

Executive Summary

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

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

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

NYCHA held a hybrid in-person and virtual public hearing on July 30, 2025, and accepted written comments on the Final Significant Amendment through August 2, 2025. Please see the Notice on page 10. NYCHA met with the Resident Advisory Board members for their comments in 14 meetings from March to September 2025. The RAB meetings held on May 12th and 14th, June 9th and 11th, September 8th and 10th discussed the disposition and conversion activities described in this Significant Amendment.

Disposition and Conversion Activities

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

As part of this Significant Amendment to the FY 2025 Annual Plan, NYCHA is requesting HUD approval for disposition activities at the FHA Repossessed Houses (FHA Homes) portfolio. NYCHA intends to dispose of a subset of FHA Homes across New York City. The goals of this project are to improve housing conditions for residents, identify improved and/or non-NYCHA management solutions for all properties, and homeownership opportunities, where possible. Please see pages 25-29 for more information.

NYCHA is also requesting HUD approval to convert a portion of the NYCHA's FHA Repossessed Houses (FHA Homes) portfolio to Project-Based Section 8 through the Permanent Affordability Commitment Together (PACT) program. Please see pages 25-29 for more information.

Lavanburg Homes – NYCHA intends to dispose of the 104-unit residential building previously operated by Henry Street Settlement as a Department of Homeless Services Shelter (DHS) in the Lower East Side. Disposition through Section 18 and renovation timelines are to be finalized. Please see page 29 for more information.