

Executive Summary

NYCHA's Draft Significant Amendment to the Annual PHA Plan for FY 2025

Federal law allows a public housing authority to modify or amend its Annual Public Housing Agency (PHA) Plan or "Plan." Significant amendments to the Plan are subject to the same requirements as the original plan.

NYCHA's Draft Significant Amendment to the Annual PHA Plan for Fiscal Year (FY) 2025 is available for public review on NYCHA's website: on.nyc.gov/nycha-annual-plan. NYCHA will also provide a copy of the Draft Significant Amendment to each development's Resident Association President. The Draft Significant Amendment will also be made available at the management office of every NYCHA public housing development during regular business hours.

NYCHA will hold a hybrid in-person and virtual public hearing on July 30, 2025, and will accept written comments on the Draft Significant Amendment through August 2, 2025. Please see the Notice on page 2. NYCHA met with the Resident Advisory Board members for their comments on the Draft Significant Amendment as well as the Draft FY 2026 Annual PHA Plan in 12 meetings from March to June 2025. The RAB meetings held on May 12th and 14th and June 9th and 11th discussed the disposition and conversion activities described in this Significant Amendment.

Disposition and Conversion Activities

NYCHA's **FHA Repossessed Houses (FHA Homes)** portfolio consists of 149 FHA units across 123 properties under Baisley Park Management. Most properties are occupied and located in the borough of Queens within single family homes. The maintenance of these homes is costly and inefficient for NYCHA property management, and many of the homes are in poor condition.

As part of this Significant Amendment to the FY 2025 Annual Plan, NYCHA is requesting HUD approval for disposition activities at the FHA Repossessed Houses (FHA Homes) portfolio. NYCHA intends to dispose of a subset of FHA Homes across New York City. The goals of this project are to improve housing conditions for residents, identify improved and/or non-NYCHA management solutions for all properties, and homeownership opportunities, where possible. Please see pages 17-21 for more information.

NYCHA is also requesting HUD approval to convert a portion of the NYCHA's FHA Repossessed Houses (FHA Homes) portfolio to Project-Based Section 8 through the Permanent Affordability Commitment Together (PACT) program. Please see pages 17-21 for more information.

Lavanburg Homes – NYCHA intends to dispose of the 104-unit residential building currently operated by Henry Street Settlement as a Department of Homeless Services Shelter (DHS) in the Lower East Side. DHS will work with Henry Street Settlement to renovate the building and continue its operation as a shelter site. Disposition through Section 18 and renovation timelines are to be finalized. Please see page 21 for more information.