

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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



Shola Olatoye
Chair & Chief Executive Officer

Date: October 18, 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
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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**

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

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



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

Table of Contents

EXECUTIVE SUMMARY	11
ATTACHMENT A: PHA PLAN UPDATE	13
ATTACHMENT B: PACT PROGRAM FOR UNFUNDED UNITS	14
ATTACHMENT C: SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN	16
ATTACHMENT D: PUBLIC HOUSING RESIDENT ADVISORY BOARD MEMBERS	17
ATTACHMENT E: AGENDAS OF MEETINGS HELD WITH NYCHA’S PUBLIC HOUSING RESIDENT ADVISORY BOARD (RAB).....	19
ATTACHMENT F: SECTION 8 RESIDENT ADVISORY GROUP MEMBERS	21
ATTACHMENT G: AGENDAS OF MEETINGS HELD WITH NYCHA’S SECTION 8 RESIDENT ADVISORY GROUP	22
ATTACHMENT H: COMMENTS FROM THE PUBLIC HOUSING RESIDENT ADVISORY BOARD	23
ATTACHMENT I: COMMENTS FROM THE SECTION 8 RESIDENT ADVISORY GROUP.....	30
ATTACHMENT J: COMMENTS FROM THE PUBLIC.....	32

Executive Summary

NYCHA's Final 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 Final Amendment to the Annual PHA Plan for FY 2017 (the "Final 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 Final Amendment to each public housing Resident Association President.

NYCHA held a public hearing at the Borough of Manhattan Community College ("BMCC") in Manhattan on September 6, 2017 and accepted 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 13, 2017 and September 7, 2017.

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 \$775 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. Thus, these unfunded 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 non-governmental 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 due to their income will be allowed to remain in place and pay no more than 30% of their income for rent.

Community engagement began at Baychester and Murphy Houses this summer and the RFP for Baychester and Murphy was released in September 2017 with developer selection planned for early 2018. Community engagement at the remaining 6 developments will begin as soon as HUD approvals for conversion are received. 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>
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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 \$775 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 due to their income 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 began at Baychester and Murphy Houses this summer and the RFP for Baychester and Murphy was released in September 2017 with developer selection planned for early 2018. Community engagement at the remaining 6 developments will begin as soon as HUD approvals for conversion are received. 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 9/1/2017 (Tenant Based and Project Based)
NY005021260	BAYCHESTER	441	441	147
NY005021330	MURPHY	281	281	113
NY005021850	344 EAST 28TH STREET	225	225	68
NY005021400	INDEPENDENCE TOWERS	744	744	129

NY005021280	WILLIAMS PLAZA	577	577	93
NY005021270	WISE TOWERS	399	399	96
NY005020460	BOULEVARD	1,441	1,424	399
NY005020950	LINDEN	1,586	1,586	441
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
PUBLIC HOUSING RESIDENT ADVISORY BOARD MEMBERS

	Delegate Name	Development	District	Delegate/ Alternate
1	Lozano, Lilithe	Parkside	Bronx North	Delegate/CCOP
2	Hawkins, Iona	Parkside	Bronx North	Delegate
3	Hall, Robert	Gun Hill	Bronx North	Delegate
4	Clayton, Marie	Gun Hill	Bronx North	Delegate
5	Williams, Jacqueline	Twin Parks West	Bronx North	Delegate
6	Butler, Harvey	Sackwern	Bronx North	Delegate
7	Daughtry, Maxine	Soundview	Bronx North	Alternate
8	Johnson, John	Mott Haven	Bronx South	Delegate/CCOP
9	Cruz-Acevedo, Celia	Site 402	Bronx South	Delegate
10	Jamerson, Princella	Millbrook	Bronx South	Delegate
11	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
12	Torres, Luis	Moore	Bronx South	Delegate
13	Serrano, Ray	Stebbins Hewitt	Bronx South	Delegate
14	Walker, Daniel Barber	Jackson	Bronx South	Delegate
15	Bowman, Reginald	Seth Low	Brooklyn East	Delegate/CCOP
16	Johnson, Naomi	Howard	Brooklyn East	Delegate
17	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
18	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
19	Prince, John	Rutland Towers	Brooklyn East	Delegate
20	Marshall, Lillie	Red Hook West	Brooklyn South	Delegate/CCOP
21	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
22	Godfrey, Vonnette	Penn Wortman	Brooklyn South	Delegate
23	Carter, Deborah	Gravesend	Brooklyn South	Delegate
24	Brown, Frances	Red Hook East	Brooklyn South	Delegate
25	Boyce, Sheryl	Bayview	Brooklyn South	Delegate
26	Ballard, Raymond	Sumner	Brooklyn West	Delegate/CCOP
27	Keith, Leora	Tompkins	Brooklyn West	Delegate
28	Harrell, Cassandra	Bed Stuy Rehab	Brooklyn West	Delegate
29	Knox, Doretha	Berry Street South 9th	Brooklyn West	Alternate
30	Shipman, Lohoma	Bushwick	Brooklyn West	Delegate

31	Bradham, Vernona	Roosevelt	Brooklyn West	Delegate
32	Velez, Ethel	Johnson	Manhattan North	Delegate/CCOP
33	Green, Nathaniel	Dyckman	Manhattan North	Delegate
34	Herman, Patricia	Lincoln	Manhattan North	Delegate
35	Coaxum, Henry	Thurgood Marshall	Manhattan North	Delegate
36	McNear, Bernadette	Rangel	Manhattan North	Delegate
37	Javier, Abigail	Jefferson	Manhattan North	Delegate
38	Bergin, Rose	Isaacs	Manhattan South	Delegate/CCOP
39	Thomas, Jessica	LaGuardia	Manhattan South	Delegate
40	Gordon, Felicia	Hernandez	Manhattan South	Delegate
41	Quinones, Carmen	Douglass	Manhattan South	Delegate
42	Morris, Ann Cotton	Woodside	Queens	Delegate/CCOP
43	Anglero, Karen	Latimer Gardens	Queens	Delegate
44	Simpson, April	Queensbridge	Queens	Delegate
45	Coger, Claudia	Astoria	Queens	Delegate
46	Wilkins, Carol	Ravenswood	Queens	Delegate
47	Harris, Brenda	Cassidy/Lafayette	Staten Island	Delegate/CCOP
48	Parker, Geraldine	Stapleton	Staten Island	Delegate
49	Lewis-Clinton, Scherisce	South Beach	Staten Island	Delegate
50	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
51	Everette, Beatrice	West Brighton	Staten Island	Delegate
52	Brown, Lorraine	334 East 92nd St.	Section 8	Delegate
53	Munroe, Carlton	75 Martense Street	Section 8	Delegate

ATTACHMENT E

AGENDAS OF MEETINGS HELD WITH NYCHA'S PUBLIC HOUSING RESIDENT ADVISORY BOARD (RAB)

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**



ATTACHMENT E

AGENDAS OF MEETINGS HELD WITH NYCHA'S PUBLIC HOUSING RESIDENT ADVISORY BOARD (RAB)

Agenda September 7, 2017

- Roll Call / Introductions
- **TPA Update** – 15 minutes
 - Comments and Questions – 30 minutes
- **Final Comments on FY 2017 Amendment and FY 2018 Annual Plan**– 45 minutes
- **RAB-only Discussion** – 30 minutes



Attachment F
SECTION 8 RESIDENT ADVISORY GROUP MEMBERS

#	Delegate Name
1	Rodney Belgave
2	Sharised Dalton
3	Epharaim Williams
4	Jada Madison
5	Tee Knight
6	Monica Marin
7	Timeka Garrison
8	Donna Austin
9	Tiffani Robinson
10	Gary Mc Queen
11	Miriam Jimenez-Bodden
12	Donaya McMillan
13	Chini Davis
14	Nicole Davis
15	Ruth Austin
16	Mesia Louis
17	Sarah McLaurin
18	Sandra Gustus
19	Avec Sprauve
20	Robert J. Lafayette
21	Khay Shepard
22	Denita Greene
23	Laurie Monds
24	Sayeeda Johnson
25	Allison Pope-Hilman
26	Migdalia Gutierrez
27	Tommie Reed
28	Lorraine Brown
29	Carlton Monroe
30	Marlyn Morrillo
31	Khadija Shepard
32	Kim Mullaney
33	Eva Diva

ATTACHMENT G

AGENDAS OF MEETINGS HELD WITH NYCHA'S SECTION 8 RESIDENT ADVISORY GROUP

Agenda – September 21, 2017

Welcome and introductions

Updates:

- NYCHA's Annual Plan & Significant Amendment
- NYCHA's Administrative Plan
- LLC II Conversion
- Homeownership Option
- Recruiting new RAG members
- Open discussion & future meeting topics

ATTACHMENT H

COMMENTS FROM THE PUBLIC HOUSING RESIDENT ADVISORY BOARD

- How will the RAD conversions and funds from new housing development on NYCHA's grounds work with the current Capital Plan?

The RAD program will allow for the rehabilitation of the participating developments. RAD conversions will help to address existing capital needs of converted properties. The 50/50 housing development program produces an upfront payment for NYCHA, of which a portion will go to the surrounding development and another portion will go to address capital and operating needs in other developments in the public housing portfolio.

At this time, NYCHA anticipates committing all of the upfront fees that it receives through the 100% affordable development transactions towards site improvements at those sites.

- Will the developers be required to have resident-owned businesses operating in the retail spaces of the new 100% affordable developments?

No, there is no requirement for businesses to be resident-owned in new developments that can accommodate commercial spaces. Residents are asked for their preferred commercial uses during the Community Visioning sessions. This information is included in the Request for Proposals ("RFP").

- Is Section 3 required in the RAD/PACT program?

Section 3 is a requirement of all HUD-funded programs, including RAD.

- When did HUD approve the approximately 1,700 units for RAD conversion and is HUD still committed to these units even if the HUD budget is cut under the new administration?

HUD approved the units in January 2017 and is committed to RAD conversion of these units.

- What happens if someone living in a development that is converted to RAD does not want to participate in the RAD program?

A resident can request a transfer out of their development prior to RAD conversion, keeping in mind that transfers are very difficult due to the very low vacancy rate across the NYCHA public housing portfolio. A resident in a RAD development can apply for a choice mobility voucher after one year of residing in a converted development.

- NYCHA contracts, funded by HUD, as part of an RFP or any other development activity must follow Section 3 policy. If NYCHA does not follow Section 3, any public housing resident can stop the development activity by filing a Fair Housing Act complaint with HUD.

As stated in RFPs for RAD conversions, developers will be required to meet Section 3 requirements for rehabilitation work performed at RAD developments.

- Will the newly approved developments for RAD conversions come off of the NYCHA portfolio?

Once converted under RAD, the developments will come out of NYCHA's public housing portfolio and will enter NYCHA's Section 8 portfolio.

- Why is NYCHA not creating new housing for low-income residents and who is responsible for funding the new 100% affordable developments?

NYCHA anticipates creating approximately 10,000 affordable units through the 100% affordable program and a significant additional amount of affordable units through the 50/50 program. NYCHA is working with New York City's Housing Preservation and Development (HPD) Department and Housing Development Corporation (HDC) to provide funding for the 100% affordable developments.

- Who is responsible for future repairs for the new 100% affordable developments?

The developer will be responsible for all maintenance and repairs.

- What are the affordability guidelines for the new 100% affordable developments?

All new affordable housing developments will follow HPD and HDC program terms.

- How much money will NYCHA receive in return for the ground leases for the 100% affordable developments and where will that money be allocated?

NYCHA is committed to facilitating affordable housing development and strives to use its resources in the most effective ways possible. Every transaction offers unique opportunities and challenges. At this time, NYCHA anticipates committing all of the upfront fees that it receives through the 100% affordable development transactions towards site improvements at those sites.

- Is NYCHA aware of the PLA and will NYCHA abide by the 964 HUD regulation for new developments?

NYCHA is aware of the PLA and abides by the 964 regulations as applicable to public housing developments. The RAD program, as implemented through the HUD Notice, contains several provisions protecting resident participation. These provisions are also incorporated in the PACT guiding principles. For example, under the PACT guiding principles and RAD notice, residents have the right to form a Resident Organization to represent all residents in the development, which the developer/property manager must recognize. Under the PACT principles, if there is a Resident Association already in existence prior to the RAD conversion which is 964-compliant and NYCHA-certified, the Resident Association will be recognized as the Resident Organization after conversion. In addition, under RAD, property managers must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to the Resident Organization. These funds must be used for resident education, organizing around tenancy issues, and training activities. Under the PACT guiding principles, the Resident Organization will decide on how to use the Resident Organization portion of Resident Participation Funds, within the uses permitted under RAD including discretion over engaging community organizations for technical assistance and education.

- How many meetings have been held with Twin Parks West about the RAD conversion? Residents and tenant association are not well informed about the conversion process.

As of October 2017, NYCHA has held two borough-wide meetings in the Bronx and four meetings at Twin Parks West to inform residents about the upcoming RAD conversion. Topics discussed include a RAD overview, RFP process, Section 8, residents' rights and transfer policy and REES services. At Twin Parks West and other developments with an active tenant association, NYCHA is partnering with resident leaders to streamline the distribution of RAD information to residents. NYCHA informs the tenant association leaders of the resident engagement meetings, and NYCHA staff walks door-to-door to every single apartment in each of the RAD developments to distribute flyers announcing each upcoming meeting.

- Does the PLA apply to the RAD developments?

The PLA applies to NYCHA construction contracts. Thus, it is not applicable to non-NYCHA construction contracts for the rehabilitation of developments under the RAD conversion plan.

- Have the appropriate committees been formed and how many meetings have been held to discuss the RAD conversion process at the developments that will be converted to the RAD program?

NYCHA initiated the resident engagement process for RAD in the summer of 2016 by holding two borough-wide meetings in the Bronx, Manhattan, and Brooklyn. After gaining HUD approval for Phase I of the program, NYCHA has held two rounds of resident engagement meetings (12 in total) to discuss the conversion with affected residents. The first round of engagement focused on an introduction to RAD, and the second round centered on the Request for Proposals (RFP) process and an introduction to the Section 8 program. NYCHA plans to hold two more rounds of resident engagement meetings (12 more meetings) prior to selecting developers for Phase I.

- NYCHA needs to explain if NYCHA is following Section 3 protocol (identifying a coordinator and creating committees with the resident association) at all developments that will be undergoing a RAD conversion.

As stated in RFPs for RAD conversions, developers will be required to meet Section 3 requirements for rehabilitation work performed at RAD developments.

- NYCHA should release the complete list of all developments that will be converted to RAD program in the future. NYCHA needs to do a better job of telling residents that their development is beginning the RAD conversion process.

NYCHA will engage residents before submitting an application to HUD for a RAD conversion at their development. NYCHA complies with the HUD requirement that requires NYCHA to hold two resident meetings at the very beginning of the RAD process, before the application process begins.

- Can residents currently living in public housing apply to live in one of the new 50/50 or 100% affordable developments?

Yes, the new 50/50 and 100% affordable developments will have a 25% preference for NYCHA residents.

- Has NYCHA has determined where they will relocate the \$1.6 million dollar compactor at Morrisania Air Rights when NYCHA begins construction on the new 100% affordable development?

A new location has not yet been decided on. NYCHA appreciates the suggestions made to date and will take them under advisement. NYCHA will be working with the property management at Morrisania Air Rights this fall to determine the best location.

- What types of materials will be used in the construction of the new 100% affordable buildings?

*NYCHA follows the NYC Department of Housing Preservation and Development's (HPD) guidelines for all new construction. The guidelines are available for download here:
<https://www1.nyc.gov/assets/hpd/downloads/pdf/HPD-Design-Guidelines.pdf>*

- NYCHA should provide an overview about the average sizes of the apartments that will be built in the new 100% affordable buildings. NYCHA should bring a model of the 100% affordable buildings or units to have a visual representation of what the new construction will look like.

Design schematics are created once a developer has been selected for each development. NYCHA will provide additional visual representations when available. The average sizes of the apartments vary for each new 100% affordable development.

- NYCHA needs to provide more detail about the 25% preference for NYCHA residents at the new 100% affordable buildings.

NYCHA's 25% preference units will give priority to eligible NYCHA residents. NYCHA residents who wish to apply for a unit at the new 100% affordable buildings can apply to participate in the lottery being held for those units.

- NYCHA should include images of the new apartments that will be built in the 100% affordable buildings in the presentations to RAB members.

NYCHA agrees and will provide images of the new unit designs for the developments where designs have been completed.

- How the lottery process will work for the 100% affordable buildings? Will there be two separate lotteries or will NYCHA residents have to apply in the same lottery as market-rate applicants?

A minimum of 25% of all of the units in the 100% affordable buildings will be designated for NYCHA residents. There are no market rate units in the affordable buildings. All tenants must meet low-income requirements.

- The RAB stated that they were previously told the current capital need at Holmes Towers is \$33 million dollars. The selected developer for the 50/50 development at Holmes will be giving NYCHA \$25 million, but only half of that amount will be going back to Holmes for capital repairs. NYCHA needs to

explain why NYCHA chose to work with a developer that is not giving NYCHA enough money to cover all of the existing capital needs at the development where construction is taking place.

Holmes Towers is anticipated to receive approximately \$12 million toward capital repairs that it would otherwise not receive due to this NextGen Neighborhoods development.

- NYCHA should not be putting half of the money earned from 50/50 development into a pot that will be spread throughout the NYCHA portfolio. All of the money should go back to the development where the construction has taken place.

Many developments that are not located in high value areas and are not viable candidates for the NextGen Neighborhoods program need capital repairs beyond what can be provided in the HUD Capital Fund budget.

- Why were residents at Mill Brook Houses initially told that all of the money earned from the construction at Mill Brook Houses would go back to Mill Brook directly if that is no longer true?

All of the money earned from the 100% affordable development at Mill Brook Houses will go back to Mill Brook to address necessary capital needs.

- NYCHA should include a Section 3 requirement in the RFPs released for all RAD developments.

All RFPs released for the RAD developments require the developer to comply with Section 3.

- Does all 100% affordable construction trigger the Section 3 requirement?

No, not all 100% affordable construction triggers Section 3 requirements. According to Section 3 regulations at 24 CFR 135.3, Section 3 does not apply unless certain Federal funds are used in the financing of the project. Section 3 applies to HUD-funded Public and Indian Housing assistance for development, operating, and modernization expenditures. Section 3 also applies to certain HUD-funded Housing and Community Development projects that complete housing rehabilitation, housing construction, and other public construction. In addition, if the project is receiving project-base Section 8 vouchers from NYCHA, then the Section 3 requirements will apply to the new construction; see 24 CFR 983.154. Some of the proposed 100% affordable development projects will not use any of these subsidy sources and therefore will not trigger Section 3. However, NYCHA requires all selected developers to have hiring plans that provide NYCHA residents training and employment opportunities. NYCHA's REES department works with all selected developers to make sure that the training and employment program are as extensive and beneficial to our residents as possible.

- The RAB would like clarification on why the RAB was not notified that some city/state developments were still receiving NYCHA funds. NYCHA needs to explain why the RAB was not notified that all 21 city/state developments had not had their funding stabilized.

NYCHA has included information about the status of the funding for the former city/state developments in its various publications and Annual Plans since 2010. NYCHA also discussed the funding status of these developments in its NextGen NYCHA Plan on page 87 under Strategy # 11 – Leverage HUD programs to preserve housing (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-nycha-web.pdf>).

- The RAB would like to know what will happen to Boston Secor when Baychester is converted to RAD. Boston Secor and Baychester are currently consolidated (i.e. served by the same Management Office)

NYCHA is analyzing its public housing developments and consolidations to determine how Boston Secor will be reconsolidated.

- NYCHA should explain if Park Rock Consolidated is being considered to be converted to a Section 8 development through the RAD conversion process.

In the July 2017, NYCHA expressed general interest to convert Park Rock Consolidated to Section 8 through PACT. NYCHA is actively exploring ways to include this development in our future PACT program phase.

- The RAB would like information on how residents can express interest in purchasing FHA homes.

Residents are welcome to explore homeownership opportunities. Habitat for Humanity and Restored Homes are currently rehabbing vacant FHA homes and will be subsequently offering them for sale to low-income households. Information can be found here: <https://habitatnyc.org/housing-help/> and here: <http://www.neighborhoodrestore.org/homebuyers/>. These developers are also hosting informational sessions to get the word out about available homes. NYCHA will provide additional information as it becomes available.

- NYCHA needs to disclose if NYCHA has reached out to Minority and Women-owned Businesses to gauge their interest in purchasing available FHA Homes.

Yes, NYCHA presented both the FHA Vacant Homes RFP and the RAD RFP at the 2017 NYC Department of Small Business Services' 11th Annual Procurement Fair for M/W/SBEs.

- A RAB member from Staten Island would like to know why Staten Island is never included in any of NYCHA's new development programs, including NextGen Neighborhoods.

NYCHA is evaluating both new development and rehabilitation opportunities in all five boroughs, including Staten Island. In the July 2017 meeting, NYCHA stated that we are actively exploring possibilities on Staten Island and are specifically interested in exploring potential RAD conversions on Staten Island.

- The RAB wants to know how residents and resident leaders are engaged for each of the new development programs NYCHA is undertaking (50/50, 100% affordable, and RAD developments).

NYCHA's Community Development department meets with each resident leader to brief him/her on the program and determine the best plan for outreach and engagement to the residents of that development (for example, NYCHA hosts afternoon – rather than evening – meetings with the senior residents of Palmetto Gardens at the request of the TA President). Resident leaders are invited to participate in every resident meeting.

- The RAB wants to confirm that TA Presidents are invited and attend all NYCHA engagement sessions at each of the developments undergoing either 50/50, 100% affordable, or RAD conversions.

The Community Development department invites TA Presidents to all resident meetings in a timely manner. In most cases, NYCHA works to schedule such meetings with the president and board members.

- Are the funds raised from the Project-based Section 8 development transaction going back to the development?

Yes, the funds raised from the Ocean Bay (Bayside) transaction are being used to address the 20-year capital need of the development.

ATTACHMENT I

COMMENTS FROM THE SECTION 8 RESIDENT ADVISORY GROUP

1) Some seniors in the Section 8 program do not want to do their annual reviews online. Can they do their reviews by phone? NYCHA should hold educational sessions for seniors to do their reviews online.

Section 8 residents may request a reasonable accommodation to complete their annual reviews by paper.

2) The online system only allows one document to be uploaded per document type (e.g., only one paystub). Can this be fixed in the future?

NYCHA is exploring how to fix this issue.

3) Can a Section 8 voucher holder use their voucher for a homeownership program?

NYCHA is planning to begin a homeownership program for voucher holders in 2018. The program will follow the HUD rules for homeownership voucher programs and will be described in the Administrative Plan.

4) There is a perception that the Family Self-Sufficiency (FSS) program is only for households with limited education or work experience.

The FSS program is open to any voucher holder.

5) Several members noted difficulty in trying to find an apartment when trying to transfer with their Section 8 voucher. What happens if they can't find any place after voucher extensions? Can a Section 8 voucher holder apply for a transfer by phone?

Section 8 voucher holders will have to reapply for a transfer via the NYCHA Self Service Portal or by visiting or contacting the Customer Contact Center (CCC) to request a new transfer request form if the tenant's transfer voucher expires without rental or extension.

6) NYCHA should add formulas/itemization to the rent share determination notice form that is sent to residents.

NYCHA is exploring adding this information to the rent share determination notice.

7) How can Section 8 residents in the LLC developments transfer to a different development?

At this time, Section 8 LLC residents can only transfer outside the NYCHA 21 developments to private housing.

8) How can a Section 8 resident request an inspection of their apartment?

Section 8 tenants can call the Customer Contact Center (718-707-7771) to request a special inspection of their apartment.

9) NYCHA should do more to update the available unit information on the portal.

NYCHA is working to improve the information on the portal. This is the link for Section 8 residents, <http://www1.nyc.gov/site/nycha/section-8/tenants.page>.

10) NYCHA should create an online forum for voucher holders to share resources, apartment listings, suggestions, etc.

NYCHA is exploring the feasibility of this idea.

11) NYCHA should create a system to rate owners of Section 8 apartments.

NYCHA is exploring the feasibility of this idea.

ATTACHMENT J

COMMENTS FROM THE PUBLIC

- NextGen NYCHA is part of the erosion of the housing of the poor and NYCHA lets buildings deteriorate so they can turn them over to developers. What is the number of affordable units? What kind of tax breaks or incentives are given to developers?

NYCHA cannot keep up with the capital repairs that are needed in our public housing developments due to consistently decreasing capital funding from the federal government. Since 2001, NYCHA has seen a decrease of \$1.4 billion in capital funding. Thus, through the PACT program, NYCHA partners with development teams to raise outside funding and address the long-term capital needs of public housing.

- NYCHA should end its support of the RAD/PACT program which is converting public housing stock into section 8 housing under private management.

The RAD/PACT program is an investment in public housing and a way to bring in needed funding. NYCHA has a \$17 billion capital repair need. NYCHA does not spend money on development programs. Development programs provide revenue to NYCHA. Through new construction programs, NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- NYCHA should reconsider all of its demolition/disposition activities as set forth in the annual plan in order to determine whether the public housing residents in the adjoining parcels could benefit from enhanced community support facilities such as a new community center or senior center as part of the demolition/disposition process.

NYCHA is committed to robust community engagement to ensure resident needs are heard and addressed. Most of our new construction projects, and all new construction thus far under NextGen NYCHA, have included community facility and/or retail spaces that are open to NYCHA residents and the surrounding community. During our resident engagement process we work with residents to identify priority services for community facility spaces. Those priorities are then included in the Request for Proposals (RFP).

- NYCHA should provide or support the presence of a technical assistance group to observe the RFP reviewing process in all future NextGen proposed sites.

NYCHA follows City protocols to ensure the integrity of the RFP process and cooperates with all inquiries from the Inspector General. For the NextGen Neighborhoods sites, the resident Stakeholder Committee is reviewing all proposals, asking questions of development teams, and providing feedback to the review committee.

- NYCHA should explore options to develop 100% permanently affordable units at the site currently designated for development at LaGuardia Houses. NYCHA should also examine the possibility of generating revenue through ground floor retail space at the proposed building at LaGuardia Houses and commit to place an affordable grocery store on site. Revenue generated from LaGuardia Houses should stay in the impacted district (65th Assembly District).

NYCHA understands the need for affordable community facility spaces in the neighborhood.

- NYCHA should pursue a commercial overlay via a localized ULURP at LaGuardia Houses to have ground-floor retail space (a grocery store) as an option for the NextGen development.

NYCHA does not plan to rezone this site, and understands the need for affordable community facility spaces in the neighborhood.

- NYCHA should consider resident feedback for all NextGen development sites and take resident feedback into account. At Holmes Towers, NYCHA selected the playground as the development site, a location that did not receive any votes from residents.

The location of the planned development was the preferred site of Holmes residents that attended the engagement sessions in early 2016.

- Residents at the LaGuardia resident engagement meeting were unclear about how the revenues will benefit them, citing that “a long list of things not working” (i.e., repair needs in apartments) is not offset by “a short list of positive things from the new building.”

50% of the revenue generated by the new development will go back into La Guardia Houses. Residents will be involved in a participatory budgeting process to help determine use of these funds.

- The Authority must make every effort to reach each and every resident of the La Guardia Houses and ensure NYCHA has their input before releasing its RFP.

NYCHA is holding a series of resident engagement meetings to gather input from residents prior to the release of the RFP, and will work with residents and other community stakeholders throughout the entirety of the development process.

- NYCHA should form a resident body that brings all tenant leaders from PACT/RAD buildings together. This body should: (1) provide ongoing support among resident leaders whose buildings are transitioning out of public housing and into Project-Based Section 8 housing and (2) serve as a counterpart to NYCHA’s current network of Resident Associations and Citywide Council of Presidents (CCOP), which are only open to public housing residents.

NYCHA is committed to robust community engagement to ensure resident needs are heard and addressed. As such, in 2016, public housing leaders and representatives of multiple community-based housing advocacy organizations, including Enterprise, Legal Aid, and Community Service Society (CSS), came together for the very purpose of bringing a voice to PACT residents by forming the New York City Rental Assistance Demonstration Roundtable, known colloquially as the “RAD Roundtable” or “Roundtable.” The Roundtable’s initial goal was to develop “Guiding Principles” for the Section 8 conversions to ensure that the rights of public housing tenants were protected as NYCHA preserves properties through PACT. Since then, the Roundtable has taken on the role of developing a “RAD Handbook” for residents of converting developments that will provide key information and resources before, during, and after the transition. Since January 2017 when NYCHA announced that 17 additional

developments will be converting to Section 8, the RAD Roundtable has invited resident leaders from these developments to join the Roundtable and serve as a conduit of information to their residents.

- NYCHA must create transparent, enforceable legal and financial structures to ensure that promised funds are directed to and spent on the impacted public housing development for all NextGen developments. This should include Payment In Lieu of Taxes (PILOT) made by the developer to NYCHA, a critical source of revenue that the RFP states may be leveraged beginning in 2026, equal to 10 percent of shelter rents.

All use of proceeds from developments is reported to HUD. NYCHA has committed to working together with residents at the affected public housing developments to determine the scope of repairs.

- In crafting future RFPs, NYCHA should heed resident priorities, including giving percentage weights to those priorities in the RFP scoring process. Developers should be required to provide a written explanation of how they intend to advance those priorities and principles.

Resident priorities are stated in Community Visioning Summaries, which are included in the RFP. Submissions that align with Community Visioning Summaries are scored favorably.

- All meetings should be held at the existing development undergoing NextGen development (not at NYCHA offices), at times that are accessible to residents. Interpretation services must be offered to all non-English speaking residents. All residents on the Stakeholder Committees should be allowed to review RFP responses.

NYCHA is committed to robust community engagement and provides interpretation services for non-English speaking residents. Stakeholder Committee meeting times and locations are determined by the Stakeholder Committees working with NYCHA staff. Representatives of the Stakeholder Committees review all proposals.

- NYCHA should adopt the RAD infrastructure—federal laws and regulations, as well as local guideline principles—as applicable to the eight designated developments undergoing conversion of unfunded units (PACT program).

NYCHA is committed to applying RAD principles to non-RAD developments in the PACT program wherever possible.

- The NYCHA plan projects it will engage residents in the 8 developments that will be part of the PACT program (Baychester, Murphy, Linden, Boulevard, Independence, Williams Plaza, 344 East 28th Street and Wise Towers) during the summer of 2017. (In contrast, RAD requires at least 2 consultations before an application can be submitted to HUD.) Did NYCHA engage residents prior to including the conversion program in its draft Plan?

NYCHA is committed to robust community engagement to ensure resident needs are heard and addressed. For the eight LLC II developments, at this time, HUD is only allowing NYCHA to move forward with mandatory conversion at the two Bronx developments – Baychester and Murphy. As such, NYCHA has not yet submitted an application to HUD and continues to engage residents at those two developments. First, on July 13th, NYCHA presented the new plan for the LLC II developments to the RAB. Then, on July 26th, NYCHA presented the plan to the resident leaders of all eight affected developments. From there, NYCHA worked with the resident leadership at Baychester to schedule a

resident meeting; that meeting was held on August 21st. NYCHA will host a resident meeting at Murphy on October 5th (please note that there is not an active TA at Murphy).

- What standards will be applied, governing the extent of rehabilitation to be carried out under conversion? (For instance, under RAD, the new owner must meet the 20-year capital need; required renewal of 20-year rent assistance contracts assures ongoing affordability; the resident association will continue to receive tenant participation funding.)

NYCHA is committed to applying RAD principles to non-RAD developments in the PACT program wherever possible. The developments and units must meet Section 8 inspection standards and development proposals are scored on the rehabilitation work proposed.

- What explicit commitments is NYCHA making to residents in developments undergoing PACT conversions re: ongoing rights and protections?

NYCHA is committed to applying RAD principles to non-RAD developments in the PACT program wherever possible. NYCHA is explicitly committing that residents will not be displaced as a result of PACT and residents will retain strong rights: rights to affordable rent at 30% of their income, rights to grievance hearings, pet rights, etc. Section 8 regulations and oversight will apply to the developments after conversion.

- To prevent arbitrary rent increases at developments undergoing PACT conversions, will rents in the converted developments be subject to rent regulation under existing rent stabilization laws?

Rents will be subject to Section 8 regulations, which are determined and regulated by HUD. Tenants will continue to pay 30% of their income to rent.

- Should 4,000 vouchers be lost to the voucher pool for Section 8 waiting list households, in order to make up for city and state disinvestment? Waiting list families will bear the costs of preservation for state and city abandonment of this stock.

Currently, the LLC II developments do not receive funding. Through the PACT program, we are stabilizing and preserving these units.

- Developers should be presented with the tenant associations' needs and the RFP should be awarded to those who include a majority of the community's suggestions in their final plans.

NYCHA is committed to robust community engagement. Resident priorities are stated in Community Visioning Summaries, which are included in the RFP. Submissions that align with Community Visioning Summaries are scored favorably.

- NYCHA is forcing poor people out. Affordable housing is not public housing because poor people can't afford it. What is going on in this city that you're kicking poor people out of their homes?

NYCHA's development programs will not displace any public housing residents. No NYCHA units are lost through any of the new construction proposed. NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- Is RAD a temporary pilot program? RAD developments do not have the same level of maintenance as NYCHA developments. NYCHA is not getting enough money from RAD but NYCHA still chooses to give the money to private developers. NYCHA should not be paying developers and NYCHA is using poor people to profit. RAD is replacing us.

NYCHA does not give money to private developers through its development programs. In fact, in the first RAD/PACT conversion at Ocean Bay (Bayside), NYCHA received more than \$40 million at closing to be reinvested into affordable housing. Finally, none of NYCHA's development programs displace public housing residents. Under RAD/PACT, all residents remain in the development after conversion to Section 8 and all rehabilitation of the buildings, apartments, and grounds occurs with the residents-in-place.

- We are all victims of the NextGen NYCHA plan. 100% affordable is not affordable. RAD developments have term limits and after 5 years residents are supposed to take their voucher and go where?

There is no term limit for RAD. This program will not displace public housing residents. Under RAD/PACT, no resident will be forced to leave their development. After one year of residency in the development post-conversion, residents of RAD developments have the choice to apply for a portability voucher if they wish to move to an apartment on the private market where the landlord accepts Section 8 (anywhere in the United States where the Section 8 program exists), but no one will be asked or forced to do this. It is simply a benefit of the RAD/PACT program.

- Why is NYCHA subsidizing private developers instead of investing money in building public housing for the poor?

The RAD/PACT program is an investment in public housing and a way to bring in needed funding. NYCHA has a \$17 billion capital repair need. NYCHA does not spend money on development programs. Development programs provide revenue to NYCHA. Through new construction programs, NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- What would happen to RAD developments if NYCHA goes into default?

The project documents entered into at closing assure that the developments will remain stable. In addition, the onus is primarily on the parties in contract with NYCHA to perform, rather than NYCHA, providing additional stability.

- A resident of Claremont Consolidated would like clarification to determine if private developers will make a profit out of the RAD conversion process.

Any fees earned pursuant to the project contracts conform to federal regulations.

- A resident of Twin Parks West wants to know how the RAD conversion process will work and if people will have to live in their apartments during the restoration process.

Information about the RAD conversion process, including RAD's Guiding Principles and Frequently Asked Questions, is available here: <http://www1.nyc.gov/site/nycha/about/nycha-rad.page>. Repairs will be completed with residents-in-place.

- A resident of Claremont Parkway – Franklin Avenue wants more information about the RAD conversion process.

Information about the RAD conversion process, including RAD’s Guiding Principles and Frequently Asked Questions, is available here: <http://www1.nyc.gov/site/nycha/about/nycha-rad.page>

- We have the obligation to provide for the people of the city. Folks cannot afford where they live so where are they going to go. We have an obligation to provide for people what they need. NYCHA cannot evict people or we will raise holy hell.

NYCHA's development programs will not displace any public housing residents. No NYCHA units are lost through any of the new construction proposed. NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- We are spending money on the military but not on housing. White people are replacing poor black folks and blackness made these neighborhoods unique. NYCHA should not be turning over these buildings.

The RAD/PACT program is a way to bring much needed funding into the developments without displacing residents. Residents will not be displaced. Through new construction programs, NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- NYCHA is the worst slumlord in the country. I am scared for the RAD program and no one wants Section 8.

The RAD/PACT program is a way to bring much needed funding into the developments without displacing residents. Residents will not be displaced. Through new construction programs, NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- An attendee at the public hearing stated that they do not support this plan. They want a plan that includes all people in New York City and instead \$1.4 billion is being given away in taxes to developers.

NYCHA does not control taxation. Taxation is controlled by the City, State and Federal Government. Through new construction, NYCHA is developing under-utilized land to generate much needed revenue to address capital repairs, and to support the creation of new affordable housing for all New Yorkers.

- In June 2016, NYCHA issued a Request for Proposals (“RFP”) for Wyckoff Gardens, which incorporates a set of “community principles” established between NYCHA and the Stakeholder Committee, and was intended to guide the redevelopment. However, there continues to be community concern that a final agreement between NYCHA and the Stakeholder Committee was not reach before NYCHA issued the RFP. To ensure accountability, this should not have occurred and sufficient time should have been given to finalizing the agreement on the community principles before the RFP was released in order to guarantee the views and desires of the community were properly incorporated.

NYCHA continues to work closely with the resident Stakeholder Committee, currently participating in review of the RFPs for Wyckoff Gardens.

- We must all stand vigilant to ensure NYCHA carries through with its stated promises. For example, no resident should be displaced or forced to leave due to conversion or during subsequent capital repairs; NYCHA must make every possible effort to afford residents the opportunity to stay in their home. Long-term affordability must also be guaranteed and residents should not be required to pay more than 30 percent of their income towards rent. NYCHA must maintain continuous ownership of the land; this will ensure NYCHA preserves a significant stake in the ownership structure and can continue to oversee all major decisions.

Under the PACT program, NYCHA will continue to own the land, no residents will be displaced, and residents will not pay more than 30% of their adjusted gross income towards rent.