



Five Year Capital Plan Calendar Years 2010 - 2014

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New York City Housing Authority FY 2010 – FY 2014 Capital Plan

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Executive Summary

Overview

The New York City Housing Authority's 2010 Five Year Capital Plan provides \$2.6 billion for infrastructure improvements, major modernization, and other systemic upgrades. Through its capital planning process, NYCHA preserves its aging housing stock by providing funding for roof replacements, brickwork, elevator upgrades, and other major renovations. The most critical needs are identified and are financed based on available funding.

Needs are also identified for non-construction projects, which include information technology initiatives, energy efficiency initiatives, code compliance repairs, and other management improvements. These projects create greater efficiency in Authority operations.

The capital plan will continue to meet the most pressing needs of NYCHA's aging properties. The modernization work proposed in the plan will focus on the structural integrity of buildings with work centering on brickwork and roof improvements. In addition, the plan recognizes the importance of elevator upgrades and continues to fund this modernization work with the same level of priority as the prior year.

Capital Need

NYCHA's identified five-year capital need since 2005 is \$7.5 billion. Through its capital planning process, the Authority decides on how to best invest scarce financial resources to address this need.

In 2005, NYCHA secured additional funding sources by issuing \$300 million in bonds to finance its critical modernization needs. The bonds allowed NYCHA to fund immediate roof and brickwork replacement needs. In April 2009, this bond was completed. The bond issuance along with the capital subsidies received during this time addressed approximately \$1.8 billion of this need.

Financing the Capital Need

The revenue used to fund the work listed in the capital plan comes from a variety of sources. Seventy percent of revenue is funded by the federal government through the U.S. Department of Housing and Urban Development's Capital Fund Program. Seven percent is funded by the City of New York. Three percent is provided annually from New York State. These funds are allocated during the appropriation cycle for each level of government. The remaining twenty percent of the revenue will be provided via creative financing tools.

In 2010, the Authority will leverage one-time revenue sources to provide additional funding to accelerate modernization work. In addition to federal stimulus funds, NYCHA will leverage funds from the private market to address a backlog of modernization needs for its aging portfolio.

Stimulus

In response to the nation's economic crisis, the President signed the American Recovery and Reinvestment Act (ARRA) of 2009 authorizing stimulus funding with the goals of creating jobs and spurring economic activity. NYCHA was awarded \$423 million of this funding, which will be used Authority-wide to address structural needs.

As of January 2010, \$282 million was obligated for modernization work with sixty-five percent dedicated to high priority brickwork, roof replacements, and elevator upgrades. The remaining thirty-five percent represent funds obligated for other purposes, such as heating, plumbing, and the purchasing of refrigerators and ranges.

The remaining \$141 million presented in this budget is the amount left to be obligated, which is expected to occur before March 17, 2010. Of this amount, \$107 million will be used for rehabilitation work under a mixed finance plan. Seventy-five percent of the \$107 million will

address brickwork and roof improvements; ten percent will be allocated for general construction costs; nine percent will fund elevator upgrades; and the remaining six percent will fund various heating, window and entrance/exit projects. The remaining \$34 million of stimulus funds will primarily fund needs related to brickwork, roof replacements, elevator upgrades, and purchases of ranges.

Mixed Financing

The Recovery Act provides a unique opportunity to add public housing units to NYCHA's portfolio. NYCHA will use \$107 million of stimulus funding to address modernization needs at 21 City and State built developments. By entering into a mixed financing model, NYCHA will leverage \$100 million of tax credit equity for these unsubsidized units. Of these funds, fifty-three percent will address brickwork and roof improvements; thirty percent will be allocated for general construction; and fourteen percent will fund elevator upgrades.

The mixed financing rehabilitation plan will leverage stimulus funds, which will fully federalize these properties, thus enabling the receipt of federal operating subsidies for the first time. NYCHA will also leverage \$42 million in state modernization funds as equity in this plan. In total, the mixed financing rehabilitation fund will support \$250 million in modernization needs at these developments.

Bond Proceeds

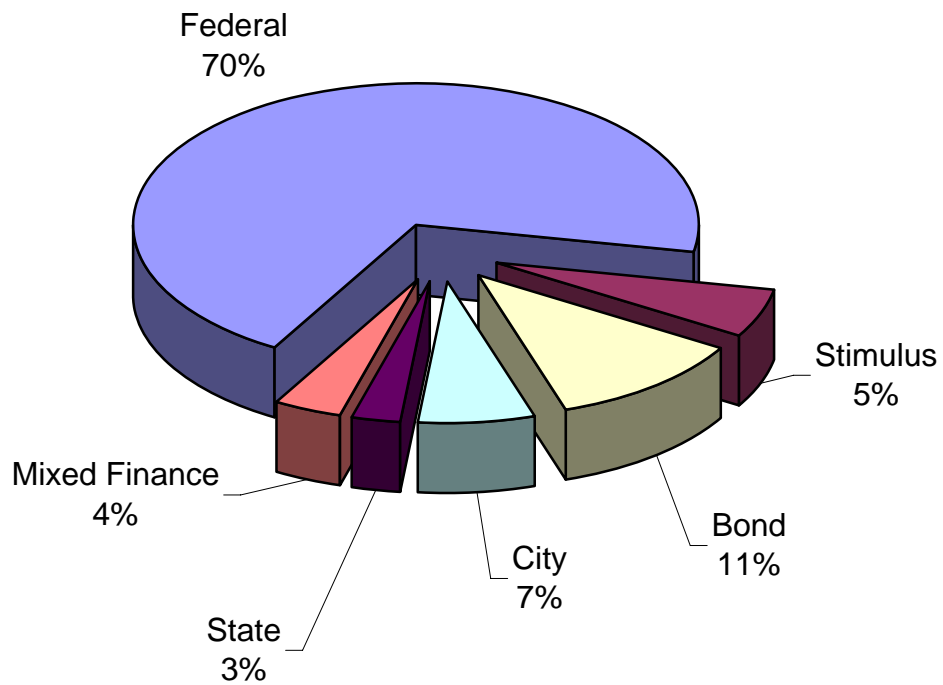
As part of its 2010 Five Year Capital Plan strategy, NYCHA will pursue a second bond issuance of \$300 million to further accelerate its modernization program. This second issuance will fund additional brickwork and roof project needs. Under the Capital Fund Financing Program (CFFP), NYCHA may borrow private capital to make improvements and pledge, subject to availability of appropriations, a portion of its future year annual Capital Funds to make debt service payments for a bond.

Of the \$300 million proposed, ninety-two percent will be used for Local Law 11 compliance, which includes brickwork, temporary safety sheds, and third-party inspections. Local Law 11 applies to buildings that are six or more stories and addresses the dangers associated with deteriorating building facades. The work associated with this bond issuance will correct unsafe conditions identified in prior inspections. The Authority will also use this opportunity to address deteriorating conditions in advance of the next inspection cycle, which runs through February 21, 2013.

Although NYCHA's 2010 Five Year Capital Plan does not completely address its entire modernization need, it does leverage one-time revenues to fund pressing structural and systemic repairs. These new sources of funding, as well as continued subsidies, focus on infrastructure improvements such as brickwork replacement, roofing improvements, and elevator upgrades. These initiatives will provide NYCHA residents with structurally safe buildings and ensure the viability of public housing for future generations.

NYCHA Five Year Capital Plan Funding FY 2010 - FY 2014

**Total Capital Plan Funding
\$2.6 Billion**



NYCHA Five Year Capital Plan Funding Highlights of Infrastructure Improvements FY 2010 - FY 2014

Authoritywide Elevator Budget

| Borough | 2010 | 2011 | 2012 | 2013 | 2014 | Five Year Totals |
|----------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Bronx | \$ 9,689 | \$ 7,495 | \$ 7,731 | \$ 1,318 | \$ 16,536 | \$ 42,770 |
| Manhattan | \$ 55,464 | \$ 14,972 | \$ 21,698 | \$ 7,225 | \$ 7,751 | \$ 107,111 |
| Brooklyn | \$ 10,249 | \$ 7,780 | \$ 6,621 | \$ 22,123 | \$ 15,135 | \$ 61,908 |
| Queens | \$ 8,885 | \$ 9,413 | \$ - | \$ - | \$ 6,875 | \$ 25,173 |
| Staten Island | \$ - | \$ - | \$ - | \$ - | \$ 6,000 | \$ 6,000 |
| Citywide | \$ 2,260 | \$ - | \$ - | \$ - | \$ - | \$ 2,260 |
| Total Funding | \$ 86,548 | \$ 39,661 | \$ 36,049 | \$ 30,667 | \$ 52,297 | \$ 245,222 |
| | 35.3% | 16.2% | 14.7% | 12.5% | 21.3% | 100.0% |

Authoritywide Brickwork Budget

| Borough | 2010 | 2011 | 2012 | 2013 | 2014 | Five Year Totals |
|----------------------|------------------|-------------------|------------------|------------------|-----------------|-------------------|
| Bronx | \$ 7,953 | \$ 2,334 | \$ 3,725 | \$ 1,070 | \$ - | \$ 15,082 |
| Manhattan | \$ 32,537 | \$ 124,820 | \$ 3,865 | \$ 680 | \$ 1,045 | \$ 162,947 |
| Brooklyn | \$ 5,422 | \$ 11,572 | \$ 6,400 | \$ 21,954 | \$ - | \$ 45,349 |
| Queens | \$ 61 | \$ - | \$ - | \$ - | \$ - | \$ 61 |
| Staten Island | \$ 625 | \$ 128,900 | \$ - | \$ - | \$ - | \$ 129,525 |
| Citywide | \$ 10,779 | \$ - | \$ - | \$ - | \$ - | \$ 10,779 |
| Total Funding | \$ 57,377 | \$ 267,627 | \$ 13,990 | \$ 23,704 | \$ 1,045 | \$ 363,743 |
| | 15.8% | 73.6% | 3.8% | 6.5% | 0.3% | 100.0% |

Authoritywide Roof Replacement Budget

| Borough | 2010 | 2011 | 2012 | 2013 | 2014 | Five Year Totals |
|----------------------|-------------------|------------------|------------------|------------------|------------------|-------------------|
| Bronx | \$ 41,908 | \$ 4,641 | \$ 10,962 | \$ 26,152 | \$ 550 | \$ 84,214 |
| Manhattan | \$ 78,387 | \$ 5,582 | \$ 19,075 | \$ 12,846 | \$ - | \$ 115,889 |
| Brooklyn | \$ 21,029 | \$ 14,111 | \$ 9,791 | \$ 9,198 | \$ 18,007 | \$ 72,136 |
| Queens | \$ 1,139 | \$ 4,578 | \$ 6,563 | \$ - | \$ - | \$ 12,280 |
| Staten Island | \$ 8,206 | \$ 6,138 | \$ 8,901 | \$ - | \$ - | \$ 23,245 |
| Citywide | \$ 4,612 | \$ - | \$ - | \$ - | \$ - | \$ 4,612 |
| Total Funding | \$ 155,282 | \$ 35,049 | \$ 55,291 | \$ 48,196 | \$ 18,557 | \$ 312,375 |
| | 49.7% | 11.2% | 17.7% | 15.4% | 5.9% | 100.0% |



New York City Housing Authority

FY 2010 - FY 2014 Proposed Capital Plan - by Category - ALL funding

Dollars in thousands

| Project # and Name | 2010* | 2011 | 2012 | 2013 | 2014 | Totals |
|----------------------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Non-CPD DGM Program | | | | | | |
| Administration | 15,293 | 0 | 0 | 0 | 0 | 15,293 |
| Community Operations | 3,066 | 300 | 300 | 300 | 300 | 4,266 |
| Development | 7,385 | 0 | 0 | 5,356 | 0 | 12,741 |
| Energy | 46,081 | 23,794 | 300 | 3,945 | 300 | 74,420 |
| Finance | 4 | 0 | 0 | 0 | 0 | 4 |
| Information Technology | 28,241 | 12,957 | 10,936 | 10,186 | 10,186 | 72,505 |
| Law | 1,319 | 0 | 0 | 0 | 0 | 1,319 |
| Operations | 50,513 | 21,027 | 21,027 | 21,027 | 21,027 | 134,621 |
| Non-CPD Total | 151,901 | 58,078 | 32,563 | 40,814 | 31,813 | 315,167 |
| CPD DGM Program | | | | | | |
| A&E / CM Fees | 49,201 | 55,000 | 5,000 | 5,000 | 11,000 | 125,201 |
| Bathrooms/ Kitchens | 404 | 0 | 11,750 | 15,470 | 7,625 | 35,249 |
| Brickwork/ Concrete | 57,377 | 267,627 | 13,990 | 23,704 | 1,045 | 363,743 |
| Community Cntr Constr | 16,851 | 0 | 0 | 2,356 | 0 | 19,207 |
| Current Proj Contingency | 726 | 8,126 | 8,799 | 10,000 | 10,481 | 38,132 |
| Doors/ Entrances | 2,791 | 0 | 4,268 | 1,518 | 0 | 8,577 |
| Electrical/ Lighting | 5,711 | 800 | 5,155 | 4,989 | 0 | 16,655 |
| Elevators | 74,863 | 39,661 | 36,049 | 30,667 | 52,297 | 233,536 |
| Fire Safety | 87 | 0 | 55 | 260 | 0 | 402 |
| Floors | 0 | 0 | 0 | 951 | 0 | 951 |
| Front Line Costs | 29,857 | 29,872 | 29,886 | 29,898 | 29,898 | 149,410 |
| Garbage Disposal | 1,838 | 980 | 300 | 1,525 | 515 | 5,158 |
| General Construction | 118,158 | 7,723 | 6,060 | 5,686 | 7,695 | 145,323 |
| Grounds | 1,191 | 2,900 | 0 | 4,025 | 0 | 8,116 |
| Heating/ Plumbing | 23,860 | 20,530 | 17,073 | 27,594 | 61,014 | 150,071 |
| Intercoms/ Security | 31,337 | 1,000 | 0 | 0 | 0 | 32,337 |
| Major Renovations | 146,940 | 46,230 | 4,295 | 0 | 0 | 197,465 |
| Roofs | 152,038 | 35,049 | 55,291 | 48,196 | 18,557 | 309,131 |
| Unplanned Projects | 0 | 5,000 | 5,000 | 5,000 | 5,500 | 20,500 |
| Various CPD Needs | 690 | 600 | 600 | 1,000 | 600 | 3,490 |
| Windows | 2,080 | 0 | 0 | 0 | 0 | 2,080 |
| CPD Total | 716,000 | 521,098 | 203,572 | 217,838 | 206,227 | 1,864,735 |
| Miscellaneous | | | | | | |
| CFFP Transaction Costs | 22,663 | 22,648 | 45,269 | 45,244 | 45,244 | 181,068 |
| Contingency | 20,404 | 25,273 | 0 | 0 | 0 | 45,677 |
| Management Fees | 33,187 | 33,187 | 33,187 | 33,187 | 33,187 | 165,934 |
| NYPD | 7,447 | 4,978 | 4,978 | 4,978 | 4,978 | 27,359 |
| Transfer to Operating | 15,183 | 0 | 0 | 0 | 0 | 15,183 |
| Miscellaneous Total | 98,884 | 86,085 | 83,434 | 83,409 | 83,409 | 435,221 |
| Grand Total | 966,785 | 665,261 | 319,568 | 342,060 | 321,448 | 2,615,123 |

*Includes Rollover from FY 2009



New York City Housing Authority

FY 2010 - FY 2014 Proposed Capital Plan - by Category - Federal

Dollars in thousands

| Project # and Name | 2010* | 2011 | 2012 | 2013 | 2014 | Totals |
|----------------------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Non-CPD DGM Program | | | | | | |
| Administration | 13,574 | 0 | 0 | 0 | 0 | 13,574 |
| Community Operations | 2,136 | 300 | 300 | 300 | 300 | 3,336 |
| Development | 2,885 | 0 | 0 | 0 | 0 | 2,885 |
| Energy | 5,464 | 300 | 300 | 300 | 300 | 6,664 |
| Finance | 4 | 0 | 0 | 0 | 0 | 4 |
| Information Technology | 28,241 | 12,957 | 10,936 | 10,186 | 10,186 | 72,505 |
| Law | 88 | 0 | 0 | 0 | 0 | 88 |
| Operations | 37,909 | 21,027 | 21,027 | 21,027 | 21,027 | 122,017 |
| Non-CPD Total | 90,301 | 34,584 | 32,563 | 31,813 | 31,813 | 221,073 |
| CPD DGM Program | | | | | | |
| A&E / CM Fees | 32,120 | 30,000 | 5,000 | 5,000 | 11,000 | 83,120 |
| Bathrooms/ Kitchens | 392 | 0 | 6,000 | 6,187 | 2,248 | 14,827 |
| Brickwork/ Concrete | 23,465 | 17,252 | 6,767 | 23,024 | 1,045 | 71,553 |
| Community Cntr Constr | 1,602 | 0 | 0 | 0 | 0 | 1,602 |
| Current Proj Contingency | 629 | 8,126 | 8,799 | 10,000 | 10,481 | 38,035 |
| Doors/ Entrances | 131 | 0 | 4,268 | 300 | 0 | 4,699 |
| Electrical/ Lighting | 753 | 0 | 5,155 | 4,989 | 0 | 10,898 |
| Elevators | 53,819 | 37,161 | 36,049 | 30,667 | 45,897 | 203,592 |
| Fire Safety | 87 | 0 | 55 | 260 | 0 | 402 |
| Floors | 0 | 0 | 0 | 951 | 0 | 951 |
| Front Line Costs | 29,857 | 29,872 | 29,886 | 29,898 | 29,898 | 149,410 |
| Garbage Disposal | 1,588 | 980 | 300 | 930 | 45 | 3,843 |
| General Construction | 5,280 | 7,723 | 6,060 | 5,640 | 7,695 | 32,398 |
| Grounds | 520 | 2,900 | 0 | 125 | 0 | 3,545 |
| Heating/ Plumbing | 19,614 | 18,680 | 17,073 | 27,194 | 58,407 | 140,968 |
| Intercoms/ Security | 1,327 | 0 | 0 | 0 | 0 | 1,327 |
| Major Renovations | 146,940 | 46,230 | 4,295 | 0 | 0 | 197,465 |
| Roofs | 64,120 | 6,674 | 55,291 | 40,209 | 18,557 | 184,851 |
| Unplanned Projects | 0 | 5,000 | 5,000 | 5,000 | 5,500 | 20,500 |
| Various CPD Needs | 690 | 600 | 600 | 1,000 | 600 | 3,490 |
| Windows | 4 | 0 | 0 | 0 | 0 | 4 |
| CPD Total | 382,937 | 211,198 | 190,599 | 191,373 | 191,373 | 1,167,480 |
| Miscellaneous | | | | | | |
| CFFP Transaction Costs | 22,663 | 22,648 | 45,269 | 45,244 | 45,244 | 181,068 |
| Contingency | 20,404 | 25,273 | 0 | 0 | 0 | 45,677 |
| Management Fees | 33,187 | 33,187 | 33,187 | 33,187 | 33,187 | 165,934 |
| NYPD | 7,447 | 4,978 | 4,978 | 4,978 | 4,978 | 27,359 |
| Transfer to Operating | 15,183 | 0 | 0 | 0 | 0 | 15,183 |
| Miscellaneous Total | 98,884 | 86,085 | 83,434 | 83,409 | 83,409 | 435,221 |
| Grand Total | 572,122 | 331,867 | 306,595 | 306,594 | 306,594 | 1,823,773 |

*Includes Rollover from FY 2009



New York City Housing Authority
FY 2010 - FY 2014 Proposed Capital Plan - by Category - Stimulus
Dollars in thousands

| Project # and Name | 2010* | 2011 | 2012 | 2013 | 2014 | Totals |
|----------------------------|---------|------|------|------|------|---------|
| Non-CPD DGM Program | | | | | | |
| Administration | 1,719 | 0 | 0 | 0 | 0 | 1,719 |
| Development | 1,000 | 0 | 0 | 0 | 0 | 1,000 |
| Law | 1,231 | 0 | 0 | 0 | 0 | 1,231 |
| Operations | 12,561 | 0 | 0 | 0 | 0 | 12,561 |
| Non-CPD Total | 16,511 | 0 | 0 | 0 | 0 | 16,511 |
| CPD DGM Program | | | | | | |
| A&E / CM Fees | 17,081 | 0 | 0 | 0 | 0 | 17,081 |
| Brickwork/ Concrete | 16,894 | 0 | 0 | 0 | 0 | 16,894 |
| Current Proj Contingency | 97 | 0 | 0 | 0 | 0 | 97 |
| Elevators | 6,416 | 0 | 0 | 0 | 0 | 6,416 |
| General Construction | 29,984 | 0 | 0 | 0 | 0 | 29,984 |
| Heating/ Plumbing | 2,192 | 0 | 0 | 0 | 0 | 2,192 |
| Roofs | 51,283 | 0 | 0 | 0 | 0 | 51,283 |
| Windows | 868 | 0 | 0 | 0 | 0 | 868 |
| CPD Total | 124,817 | 0 | 0 | 0 | 0 | 124,817 |
| Grand Total | 141,328 | 0 | 0 | 0 | 0 | 141,328 |

*Includes Rollover from FY 2009



New York City Housing Authority
FY 2010 - FY 2014 Proposed Capital Plan - by Category - City
Dollars in thousands

| Project # and Name | 2010* | 2011 | 2012 | 2013 | 2014 | Totals |
|----------------------------|---------|--------|-------|--------|-------|---------|
| Non-CPD DGM Program | | | | | | |
| Community Operations | 930 | 0 | 0 | 0 | 0 | 930 |
| Development | 3,500 | 0 | 0 | 5,356 | 0 | 8,856 |
| Energy | 40,617 | 23,494 | 0 | 3,645 | 0 | 67,756 |
| Operations | 42 | 0 | 0 | 0 | 0 | 42 |
| Non-CPD Total | 45,089 | 23,494 | 0 | 9,001 | 0 | 77,584 |
| CPD DGM Program | | | | | | |
| Bathrooms/ Kitchens | 12 | 0 | 5,750 | 9,283 | 5,377 | 20,422 |
| Brickwork/ Concrete | 13 | 0 | 823 | 680 | 0 | 1,516 |
| Community Cntr Constr | 15,249 | 0 | 0 | 2,356 | 0 | 17,605 |
| Doors/ Entrances | 2,660 | 0 | 0 | 1,218 | 0 | 3,878 |
| Electrical/ Lighting | 548 | 0 | 0 | 0 | 0 | 548 |
| Elevators | 150 | 2,500 | 0 | 0 | 0 | 2,650 |
| Garbage Disposal | 250 | 0 | 0 | 595 | 470 | 1,315 |
| General Construction | 7,001 | 0 | 0 | 46 | 0 | 7,047 |
| Grounds | 671 | 0 | 0 | 1,500 | 0 | 2,171 |
| Heating/ Plumbing | 575 | 0 | 0 | 400 | 2,607 | 3,582 |
| Intercoms/ Security | 30,010 | 1,000 | 0 | 0 | 0 | 31,010 |
| Roofs | 800 | 0 | 0 | 3,987 | 0 | 4,787 |
| CPD Total | 57,939 | 3,500 | 6,573 | 20,065 | 8,454 | 96,531 |
| Grand Total | 103,028 | 26,994 | 6,573 | 29,066 | 8,454 | 174,115 |

*Includes Rollover from FY 2009



New York City Housing Authority
FY 2010 - FY 2014 Proposed Capital Plan - by Category - State
Dollars in thousands

| Project # and Name | 2010* | 2011 | 2012 | 2013 | 2014 | Totals |
|------------------------|--------|-------|-------|-------|-------|--------|
| CPD DGM Program | | | | | | |
| Brickwork/ Concrete | 0 | 0 | 6,400 | 0 | 0 | 6,400 |
| Electrical/ Lighting | 4,410 | 800 | 0 | 0 | 0 | 5,210 |
| Elevators | 0 | 0 | 0 | 0 | 6,400 | 6,400 |
| General Construction | 45,767 | 0 | 0 | 0 | 0 | 45,767 |
| Grounds | 0 | 0 | 0 | 2,400 | 0 | 2,400 |
| Heating/ Plumbing | 0 | 1,850 | 0 | 0 | 0 | 1,850 |
| Roofs | 0 | 3,750 | 0 | 4,000 | 0 | 7,750 |
| CPD Total | 50,177 | 6,400 | 6,400 | 6,400 | 6,400 | 75,777 |
| Grand Total | 50,177 | 6,400 | 6,400 | 6,400 | 6,400 | 75,777 |

*Includes Rollover from FY 2009



New York City Housing Authority
FY 2010 - FY 2014 Proposed Capital Plan - by Category - Bond
Dollars in thousands

| Project # and Name | 2010* | 2011 | 2012 | 2013 | 2014 | Totals |
|------------------------|-------|---------|------|------|------|---------|
| CPD DGM Program | | | | | | |
| A&E / CM Fees | 0 | 25,000 | 0 | 0 | 0 | 25,000 |
| Brickwork/ Concrete | 0 | 250,375 | 0 | 0 | 0 | 250,375 |
| Roofs | 0 | 24,625 | 0 | 0 | 0 | 24,625 |
| CPD Total | 0 | 300,000 | 0 | 0 | 0 | 300,000 |
| Grand Total | 0 | 300,000 | 0 | 0 | 0 | 300,000 |

*Includes Rollover from FY 2009



New York City Housing Authority
FY 2010 - FY 2014 Proposed Capital Plan - by Category - Mixed Finance
Dollars in thousands

| Project # and Name | 2010* | 2011 | 2012 | 2013 | 2014 | Totals |
|------------------------|---------|------|------|------|------|---------|
| CPD DGM Program | | | | | | |
| Brickwork/ Concrete | 17,005 | 0 | 0 | 0 | 0 | 17,005 |
| Elevators | 14,478 | 0 | 0 | 0 | 0 | 14,478 |
| General Construction | 30,126 | 0 | 0 | 0 | 0 | 30,126 |
| Heating/ Plumbing | 1,479 | 0 | 0 | 0 | 0 | 1,479 |
| Roofs | 35,835 | 0 | 0 | 0 | 0 | 35,835 |
| Windows | 1,208 | 0 | 0 | 0 | 0 | 1,208 |
| CPD Total | 100,130 | 0 | 0 | 0 | 0 | 100,130 |
| Grand Total | 100,130 | 0 | 0 | 0 | 0 | 100,130 |

*Includes Rollover from FY 2009

FY 2010 Mixed Finance Rehabilitation Plan

| Development | Stimulus | State Modernization | All Other Mixed Finance | Total Funding |
|---|-----------------------|---------------------|-------------------------|----------------------|
| 344 E28TH | \$ 1,882,067 | \$ - | \$ 4,472,421 | \$ 6,354,488 |
| Baychester | \$ 1,055,873 | \$ - | \$ 182,388 | \$ 1,238,261 |
| Boulevard | \$ 10,167,612 | \$ - | \$ 6,241,434 | \$ 16,409,046 |
| Independence Towers | \$ 2,986,876 | \$ - | \$ 1,254,582 | \$ 4,241,458 |
| Linden | \$ 3,343,096 | \$ - | \$ 3,264,921 | \$ 6,608,017 |
| Murphy | \$ 692,606 | | \$ 2,168,865 | \$ 2,861,471 |
| Williams Plaza | \$ 4,465,828 | | \$ 973,732 | \$ 5,439,560 |
| Wise Towers | \$ 1,839,823 | | \$ 1,134,577 | \$ 2,974,400 |
| Amsterdam Add. | \$ 3,285,458 | \$ - | \$ 2,431,952 | \$ 5,717,410 |
| Bayview | \$ 5,311,219 | \$ - | \$ 7,392,361 | \$ 12,703,580 |
| Bushwick | \$ 6,237,404 | \$ - | \$ 3,480,096 | \$ 9,717,500 |
| Castle Hill | \$ 14,019,738 | \$ - | \$ 12,280,705 | \$ 26,300,443 |
| Chelsea | \$ 1,900,397 | \$ - | \$ 3,008,903 | \$ 4,909,300 |
| Drew Hamilton | \$ 7,378,282 | \$ - | \$ 18,172,134 | \$ 25,550,416 |
| Fred Samuels | \$ 1,130,492 | \$ - | \$ 4,161,851 | \$ 5,292,343 |
| Manhattanville | \$ 7,935,406 | \$ - | \$ 6,054,261 | \$ 13,989,667 |
| Marble Hill | \$ 6,991,840 | \$ - | \$ 8,419,776 | \$ 15,411,616 |
| Marlboro | \$ 5,862,254 | \$ 42,000,000 | \$ 2,574,937 | \$ 50,437,191 |
| Rutgers | \$ 3,098,978 | \$ - | \$ 2,726,300 | \$ 5,825,278 |
| St. Mary's Park | \$ 3,138,629 | \$ - | \$ 5,019,212 | \$ 8,157,841 |
| Stapleton | \$ 4,116,333 | \$ - | \$ 4,714,780 | \$ 8,831,113 |
| SUBTOTALS | \$96,840,211 | \$42,000,000 | \$100,130,188 | \$238,970,399 |
| OTHER CONSTRUCTION RELATED COSTS | \$ 10,789,049 | \$ - | \$ - | \$ 10,789,049 |
| TOTALS | \$ 107,629,260 | \$42,000,000 | \$100,130,188 | \$249,759,448 |

NYCHA Five Year Capital Plan Funding FY 2010 - FY 2014

Mixed Finance Rehabilitation Plan \$250 Million

