

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

DRAFT Significant Amendment to the Annual PHA Plan for Fiscal Year 2017



Shola Olatoye
Chair & Chief Executive Officer

Release Date: July 21, 2017

NOTICE

New York City Housing Authority Significant Amendment to the FY 2017 Agency Annual Plan and the Draft Agency Plan for FY 2018

The public is advised that the *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Draft Agency Annual Plan* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting July 21, 2017 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Agency Annual Plan* and supporting documents. The *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Draft Agency Annual Plan* will also be available at the following locations:

- On NYCHA's webpage, which is located on: <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 am to 7:30 pm:

| | | |
|---|--|---|
| Manhattanville Senior Center 530 West 133 rd Street New York, New York | Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York | Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York |
| Taft Senior Center 1365 5th Avenue New York, New York | Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York | Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York |
| Sedgwick Senior Center 1553 University Avenue Bronx, New York | | |

PUBLIC COMMENT

The public is invited to comment on the *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Draft Agency Annual Plan* at a public hearing to be held on **Wednesday, September 6, 2017** from 5:30 p.m. to 8:00 p.m. at:

**Borough Of Manhattan Community College
199 Chambers Street
New York, New York 10007**

The location listed above is both handicapped accessible and can be reached using public transportation. For transportation information go to <http://tripplanner.mta.info> or call the MTA/NYC Transit Travel Information Line (718) 330-1234.

Written comments regarding the *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Draft Agency Annual Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than September 7, 2017**. Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to annualplancomments@nycha.nyc.gov.

**Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422**

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

NOTIFICACIÓN

Autoridad de vivienda de la Ciudad de Nueva York. Corrección significativa del Plan anual de la agencia para el año fiscal 2017 y borrador del Plan anual de la agencia para el año fiscal 2018

Mediante la presente notificación se comunica al público que la *Corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual de la agencia para el año fiscal 2018* estarán disponibles para su revisión pública en la oficina principal de NYCHA, situada en el 250 de Broadway, New York, NY, desde el 21 de julio del 2017 entre las 9:30 a.m. y las 4:30 p.m. Por favor llame al (212) 306-3701 para solicitar una cita para la revisión de la *Corrección significativa del Plan anual de la agencia para el año fiscal 2017 y del Plan anual de la agencia para el año fiscal 2018* y de sus documentos justificativos. *La corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual de la agencia para el año fiscal 2018* estarán también disponibles en:

- La página web de NYCHA, cuya dirección es: <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- La oficina de administración de *todos* los residenciales de vivienda pública de NYCHA en horario normal de oficina.
- Los Centros comunitarios/Oficinas de distrito que aparecen en esta tabla desde las 9:00 am a las 7:30 pm:

| | | |
|---|--|---|
| Manhattanville Senior Center 530 West 133 rd Street New York, New York | Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York | Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York |
| Taft Senior Center 1365 5th Avenue New York, New York | Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York | Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York |
| Sedgwick Senior Center 1553 University Avenue Bronx, New York | | |

OBSERVACIONES PÚBLICAS

El público está invitado a realizar observaciones sobre la *corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual de la agencia para el año fiscal 2018* durante una audiencia pública que tendrá lugar el **miércoles 6 de septiembre del 2017** de 5:30 p.m. a 8:00 p.m. en:

**Borough Of Manhattan Community College
199 Chambers Street
New York, New York 10007**

El lugar mencionado arriba está adaptado a personas con discapacidad y es accesible mediante transporte público. Para obtener información de transporte visite la web <http://tripplanner.mta.info> o llame a la línea telefónica de información de transporte de la MTA/NYC (718) 330-1234.

Los comentarios escritos sobre la *corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual de la agencia para el año fiscal 2018* son bienvenidos. Deberá hacernos llegar sus comentarios a través del **Servicio postal de los Estados Unidos o por fax antes del 7 de septiembre del 2017** para que puedan ser considerados. Envíe su fax al (212) 306-7905. Puede mandar sus comentarios a la siguiente dirección postal o por email a annualplancomments@nycha.nyc.gov.

**Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422**

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Directora Ejecutiva

通知

紐約市房屋局「公共房屋2017財政年度機構計劃重大修正案」和「2018財政年度機構計劃」初稿

從2017年7月21日起，各界人士可前往紐約市房屋局辦公總樓索取「公共房屋2017財政年度機構計劃重大修正案」和「2018財政年度機構計劃」初稿，地址：紐約市曼哈頓百老匯大道250號，辦公時間：上午9時30分至下午4時30分。請致電(212) 306-3701 預約時間查閱「公共房屋2017財政年度機構計劃重大修正案」和「2018財政年度機構計劃」初稿及相關證明文件。民眾也可透過下列方式下載或索取「公共房屋2017財政年度機構計劃重大修正案」和「2018財政年度機構計劃」初稿：

- 紐約市房屋局 (NYCHA) 官方網站，網址：<http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- 紐約市房屋局轄下各個公房區管理處 (請於正常營業時間前往)
- 下列社區中心/地區事務管理處 (辦公時間：早上9時至晚上7時30分)：

| | | |
|---|--|---|
| Manhattanville Senior Center 曼哈頓維爾公房長者中心 530 West 133rd Street New York, New York Taft Senior Center 塔芙特公房長者中心 1365 5th Avenue New York, New York Sedgwick Senior Center 塞奇威克公房長者中心 1553 University Avenue Bronx, New York | Soundview Community Center 桑德維公房社區中心 1674 Seward Avenue Bronx, New York Queens Community Operations Borough Office 皇后區社區營運辦公室 70-30 Parsons Boulevard Flushing, New York | Staten Island Community Operations Borough Office 史丹頓島社區營運辦公室 126 Lamport Avenue Staten Island, New York Brownsville Senior Center 布朗斯維爾公房長者中心 528 Mother Gaston Boulevard Brooklyn, New York |
|---|--|---|

公眾意見

我們也誠邀各界人士出席於**2017年9月6日**，星期三傍晚5時30分至晚上8時舉行的公共聽證會，對「公共房屋2017財政年度機構計劃重大修正案」和「2018財政年度機構計劃」初稿發表意見並提出建議。地點如下：

Borough of Manhattan Community College
紐約市立大學曼哈頓社區學院
199 Chambers Street
New York, New York 10007

會議地點設有無障礙通道方便殘疾人士進出並可乘搭公共交通工具抵達。詳情請瀏覽<http://tripplanner.mta.info> 或致電大都會捷運局 (MTA)/紐約市交通旅遊資訊熱線查詢，電話：(718) 330-1234。

歡迎各界人士對「公共房屋2017財政年度機構計劃重大修正案」和「2018財政年度機構計劃」初稿發表書面意見。我們僅會考慮於**2017年9月7日**前以**傳真或平郵**方式提交的意見書。傳真號碼：(212) 306-7905。意見書可寄至下列地址或發送電郵至 annualplancomments@nycha.nyc.gov。

Public Housing Agency Plan Comments
Church Street Station
P.O.Box 3422
New York, New York 10008-3422

白思豪 (Bill de Blasio)，市長

索拉·奧拉托耶 (Shola Olatoye)，主席兼行政總監

УВЕДОМЛЕНИЕ

Значительная поправка Жилищного управления г. Нью-Йорка (New York City Housing Authority, NYCHA) к Годовому плану агентства на 2017 финансовый год и проект Годового плана агентства на 2018 финансовый год

Настоящим извещаем, что *Значительная поправка (Significant Amendment) к Годовому плану агентства на 2017 финансовый год (FY 2017) и проект Годового плана агентства на FY 2018* будут доступны для публичного ознакомления в главном офисе NYCHA, который находится по адресу: 250 Broadway, New York, NY, начиная с 21 июля 2017 года с 9:30 а.м. до 4:30 р.м. Для ознакомления с этими и другими сопроводительными документами позвоните по тел. (212) 306-3701 и назначьте встречу. Также эти документы можно найти:

- На вебсайте NYCHA <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- В офисе управления каждого жилищного комплекса NYCHA в обычные приемные часы.
- В нижеуказанных местных общественных центрах (Community Centers)/районных управлениях с 9:00 а.м. до 7:30 р.м.:

| | | |
|---|--|---|
| Центр для пожилых (Senior Center) Manhattanville 530 West 133 rd Street New York, New York | Центр для пожилых Soundview Houses 1674 Seward Avenue Bronx, New York | Staten Island Community Operations Районный офис: 126 Lamport Avenue Staten Island, New York |
| Центр для пожилых Taft 1365 5th Avenue New York, New York | Queens Community Operations Районный офис: 70-30 Parsons Boulevard Flushing, New York | Центр для пожилых Brownsville 528 Mother Gaston Boulevard Brooklyn, New York |
| Центр для пожилых Sedgwick 1553 University Avenue Bronx, New York | | |

КОММЕНТАРИИ ОБЩЕСТВЕННОСТИ

Общественность также приглашается предоставить комментарии по поводу *Значительной поправки к Годовому плану агентства на FY 2017 и проекту Годового плана агентства на FY 2018* на публичном слушании, которое состоится **в среду, 6 сентября 2017 года** с 5:30 р.м. до 8:00 р.м. по адресу:

**Borough of Manhattan Community College
199 Chambers Street
New York, New York 10007**

Вышеуказанное место проведения мероприятия оборудовано для доступа инвалидов, и туда можно добраться общественным транспортом. Для получения информации о том, как добраться туда общественным транспортом, пользуйтесь страницей на Интернетe <http://tripplanner.mta.info> или звоните в Транспортное управление МТА/NYC Transit Travel Information Line по тел. (718)330-1234.

Письменные отзывы по поводу *Значительной поправки к Годовому плану агентства на FY 2017 и проекту Годового плана агентства на FY 2018* приветствуются. Чтобы быть рассмотренными, **они должны быть получены через почтовую службу США или по факсу не позднее 7 сентября 2017 г.** Комментарии по факсу будут приниматься по номеру (212) 306-7905. Отзывы также можно выслать по адресам:

annualplancomments@nycha.nyc.gov и

**Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422**

Bill de Blasio, мэр

Shola Olatoye, председатель и исполнительный директор



Public Hearing on the Significant Amendment to the Fiscal Year 2017 Agency Annual Plan and the Draft Fiscal Year 2018 Annual Plan



Join the conversation and get informed on issues impacting your home and community.

Can't attend in person? Watch the LIVE video stream and read highlights of the meeting presentation at:

on.nyc.gov/nycha-fy18



**Public Hearing
Wednesday, September 6,
2017
5:30 to 8:00pm**

**Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10007**

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| A translation of this document is available in your management office and online at www.nyc.gov/nycha |
| La traducción de este documento está disponible en su oficina de administración y en Internet en www.nyc.gov/nycha |
| 所居公房管理處和房屋局網站 (網址: www.nyc.gov/nycha) 備有文件譯本可供索取 |
| Перевод этого документа находится в Вашем домоуправлении и на интернете www.nyc.gov/nycha |



Requests for reasonable accommodation for this event should be relayed to the NYCHA Public Accessibility Services Coordinator, Paola Vernelly, by September 1, 2017, at 212-306-4617 or by email at Paola.Vernelly@nycha.nyc.gov.



Audiencia pública sobre la Corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual para el año fiscal 2018



Participa en la conversación e infórmate de los asuntos que afectan a tu hogar y tu comunidad.

¿No puedes asistir en persona? Puedes seguirlo en DIRECTO y leer comentarios sobre los momentos más importantes de la reunión en esta dirección de internet:



on.nyc.gov/nycha-fy18

Audiencia pública
Miércoles 6 de septiembre del
2017
de 5:30 a 8:00 pm

Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10007

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| A translation of this document is available in your management office and online at www.nyc.gov/nycha |
| La traducción de este documento está disponible en su oficina de administración y en Internet en www.nyc.gov/nycha |
| 所居公房管理處和房屋局網站 (網址: www.nyc.gov/nycha) 備有文件譯本可供索取 |
| Перевод этого документа находится в Вашем домоуправлении и на интернете www.nyc.gov/nycha |



Las solicitudes de adaptación razonable para este evento han de ser realizadas a la Coordinadora de Servicios de Accesibilidad Pública de NYCHA, Paola Vernelly, antes del 1 de septiembre del 2017 llamando al 212-306-4617 o por correo electrónico a Paola.Vernelly@nycha.nyc.gov.



紐約市房屋局「2017 財政年度計劃」重大修正案 和「2018 財政年度計劃」初稿公眾聽證會



踴躍參與，共同討論，
關注住房和社區發展動向。

無法親自出席會議？
歡迎上網觀看會議現場直
播並查看諮詢會議的簡報
重點，網址：

on.nyc.gov/nycha-fy18



公眾聽證會

2017 年 9 月 6 日，星期三
傍晚 5 時 30 分至
晚上 8 時

Borough of Manhattan
Community College
紐約市立大學曼哈頓社區學院
199 Chambers Street
New York, NY 10007



如對這次會議有任何關於合理便利措施的要求，請於 2017 年 9 月 1 日前聯繫紐約市房屋局公共無障礙服務專員 Paola Vernelly，電話：212-306-4617 或電郵：Paola.Vernelly@nycha.nyc.gov。



Публичное слушание по поводу Значительной поправки к Годовому плану агентства на 2017 финансовый год и проекта Годового плана на 2018 финансовый год



Присоединяйтесь к разговору и получите информацию по вопросам, затрагивающим ваш дом и микрорайон.

Не можете присутствовать лично? Смотрите в ПРЯМОМ ЭФИРЕ видео и читайте основные моменты презентации на:



on.nyc.gov/nycha-fy18

Публичное слушание
Среда, 6 сентября 2017 г.
с 5:30 до 8:00pm

**Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10007**



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| A translation of this document is available in your management office and online at www.nyc.gov/nycha . |
| La traducción de este documento está disponible en su oficina de administración y en Internet en www.nyc.gov/nycha . |
| 所居公房管理處和房屋局網站 (網址: www.nyc.gov/nycha) 備有文件譯本可供索取 |
| Перевод этого документа находится в Офисе управления Вашего жилищного комплекса и на интернете www.nyc.gov/nycha |

Запросы на приемлемую модификацию (reasonable accommodation) во время этого мероприятия должны быть переданы координатору общественных услуг NYCHA Paola Vernelly до 1 сентября 2017 года по тел. 212-306-4617 или электронной почтой по адресу Paola.Vernelly@nycha.nyc.gov

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Executive Summary

NYCHA's Proposed Amendment to the Annual PHA Plan for FY 2017

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

NYCHA's Proposed Amendment to the Annual PHA Plan for FY 2017 (the "Proposed Amendment") is available for public review at NYCHA's Central Office and at each development's management office, as well as on NYCHA's web page (www.nyc.gov/nycha). NYCHA will also provide a copy of the Proposed Amendment to each public housing Resident Association President.

NYCHA will hold a public hearing at the Borough of Manhattan Community College ("BMCC") in Manhattan on September 6, 2017 and will accept written comments on the Proposed Amendment through September 8, 2017. Please see the Notice on page 2. NYCHA met with the Resident Advisory Board ("RAB") members for their comments on July 21, 2017 and will meet with them again before the final Amendment is submitted to HUD for approval.

PACT Program for Unfunded Units

On July 13, 2017, NYCHA announced it is expanding the Permanent Affordability Together Commitment (PACT) program to protect the Authority's unfunded unit portfolio. The unfunded unit portfolio, consisting of the 8 developments known as the LLC II developments, are listed in Attachment B. PACT is a NYCHA program to make major improvements to developments while preserving long-term affordability and maintaining strong resident rights through public-private partnerships.

Previously, NYCHA's PACT program was synonymous with the federal Rental Assistance Demonstration (RAD). PACT now includes portfolios financed by RAD as well as the unfunded unit portfolio.

Federal disinvestment in public housing has resulted in a severe funding gap and \$17 billion in unmet infrastructure needs. To make significant repairs, more effectively manage the unfunded unit portfolio and strategically deploy NYCHA's limited financial resources, the unfunded unit portfolio will join PACT.

The unfunded unit portfolio currently receives no public housing funding. To finance badly needed repairs at these developments and preserve their affordability, NYCHA is expanding PACT to create a public-private partnership and bring these units into the Authority's Housing Choice Voucher (Section 8) program. PACT's key principles, which apply to both the RAD portfolio and the unfunded unit portfolio, include protecting long-term affordability and guaranteeing strong resident rights. This is accomplished by shifting the funding source for apartments to NYCHA's Section 8 program and creating a public-private partnership with management and development partners to raise funds, complete badly needed repairs, including roof replacements, façade repairs and enhanced security features, and efficiently oversee day-to-day operations. By switching to Section 8, residents will have stable funding and guaranteed rights.

The LLC II developments were originally built and funded by City and State subsidies but never funded directly by HUD. These developments currently "share" in the federal funds provided for NYCHA's public housing. This costs NYCHA more than \$23 million a year. Additionally, the 8 developments require \$640 million in capital repairs, but while they remain unfunded, the buildings continue to deteriorate.

Currently, when a resident vacates their apartment, the Authority converts it to Section 8. Through this process, 1,467 units in these developments are already part of Section 8, and through PACT, the remaining 4,207 unfunded units will convert to Section 8.

Like public housing, residents will not pay more than 30 percent of their income towards rent. PACT residents will have rights similar to those enjoyed by residents in traditional public housing. This PACT strategy is an unprecedented financing model to support these apartments, prevent them from falling into complete disrepair and protect their affordability and residents' rights.

Units in the RAD portfolio are currently funded through federal public housing subsidies, whereas the unfunded units receive no direct public housing funding. The units are not eligible for RAD because they do not receive direct public housing funding – a requirement of the RAD program. As a result, there is a different financing mechanism for this conversion.

Shifting the units to the Section 8 Housing Choice Voucher program will bring new, stable revenue to the developments and allow for substantial improvements to be made to the buildings. Additionally, funding previously diverted to these developments from the rest of NYCHA's portfolio will now go towards operation and maintenance at NYCHA's traditional public housing developments.

Long-term affordability is guaranteed through multiple mechanisms. First, the Section 8 contract requires long-term affordability. Additionally, NYCHA intends to enter into a long-term ground lease with private partners who will repair and manage the development. NYCHA will continue owning the land, maintaining a significant stake in the ownership structure and overseeing major decisions.

On July 21, 2017 NYCHA released this Significant Amendment to the Fiscal Year 2017 Annual PHA Plan for public review as part of the conversion process pursuant to 2 CFR Part 200 for the developments. Through this action, all units in the developments will be operated outside of the federal public housing program. Families will be transitioned to Section 8 assistance. Families ineligible for Section 8 assistance will be allowed to remain in place and pay no more than 30% of their income for rent.

Community engagement will begin at Baychester and Murphy Houses this summer and the RFP for Baychester and Murphy will be released in fall 2017, with developer selection planned for winter 2018. The remaining 6 developments will begin community engagement as soon as HUD approvals for conversion are received, which are expected between 2017 and 2019. Completion of the full PACT conversion is expected by 2026. Residents and community partners will be updated as soon as additional information or approvals are available.

ATTACHMENT A
PHA PLAN UPDATE

A) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- Hope VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, Project Based Vouchers, and RAD

B) Identify the specific locations where the public may obtain copies of the Amendment to the FY 2017 Annual PHA Plan

The public is advised that the *Significant Amendment to the FY 2017 Agency Annual Plan* will be available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY, starting July 21, 2017 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Significant Amendment to the FY 2017 Agency Annual Plan* and supporting documents. The *Significant Amendment to the FY 2017 Agency Annual Plan* will also be available at the following locations:

- On NYCHA’s webpage, which is located on <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 am to 7:30 pm:

| | | |
|---|---|--|
| <p>Manhattan Family Partnership Center 45 Allen Street New York, New York</p> <p>Taft Senior Center 1365 5th Avenue New York, New York</p> <p>Sedgwick Senior Center 1553 University Avenue Bronx, New York</p> | <p>Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York</p> <p>Queens Community Development Office 70-30 Parsons Boulevard Flushing , New York</p> | <p>Staten Island Family Partnership Office 90 Lafayette Avenue Staten Island, New York</p> <p>Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York</p> |
|---|---|--|

ATTACHMENT B

PACT PROGRAM FOR UNFUNDED UNITS

On July 13, 2017, NYCHA announced it is expanding the Permanent Affordability Together Commitment (PACT) program to protect the Authority's unfunded unit portfolio. The unfunded unit portfolio includes 8 developments (LLC II developments) that currently receive no public housing funding. To finance badly needed repairs at these developments and preserve their affordability, NYCHA is expanding PACT to create a public-private partnership and bring these units into the Authority's Housing Choice Voucher (Section 8) program. This will protect the long-term affordability of these apartments and enable critical repairs, including roof replacements, façade repairs and enhanced security features. This is accomplished by shifting the funding source for apartments to NYCHA's Section 8 program and creating a public-private partnership with management and development partners to raise funds, complete badly needed repairs and efficiently oversee day-to-day operations. By switching to Section 8, residents will have stable funding and guaranteed rights.

The LLC II developments were originally built and funded by City and State subsidies but never funded directly by HUD. These developments currently "share" in the federal funds provided for NYCHA's public housing. This costs NYCHA more than \$23 million a year. Additionally, the 8 developments require \$640 million in capital repairs, but while they remain unfunded, the buildings continue to deteriorate.

On September 11, 2008, HUD approved NYCHA's plan to transition the unfunded public housing units to Section 8 assistance. Currently, when a resident vacates their apartment, the Authority converts it to Section 8. Through this process, 1,467 units in these developments are already part of Section 8, and through PACT, the remaining 4,207 unfunded units will convert to Section 8.

As per this Amendment to the FY 2017 Annual PHA Plan, NYCHA is pursuing a retention action pursuant to 2 CFR Part 200 for the developments in the LLC II portfolio. Through this action, all units in the developments will be operated outside of the federal public housing program. Families will be transitioned to Section 8 assistance. Families ineligible for Section 8 assistance will be allowed to remain in place and pay no more than 30% of their income for rent.

The conversion will occur in phases, subject to Section 8 voucher funding. NYCHA will engage with residents and other stakeholders throughout the process. Community engagement will begin at Baychester and Murphy Houses this summer and the RFP for Baychester and Murphy will be released in fall 2017 with developer selection planned for winter 2018. The remaining 6 developments will begin community engagement as soon as HUD approvals for conversion are received, which are expected between 2017 and 2019. Completion of the full PACT conversion is expected by 2026. Residents and community partners will be updated as soon as additional information or approvals are available.

| AMP Number | Development Name | Total Units | Number of Units to be Converted to Section 8 | Number of Units Converted by 6/30/17 (Tenant Based and Project Based) |
|-------------------|-------------------------|--------------------|---|--|
| NY005021260 | BAYCHESTER | 441 | 441 | 144 |
| NY005021330 | MURPHY | 281 | 281 | 113 |
| NY005021850 | 344 EAST 28TH STREET | 225 | 225 | 65 |
| NY005021400 | INDEPENDENCE | 744 | 744 | 129 |

| | | | | |
|-------------|----------------|--------------|--------------|--------------|
| | TOWERS | | | |
| NY005021280 | WILLIAMS PLAZA | 577 | 577 | 91 |
| NY005021270 | WISE TOWERS | 399 | 399 | 93 |
| NY005020460 | BOULEVARD | 1,441 | 1,424 | 395 |
| NY005020950 | LINDEN | 1,586 | 1,586 | 437 |
| | Total | 5,694 | 5,677 | 1,467 |

ATTACHMENT C

SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN

Criteria for Significant Amendment or Modification of the Agency Plan and/or Capital Fund Program Five-Year Action Plan:

NYCHA will amend or modify its agency plan and/or Capital Fund Program Five-Year Action Plan upon the occurrence of any of the following events during the term of an approved plan(s):

1. A change in federal law takes effect and, in the opinion of NYCHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
2. Any proposed demolition, disposition, homeownership, Capital Fund financing, development or mixed-finance proposals.
3. Any Capital Fund project not already in the Five-Year Action Plan for an amount greater than \$500 million excluding projects arising out of federally declared major disasters.
4. Any other event that the Authority determines to be a significant amendment or modification of an approved annual plan and/or Capital Fund Program Five-Year Action Plan.
5. For purposes of any Rental Assistance Demonstration (“RAD”) project, a proposed conversion of public housing units to Project Based Rental Assistance or Project Based Voucher Assistance that has not been included in an Annual Plan shall be considered a substantial deviation.

ATTACHMENT D

AGENDAS OF RESIDENT ADVISORY BOARD (RAB) MEETINGS

Agenda July 13, 2017

- Roll Call / Introductions
- **NextGen NYCHA Development Updates** – 30 minutes
 - Comments and Questions – 45 minutes



NextGen NYCHA Development Updates

- **NYCHA 100% Affordable Sites**
- **NextGen Neighborhoods**
- **2018 Annual Plan Addition – La Guardia Houses**
- **PACT – RAD Phase I**
- **PACT – Unfunded Units**
- **FHA Vacant Homes**

