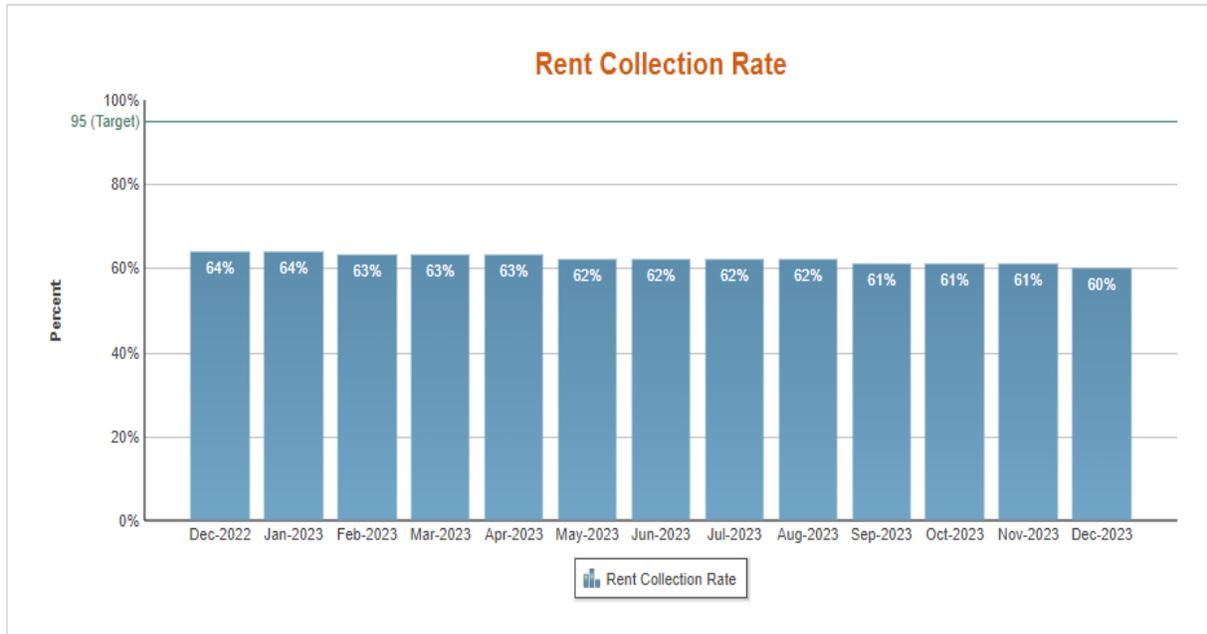
This chart shows how many days, on average, it takes to process the emergency transfer application from the date it is received by NYCHA to the date of the determination of eligibility for the program. You can compare how NYCHA is doing for each month of the past year.

## Public Housing Charts

Repairs   Emergency Work Orders   Vacancies   Transfers   **Rent Collection**

Borough

All ▼



This chart shows the percentage of rent collected from NYCHA residents for each month of the past year. You can see how NYCHA is doing compared to its goal of a 95 percent collection rate.

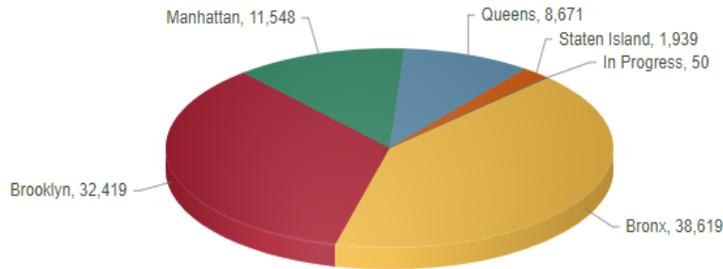
## Section 8 Charts

Units Metrics

Owners Metrics

VASH Metrics

### Section 8 Units Under Lease By Borough



This chart shows how many apartments are rented by families with Section 8 vouchers, by borough.

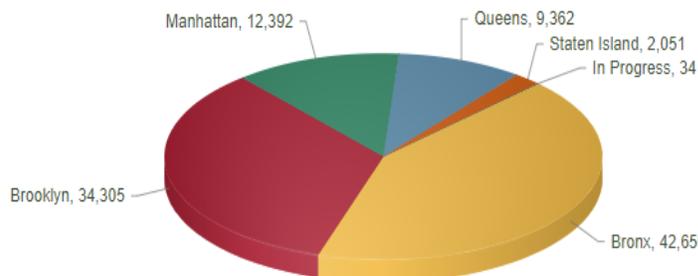
## Section 8 Charts

Units Metrics

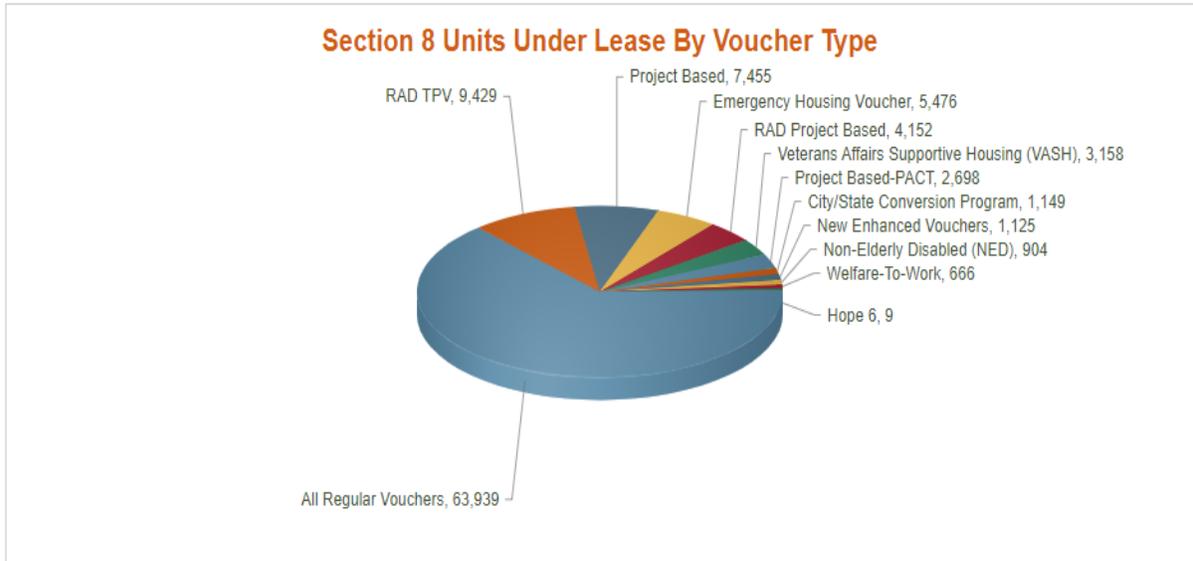
Owners Metrics

VASH Metrics

### Section 8 Units Under Lease By Borough



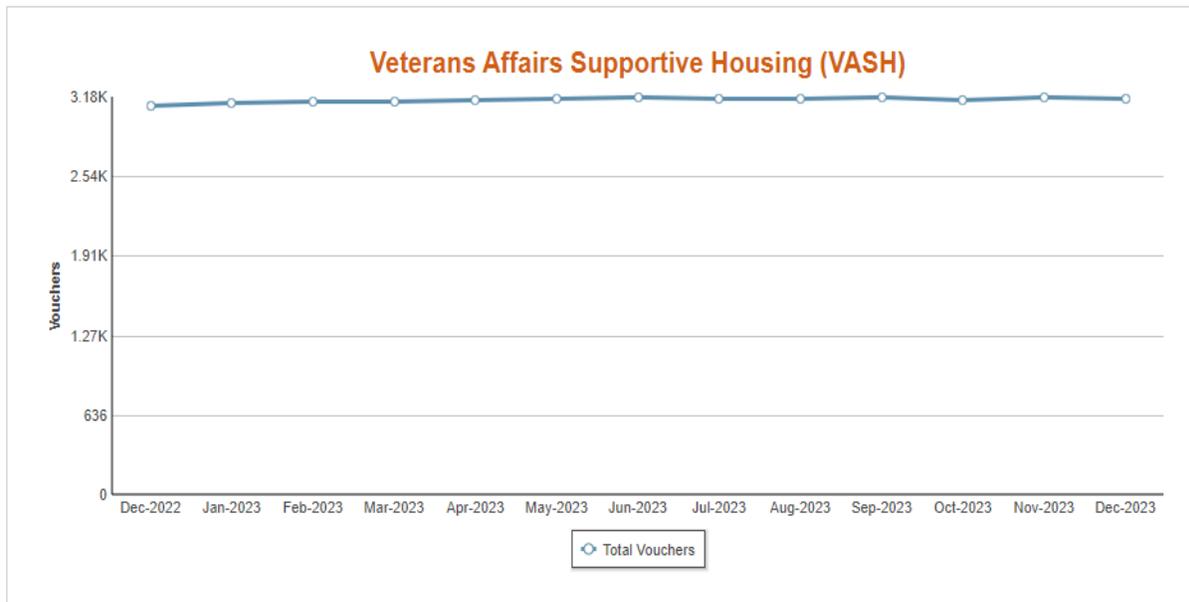
This chart shows how many apartments are rented by families with Section 8 vouchers, by borough.



This chart shows how many apartments are rented by families with Section 8 vouchers, by the type of voucher they have.

## Section 8 Charts

- Units Metrics
- Owners Metrics
- VASH Metrics



This chart shows how many apartments are rented by families with Section 8 VASH vouchers, which are available to veterans. You can compare how many there were for each month of the past year.



# GLOSSARY

## *Glossary*

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**Accounts** - The lowest level within the Authority's chart of accounts that identifies the expenditure type. Examples of Accounts are supplies, equipment, contracts, travel, and utilities.

**Accrual** - An accounting method recognizing expenses in the financial records before actual payment. A Negative Un-Liquidated Actual signifies an accrual for goods or services received in the previous Fiscal Year but not yet paid.

**Action Plan** - A strategic plan outlining activities funded by the Authority over a five-year period to address physical and management improvements identified in the PHA's Comprehensive Plan. The Five-Year Action Plan is based on HUD's and the PHA's funding estimates and is annually updated for a rolling five-year projection.

**Annual Contributions Contract (ACC)** - A contractual agreement under the United States Housing Act of 1937, between HUD and the Authority, defining terms and conditions for HUD assistance in providing decent, safe, and sanitary housing for low-income families.

**Annual Statement** - A detailed report submitted to HUD, covering the initial year of the Five-Year Action Plan. It outlines major work categories and costs by development for the Federal Fiscal Year (FFY) grant, including a summary of costs by development account and schedules for fund obligation and expenditure.

**Annuity Fund** - An investment fund for most titles into which the employer contributes a specific amount of money per employee per workday. These accounts are managed by a union annuity fund, where the monies are pooled and invested. You receive your annuity after you leave city service.

**Amortized** - Scheduled, regular payments of a debt or credit over a defined period.

**Attrition** - The reduction of the workforce by natural causes, such as retirement, voluntary resignation, and death. The city uses attrition rates, among other things, to make future hiring and staffing plans and to predict future costs of collective bargaining agreements.

**Audit** - An official inspection of an individual's or organization's accounts, typically by an independent body.

**Audit Committee** - A subset of a company's board of directors and is typically responsible for overseeing financial reporting and disclosure, internal controls, and the audit process. The audit committee provides independent oversight of the financial reporting process and ensures the integrity of the organization's financial statements.

**Balanced Budget** - situation in financial planning or the budgeting process where total expected revenues are equal to total planned spending.

**Board** - NYCHA's governing body that are responsible for voting on contracts, resolutions, policies, motions, rules, and regulations at regularly scheduled meetings of the Members of the Authority.

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**Bonds** – Debt securities issued by governments or corporations to raise capital. When an investor buys a bond, they are essentially lending money to the issuer in exchange for periodic interest payments and the return of the bond's face value (principal) at maturity.

**Budget** - Proposed plan of revenue and expenditures over a given period.

**Budget Calendar** - The chronological schedule of significant dates or milestones that the Authority adheres to during the formulation and approval of the budget.

**Budget Development** - The process for preparing, modifying, and adopting a budget.

**Budget Hierarchy** - Communicates the roles and responsibilities of the Budget Responsibility Groups (BRGs), as well as the workflow for review and approval.

**Budget Instructions** - Specific technical directives and policy guidelines that should be adhered to during the completion of financial planning exercises.

**Budget Management** - The monitoring and modification of an existing or planned budget.

**Budget Planning** - Involves the estimating of the agency's available resources, matching the available resources to the agency's operating and capital needs, and determining if appropriate financial measures are being taken.

**Budget Responsibility Group (BRG)** - A department or office overseen by a director or equivalent managerial role, tasked with budgeting for the activities within a responsibility center or a group of responsibility centers.

**Build to Preserve (BTP)** – A strategy or program aimed at constructing or renovating infrastructure and facilities with the primary goal of maintaining or preserving existing assets rather than expanding or creating new ones.

**Capital Fund Program (CFP)** - Formerly the Comprehensive Grant Program (CGP) is a HUD program which provides fungible modernization and reconstruction funds on a formula basis to the Housing Authorities with 250 or more Public Housing units.

**Capital Projects** - The purchase of land, renovations or construction of a building or facility.

**Chair** - Appointed by the Mayor, the Chair presides at all Board meetings, directs the business and affairs of the Authority, is responsible for the execution of all policies, resolutions, motions, and rules and regulations adopted by the Board.

**Chart of Accounts** - The complete listing of all accounts listed in the General Ledger that Accounting tracks. Each account is accompanied by a reference number which indicates the account type. Such categories include revenues and expenses.

**Chief Operating Officer (COO)** - The Chief Operating Officer is the principal executive administrator of the Authority. The COO assists the Chair in the supervision of the business affairs

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of the Authority and is responsible for the proper execution of all orders, rules and regulations made or approved by the Authority.

**Collective Bargaining Agreement (CBA)** - The process by which union and management agree on the wages, hours, working conditions and fringe benefits of the employees represented by the union.

**Commitment (Encumbrance)** - The total value of encumbered funds associated with requisitions, or standard or planned purchase orders submitted but not yet approved.

**Component Unit** – A legally separate entity for which the primary government is financially accountable or other relationship criteria exist. Component units are included in the primary government's financial reporting entity because their exclusion would render the primary government's financial statements misleading or incomplete.

**Comprehensive Plan** - A plan prepared by the Authority and approved by HUD setting forth all the physical and management needs of the Authority and its housing developments. It indicates the relative urgency of needs, with cost estimates and includes the PHA's Action Plan. The Plan may be revised, as necessary, but must be revised at least every sixth year. It is the focal point of the PHA's modernization strategy.

**Consolidation** - A group of developments that is managed by one office.

**Conveyed Unit** - A unit where modernization work has been approved before the transfer of the title to the homeowner. The Authority may complete the work even if the title to the unit is subsequently conveyed before the work is completed. The costs of work are eligible under the Capital Fund Program regulations.

**Department of Financial Planning and Analysis (DFPA)** - The Department of Financial Planning & Analysis serves as an Authority-wide resource in providing functional and technical guidance on wide-ranges of matters relating to budget planning, development, and management. DFPA advises BRGs in the monitoring of expenses, the progress of service delivery, and the implementation of budget adjustments. This department also provides ongoing training on budget-related Oracle applications, and workshops seminars on advanced analytical techniques. There are three major divisions: Operating Budget Division, Capital Budget Division, and Budget Control and Coordination Division.

**Executive Vice President (EVP)** - The EVPs functions are to act for the Chief Operating Officer, when required, and to work with the Chief Operating Officer in the day-to-day operation and administration of the business of the Authority.

**Deficit** – A situation in which expenditures exceed revenues or funds available, resulting in a negative balance or shortfall. In the context of government finances, a deficit occurs when government spending exceeds its revenues, leading to an accumulation of debt.

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**Development** - A low-income housing project that consists of a building or group of buildings housing NYCHA residents. Each has a unique name and responsibility center number.

**Director** - Supervises the activities and daily operations of the department. The director implements NYCHA policy and procedures in his/her department.

**Division** - Organizational component of a department.

**Elevator Services and Repair Department (ESRD)** – A department within the New York City Housing Authority. The Elevator Services and Repair Department is responsible for providing safe and reliable service of 3,068 NYCHA-owned elevators.

**Enterprise Fund** – A type of governmental fund used to account for operations that are financed and operated in a manner similar to private business enterprises. Enterprise funds are used when the government charges a fee for goods or services provided to the public.

**Environmental Health and Safety (EH&S)** - A department within the New York City Housing Authority. EH&S Department is responsible for providing oversight, analysis, and evaluation of all matters and work conducted by the Authority which have any impact upon the environmental health and safety of the residents and employees of the Authority and its real property.

**Expenses** - Represents the total cost of operations during a period, regardless of the timing of related expenses.

**External Audit** – An independent examination of the financial statements of an entity by a certified public accountant (CPA) or auditor. The purpose of an external audit is to provide assurance that the financial statements are free from material misstatement and are presented fairly in accordance with accounting standards.

**Federal Fiscal Year (FFY)** - October 1 - September 30.

**Field Office (FO)** - The local HUD office with which the Authority transacts its low-income housing business. In addition, the Field Office reviews the Comprehensive Plan, including the Five-Year Action Plan, in accordance with statutory/regulatory criteria and notifies the Authority in writing of approval or disapproval.

**Fiscal Year** - For NYCHA, it is the same as the calendar year. This 12-month period begins with January 1 and ends on December 31.

**Fringe Benefits** – Negotiated contract provisions other than wages and hours. (For example, health insurance, welfare fund, pensions.)

**Fund** - A fiscal and accounting tool with a self-balancing set of accounts to record revenue and expenditures.

**Funds Available** - The surplus of assets over liabilities within an entity.

**Fund Balance** - The excess of an entity's assets over its liabilities.

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**Funding Source** - Identifies a specific pool of funds or revenue Department - A basic organizational unit that is functionally unique in its delivery of services.

**Fundability** - A concept allowing the Authority to replace any work item from the most recent approved Five-Year Action Plan with any previously approved CFP Annual Statement. It also permits the movement of work items among approved modernization budgets without requiring prior HUD approval.

**Gap Sheet** - A tool used by DFPA during the financial plan exercise. It lists all deficits that exist upon entering the budget process and includes any projected changes to those deficits.

**General Ledger (G/L)** - The General Ledger is the official accounting record for all Authority transactions.

**General Wage Increase (GWI)** - A negotiated wage increase that covers all the members of a bargaining unit, regardless of classification.

**Generally Accepted Accounting Principles (GAAP)** - The generally accepted accounting principles (GAAP) are a set of accounting rules, standards, and procedures issued and frequently revised by the Financial Accounting Standards Board (FASB). Public companies in the U.S. must follow GAAP when their accountants compile their financial statements.

**Grant** - Financial assistance provided by a government or another organization to support a specific function. Grants may be categorized as either categorical or block, depending on the level of discretion granted to the recipient.

**Grants Module** - The Oracle module used by Capital that allows the Authority to maintain a five-year capital plan. It is intended as the means for collection and storage of capital project financial information.

**Hard Costs** - The physical improvement costs in the development accounts 1450-1475, which include Account 1450 Site Improvements, Account 1460 Dwelling Structures, Account 1465 Dwelling Equipment, Account 1470 Non-Dwelling Structure, and Account 1475 Non-Dwelling Equipment. These are costs directly associated with the construction of a development, including labor, materials, overhead, profit, and contingencies.

**Headcount (H/C)** - The Authority's full-time headcount plan accounts for all authorized employees that can be sustained by the amount of projected revenue, as approved by the Board, and broken down by department for current year as well as for out years.

**Heating Management and Services Department (HMSD)** - A department within the New York City Housing Authority.

**Heating Plant Technician (HPT)** – A skilled worker responsible for operating, maintaining, and repairing heating systems and equipment within a heating plant or facility.

**Housing Choice Voucher (HCVP/ Section 8)** - Is a rent subsidy allowing families to pay a reasonable share of income for rent with the government making up the difference up to a specified limit.

**Housing Development Corporation (HDC)** - A corporate government agency constituted as a public benefit corporation and established in 1971. HDC encourages the investment of private.

Capital through low-interest mortgage loans and provides safe and sanitary dwellings for families and persons whose housing needs cannot be met by unassisted private enterprise. Through the issuance of bonds and notes, provides construction and/or permanent financing for multifamily residential housing.

**Housing and Urban Development (HUD)** - United States Department of Housing and Urban Development provides funds to promote homeownership, support community development, and increase access to affordable housing free from discrimination.

**Human Resource Administration (HRA)** - An agency with New York City government that delivers social services that enable individuals and families to achieve their highest level of self-reliance.

**Internal Audit** - An independent, objective assurance and consulting activity designed to add value and improve an organization's operations. It helps an organization accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes.

**Liquidated Actual (Actuals)** - The aggregate funds disbursed to vendors for goods or services received and invoiced.

**Modernization Program** - The Authority's program for carrying out capital modernization and reconstruction projects to keep the developments in a state of good repair, as set forth in the Annual Statement.

**New Needs** - Are all costs associated with a purchase of goods or services, or additional costs of existing goods or services.

**New York City Housing Authority (NYCHA)** - Provides decent and affordable housing in a safe and secure living environment for low and moderate-income residents throughout the five boroughs.

**New York City Office of Management and Budget (OMB)** - In assisting the mayor with developing and implementing the City's budget, OMB monitors and forecasts the revenues and expenditures of the city. It analyzes the economy, evaluates agencies' management improvement initiatives, including information technology purchases, and conducts value engineering reviews of capital projects and, in cooperation with the Office of the Comptroller for the City of New York, issues bonds and notes in the public credit markets.

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**Obligation (Encumbrance)** - The total unexpended balance of encumbered funds associated with approved requisitions and standard or planned purchase orders.

**Office of Labor Relations (OLR)** – Office that represents the Mayor in all the labor relations between the City of New York and labor organizations representing workers of the city.

**Office of Management and Budget (OMB)** – Office that develops and oversees the New York City Budget; advises the Mayor on all policy issues affecting the city’s fiscal stability; and advises the Mayor on efficiency of operations.

**Office of Mold Assessment and Remediation (OMAR)** – OMAR assess and remediates incidence of mold and its recurrence.

**Operating Budget** - Authorized expenditures for ongoing day-to-day services, e.g., maintenance, materials, supplies, etc.

**Other Than Personnel Services (OTPS)** - The OTPS budget pays for the non-personnel costs of running the Authority, including payments for utilities such as water, electricity, heating fuels, and cooking gas for NYCHA residents, payments to outside contractors who provide painting, elevator maintenance, fire safety, plumbing and heating services, all insurance costs, consulting services, the purchase of machines and equipment used by development staff to maintain the buildings and grounds, and payments to private landlords participating in the Section 8/Housing Choice Voucher Program.

**Parent Fixed Asset Accounts (Equipment Accounts)** - A reporting tool which allows a BRG to view the Budget, Encumbrances, and Actual for equipment accounts. For example:

GF01	3240000	164000300	Budget
GF01	3240000	990400300	Encumbrances & Actual
PG01	P324000	PFA4000300	PFA

**Parent/Child Relationship** - Describes the relationship between the Management Office and the developments within a consolidation. For example:

GF01	B100300	4301200000	Consolidation
GF01	B000300	4301200000	Child
PG01	BP00300	P301200000	Parent

**Permanent Affordability Commitment Together (PACT)** - It is the Authority’s 10-year strategic plan to repair public housing to improve residents’ quality of life. Under PACT, NYCHA seeks to identify resources and opportunities to make major improvements to developments, while preserving long-term affordability and maintaining strong resident rights. PACT includes portfolios under the federal Rental Assistance demonstration (RAD) and

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NYCHA's Unfunded Units (also known as LLC II and PACT City/State Developments). PACT creates public-private partnerships to repair and manage the developments.

**Personnel Action Request (PAR)** - A form submitted by BRGs to change salaries and add staff. This form is required for filling a vacancy.

**Personnel Services (PS)** - The PS budget includes salaries and fringe benefits for all NYCHA's staff. Approximately 14,000 NYCHA employees are responsible for all service delivery within NYCHA's developments, including building maintenance, rent collection, administration of the Section 8 program, annual inspections and certifications, grounds maintenance, community center staffing, social services, and administrative services.

**Program/Phase** - Unique identifier used primarily to specify Grant Year for Funding Source.

**Program to Eliminate the Gap (PEG)** - Is a financial package of ideas to close a given financial deficit. They can be classified as expense reductions, revenue increases, legislative/regulatory changes, or management initiatives to improve productivity.

**Project** - A budget line-item identifier used for external reporting and billing purposes.

**Project Organization Expenditure Type Task Awards (POETA)** - Tool used by the Oracle Grants Module. It includes detailed award information which incorporates information from the Chart of Accounts.

**Public Sector Budgeting (PSB)** - The Oracle application that is used to create and maintain the operating budget and financial plan processes.

**Rental Assistance demonstration (RAD)** - An innovative HUD tool to preserve public housing and address capital needs (also called deferred maintenance). Under RAD, public housing authorities convert the funding source that supports a development from the public housing subsidy (Section 9) to the Section 8 voucher program.

**Rent Collection Rate**- The percentage of rent collected from the billed out for the reporting period.

**Responsibility Center (RC)** - A Development or Department where expenses will be budgeted and recorded.

**Revenues** - Funds received from various sources and treated as income that the Authority uses to finance expenditures.

**Revision** - The journal processes used between financial planning exercises which allows the modification of the current year budget.

**Risk Management** - A department within the Housing Authority that helps manage and protect assets against accidental loss via utilization of financial measures.

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**Service Package** - A worksheet tool used to identify portions of a budget. It is used to modify the approved baseline budget during the semi-annual financial planning exercises.

**The United States District Court for the Southern District of New York (S.D.N.Y./SDNY)** - A federal district court whose geographic jurisdiction encompasses eight counties of New York State.

**Soft Costs** - The non-physical improvement or non-brick and mortar costs which exclude any costs in the development accounts 1450-1475. These are the non-construction costs incurred in the development of a project (e.g. third-party expenses such as design and legal fees, taxes, insurance, construction, loan debt service, developer overhead and profit.)

**Tenant Participation Activities (TPA)** - According to HUD, \$25 per unit per year is allocated to fund resident participation activities such as training and outreach programs.

**Un-Liquidated Actual (Actuals)** - Represents the total funds expensed for received and invoiced goods or services.

**Vice Chair (of NYCHA)** - One member of the Authority's Board is designated to be the Vice-Chair, and in the event of a vacancy in the office of the Chair or when the Chair is absent or unable to act, the Vice-Chair assumes his/her duties and powers.

**Voluntary Conversion Plan (VCP)** - A program or option offered to employees that allows them to voluntarily convert certain benefits or entitlements, such as pension or retirement plans, into alternative forms or arrangements, often with different terms or benefits.

**Welfare Fund**- A union administered fund that provides union members with a wide range of benefits, including prescription drug plans, dental, optical, disability, education, and legal services. The employer contributes per employee to the fund, which is negotiated through collective bargaining.