

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 2019



Gregory Russ
Chair & Chief Executive Officer

Date: October 18, 2019

NOTICE

New York City Housing Authority Draft Significant Amendment to the FY 2019 Agency Annual Plan and the Draft Agency Plan for FY2020

The public is advised that the *Draft Significant Amendment to the FY 2019 Agency Annual Plan and the FY2020 Draft Agency Annual Plan* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting May 31, 2019 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 *Draft Significant Amendment to the FY 2019 Agency Annual Plan and the FY 2020 Draft Agency Plan* and supporting documents. The *Draft Significant Amendment to the FY 2019 Agency Annual Plan and the FY 2020 Draft Agency Plan* will also be available at the following locations:

- On NYCHA's webpage, which is located on: <https://on.nyc.gov/nycha-annual-plan>
- 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:

Manhattan Family Partnerships Borough Office 45 Allen Street New York, New York	Soundview Senior Center 1674 Seward Avenue Bronx, New York	Staten Island Family Partnerships Borough Office 90 Lafayette Avenue Staten Island, New York
Taft Senior Center 1365 5th Avenue New York, New York	Queens Community Development / Family Partnerships 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 *Draft Significant Amendment to the FY 2019 Agency Annual Plan and the FY 2020 Draft Agency Plan* at a public hearing to be held on **Thursday, July 18, 2019** from 5:30 p.m. to 8:00 p.m. at:

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

Attendees who wish to speak at the hearing must sign up by 7:00 p.m. Photo ID advised

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 *Draft Significant Amendment to the FY 2019 Agency Annual Plan and the FY 2020 Draft Agency Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than July 19, 2019.** 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

Kathryn Garcia, Interim Chair and Chief Executive Officer

AVISO

Enmienda Significativa Preliminar de la Autoridad de Vivienda de la Ciudad de Nueva York al Plan Anual de la Agencia para el Año Fiscal 2019 y el Plan Preliminar de la Agencia para el Año Fiscal 2020

Se anuncia al público que la *Enmienda Significativa Preliminar al Plan Anual de la Agencia para el Año Fiscal 2019 y el Plan Preliminar de la Agencia para el Año Fiscal 2020* estarán disponibles para inspección pública en la oficina central de NYCHA ubicada en 250 Broadway, New York, NY, a partir del 31 de mayo de 2019, entre las 9:30 a.m. y las 4:30 p.m. Por favor llame al (212) 306-3701 para concertar una cita para revisar la *Enmienda Significativa Preliminar al Plan Anual de la Agencia para el Año Fiscal 2019 y el Plan Preliminar de la Agencia para el Año Fiscal 2020* y los documentos de respaldo. La *Enmienda Significativa Preliminar al Plan Anual de la Agencia para el Año Fiscal 2019 y el Plan Preliminar de la Agencia para el Año Fiscal 2020* también estarán disponibles en los siguientes lugares:

- En la Página Web de NYCHA, que se encuentra en: <https://on.nyc.gov/nycha-annual-plan>
- En la Oficina de la Administración de cada residencial de vivienda pública de NYCHA durante horas de oficina regulares.
- En los Centros Comunitarios/Oficinas Municipales que se enumeran a continuación entre las 9:00 a.m. y las 7:30 p.m.:

Manhattan Family Partnerships Borough Office 45 Allen Street New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Senior Center 1553 University Avenue Bronx, New York	Soundview Senior Center 1674 Seward Avenue Bronx, New York Queens Community Development / Family Partnerships Borough Office 70-30 Parsons Boulevard Flushing, New York	Staten Island Family Partnerships Borough Office 90 Lafayette Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
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COMENTARIOS DEL PÚBLICO

Se invita al público a comentar sobre la *Enmienda Significativa Preliminar al Plan Anual de la Agencia para el Año Fiscal 2019 y el Plan Preliminar de la Agencia para el Año Fiscal 2020* en una audiencia pública que se celebrará el **jueves 18 de julio de 2019**, de 5:30 p.m. a 8:00 p.m. en:

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

Los asistentes que deseen hablar en la audiencia deben inscribirse antes de las 7:00 p.m. Se recomienda llevar identificación con foto

Todas las localidades que se mencionan anteriormente son accesibles para personas con limitaciones físicas y se puede llegar a ellas utilizando transporte público. Para obtener información sobre el transporte, vaya a <http://triplanner.mta.info> o llame a la Línea de Información de Viajes de Tránsito MTA/NYC al (718) 330-1234.

Le animamos a hacer comentarios por escrito sobre la *Enmienda Significativa Preliminar al Plan Anual de la Agencia para el Año Fiscal 2019 y el Plan Preliminar de la Agencia para el Año Fiscal 2020*. Para ser considerados, **los comentarios deben recibirse mediante correo postal de los Estados Unidos o fax a más tardar el 19 de julio de 2019**. Los comentarios escritos pueden enviarse por fax al (212) 306-7905. Los comentarios pueden enviarse a la siguiente dirección y los comentarios también pueden ser enviados por correo electrónico 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

Kathryn García, Presidenta Interina y Primera Ejecutiva

通知

紐約市房屋局「2019 財政年度機構計劃」重大修正提案和「2020 財政年度機構計劃」初稿

從2019年5月31日起，各界人士可前往紐約市房屋局辦公總部查閱「2019財政年度機構計劃」重大修正提案和「2020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「2019財政年度機構計劃」重大修正提案和「2020財政年度機構計劃」初稿及其它相關文件。民眾亦可通過下列方式查閱「2019財政年度機構計劃」重大修正提案和「2020財政年度機構計劃」初稿：

- 紐約市房屋局 (NYCHA) 官方網頁，網址：<https://on.nyc.gov/nycha-annual-plan>
- 於辦公時間前往紐約市房屋局的公共房屋住宅區管理處
- 於早上 9 時至晚上 7 時 30 分間前往下列社區中心/區域事務管理處：

<p>Manhattan Family Partnerships 曼哈頓家庭合作部辦公室 區域事務管理處 45 Allen Street New York, New York</p> <p>Taft Senior Center 塔夫特公房長者中心 1365 5th Avenue New York, New York</p> <p>Sedgwick Senior Center 塞奇威克公房長者中心 1553 University Avenue Bronx, New York</p>	<p>Soundview Senior Center 桑德維公房長者中心 1674 Seward Avenue Bronx, New York</p> <p>Queens Community Development / Family Partnerships 皇后區社區發展/家庭合作部辦公室 區域事務管理處 70-30 Parsons Boulevard Flushing, New York</p>	<p>Staten Island Family Partnerships 史丹頓島家庭合作部辦公室 區域事務管理處 90 Lafayette Avenue Staten Island, New York</p> <p>Brownsville Senior Center 布朗斯維爾公房長者中心 528 Mother Gaston Boulevard Brooklyn, New York</p>
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徵詢公眾意見

誠邀各界人士出席於2019年7月18日(星期四) 傍晚5時30分至晚上8時舉行的公共聽證會，對「2019財政年度機構計劃」重大修正提案和「2020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

希望在聽證會上發言的人士必須於傍晚 7 時前完成登記。請攜帶附照片的身份證

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「2019財政年度機構計劃」重大修正提案和「2020財政年度機構計劃」初稿發表書面意見。我們僅會考慮於2019年7月19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.P.O. Box 3422
New York, New York 10008-3422

白思豪 (Bill de Blasio)，市長

凱瑟琳·加西亞 (Kathryn Garcia)，代理主席兼行政總監

CHINESE-TRADITIONAL

通知

纽约市房屋局「2019 财政年度机构计划」重大修正拟案和「2020 财政年度机构计划」初稿

从2019年5月31日起, 各界人士可前往纽约市房屋局办公总部查阅「2019 财政年度机构计划」重大修正拟案和「2020 财政年度机构计划」初稿, 地址: 纽约市曼哈顿百老汇大道250号, 办公时间: 上午9时30分至下午4时30分。请致电 (212) 306-3701 预约时间查阅「2019 财政年度机构计划」重大修正拟案和「2020 财政年度机构计划」初稿及其它相关文件。民众亦可通过下列方式查阅「2019 财政年度机构计划」重大修正拟案和「2020 财政年度机构计划」初稿:

- 纽约市房屋局 (NYCHA) 官方网页, 网址: <https://on.nyc.gov/nycha-annual-plan>
- 于办公时间前往纽约市房屋局的公共房屋住宅区管理处
- 于早上 9 时至晚上 7 时 30 分间前往下列社区中心/区域事务管理处:

Manhattan Family Partnerships 曼哈顿家庭合作部办公室 区域事务管理处 45 Allen Street New York, New York	Soundview Senior Center 桑德维公房长者中心 1674 Seward Avenue Bronx, New York	Staten Island Family Partnerships 史坦顿岛家庭合作部办公室 区域事务管理处 90 Lafayette Avenue Staten Island, New York
Taft Senior Center 美特公房长者中心 1365 5th Avenue New York, New York	Queens Community Development / Family Partnerships 皇后区社区发展/家庭合作部办公室 区域事务管理处 70-30 Parsons Boulevard Flushing, New York	Brownsville Senior Center 布朗斯维尔公房长者中心 528 Mother Gaston Boulevard Brooklyn, New York
Sedgwick Senior Center 塞奇威克公房长者中心 1553 University Avenue Bronx, New York		

征询公众意见

诚邀各界人士出席于2019年7月18日(星期四)傍晚5时30分至晚上8时举行的公共听证会, 对「2019 财政年度机构计划」重大修正拟案和「2020 财政年度机构计划」初稿发表意见并提出建议。地点如下:

Borough of Manhattan Community College
纽约市立大学曼哈顿社区学院
199 Chambers Street
New York, New York 10007

希望在听证会上发言的人士必须于傍晚7时前完成登记。请携带附照片的身份证

会议地点设有无障碍信道方便残疾人士进出并可乘搭公共交通工具抵达。详情请浏览 <http://tripplanner.mta.info> 或致电大都会捷运局 (MTA) 纽约市交通旅游信息热线查询, 电话: (718) 330-1234。

欢迎各界人士对「2019 财政年度机构计划」重大修正拟案和「2020 财政年度机构计划」初稿发表书面意见。我们仅会考虑于2019年7月19日前以传真或平邮方式提交的意见书。传真号码: (212) 306-7905。意见书可寄至下列地址或发送电邮至 annualplancomments@nycha.nyc.gov。

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

白思豪 (Bill de Blasio), 市长

凯瑟琳·加西亚 (Kathryn Garcia), 代理主席兼行政总监

CHINESE SIMPLIFIED

УВЕДОМЛЕНИЕ

Проект Значительной поправки Жилищного управления г. Нью-Йорка (New York City Housing Authority, NYCHA) к Годовому плану агентства на 2019 финансовый год и проекту Годового плана агентства на 2020 финансовый год

Настоящим извещаем, что проект Значительной поправки (Significant Amendment) к Годовому плану агентства на 2019 финансовый год (FY 2019) и проекту Годового плана агентства на FY 2020 будут доступны для публичного ознакомления в главном офисе NYCHA, который находится по адресу: 250 Broadway, New York, NY, начиная с 31 мая 2019 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, расположенном по следующей ссылке: <https://on.nyc.gov/nycha-annual-plan>
- 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.:

Manhattan Family Partnerships Районный офис 45 Allen Street New York, New York	Soundview Senior Center 1674 Seward Avenue Bronx, New York	Staten Island Family Partnerships Районный офис 90 Lafayette Avenue Staten Island, New York
Senior Center (Центр для пожилых) Taft 1365 5th Avenue New York, New York	Queens Community Development/Family Partnerships Районный офис 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		

КОММЕНТАРИИ ОБЩЕСТВЕННОСТИ

Общественность также приглашается предоставить комментарии по поводу проекта Значительной поправки к Годовому плану агентства на FY 2019 и проекту Годового плана агентства на FY 2020 на публичном слушании, которое состоится в **четверг, 18 июля 2019 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**

Участники, которые хотят выступить на слушаниях, должны зарегистрироваться до 7:00 р.м. Рекомендуется иметь при себе документ с фотографией

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 MTA/NYC Transit Travel Information Line по тел. (718)330-1234.

Письменные отзывы по поводу проекта Значительной поправки к Годовому плану агентства на FY 2019 и проекту Годового плана агентства на FY 2020 приветствуются. Чтобы их учли, они должны быть получены по почте (United States Postal mail) или по факсу не позже 19 июля 2019 года. Комментарии по факсу будут приниматься по номеру (212) 306-7905. Отзывы также можно выслать по адресам: annualplancomments@nycha.nyc.gov.

или

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

Bill de Blasio, мэр

Kathryn Garcia, и.о. председателя и исп. директор



Public Hearing on the Significant Amendment to the Fiscal Year 2019 Agency Annual Plan and the Draft Fiscal Year 2020 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-public-hearing

Public Hearing

Thursday, July 18, 2019
5:30 pm to 8:00 pm

Photo ID advised

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

A translation of this document is available in your management office.
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所居公房管理處備有文件譯本可供索取。
所居公房管理处备有文件译本可供索取。
Перевод этого документа находится в офисе управления Вашего жилищного комплекса.



Requests for reasonable accommodation for this event should be relayed to the NYCHA Public Accessibility Services Coordinator, Paola Vernelly, by July 11, 2019, at 212-306-4617 or by email at Paola.Vernelly@nycha.nyc.gov.



Audiencia Pública sobre la Enmienda Significativa Preliminar al Plan Anual de la Agencia para el Año Fiscal 2020 y el Plan Anual Preliminar para el Año Fiscal 2020

Únase a la conversación e infórmese sobre los temas que impactan a su hogar y su comunidad.

¿No puede asistir en persona? Vea la transmisión de vídeo en directo y lea los aspectos más destacados de la presentación de la reunión en:



on.nyc.gov/nycha-public-hearing

Audiencia Pública

Jueves, 18 de julio, 2019
5:30 pm a 8:00 pm

Se recomienda llevar identificación con foto

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

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Перевод этого документа находится в офисе управления Вашего жилищного комплекса.



Las solicitudes de alojamiento razonable para este evento deben ser transmitidas a la Coordinadora de Servicios de Accesibilidad Pública de NYCHA, Paola Vernelly, hasta el 11 de julio de 2019, al 212-306-4617 o por correo electrónico a Paola.Vernelly@nycha.nyc.gov.



「2019財政年度機構年度計劃」重大修正擬案和 「2020財政年度機構年度計劃」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。

無法親身出席會議？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-public-hearing

公開聽證會

2019年7月18日 (星期四)
傍晚5時30分至晚上8時

請攜帶附照片的身份證

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

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所居公房管理處備有文件譯本可供索取。

所居公房管理处备有文件译本可供索取。

Перевод этого документа находится в офисе управления Вашего жилищного комплекса.



如對這次會議活動有任何合理便利措施的要求，請於2019年7月11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。



「2019财政年度机构年度计划」重大修正提案和 「2020财政年度机构年度计划」初稿公众听证会

踊跃参与，共同讨论，关注住房和社区发展动向。

无法亲身出席会议？欢迎上网观看会议现场直播并查看咨询会议的简报重点，网址：



on.nyc.gov/nycha-public-hearing

公开听证会

2019年7月18日（星期四）
傍晚5时30分至晚上8时

請携带附照片的身份证

**Borough of Manhattan
Community College**
纽约市立曼哈顿社区学院
199 Chambers Street
New York, NY 10007

A translation of this document is available in your management office.

La traducción de este documento está disponible en la Oficina de Administración de su residencial.

所居公房管理处備有文件譯本可供索取。

所居公房管理处备有文件译本可供索取。

Перевод этого документа находится в офисе управления Вашего жилищного комплекса.



如对这次会议活动有任何合理便利措施的要求，请于2019年7月11日前联系纽约市房屋局公共无障碍服务专员 Paola Vernelly，电话：212-306-4617或电邮：Paola.Vernelly@nycha.nyc.gov。



Публичное слушание по поводу проекта Значительной поправки к Годовому плану агентства на FY 2019 и проекту Годового плана агентства на FY 2020

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-public-hearing

Публичное слушание

Четверг, 18 июля 2019 года
с 5:30 pm до 8:00 pm

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

Рекомендуется иметь при себе документ с фотографией

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所居公房管理处備有文件譯本可供索取。

所居公房管理处备有文件译本可供索取。

Перевод этого документа находится в офисе управления Вашего жилищного комплекса.



Запросы на приемлемую модификацию (reasonable accommodation) во время этого мероприятия должны быть переданы координатору общественных услуг NYCHA Paola Vernelly до 11 июля 2019 года по тел. 212-306-4617 или электронной почтой по адресу Paola.Vernelly@nycha.nyc.gov.

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Executive Summary

NYCHA's Final Amendment to the Annual PHA Plan for FY 2019

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 2019 (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 also provided a copy of the Final Amendment to each public housing Resident Association President and members of the Resident Advisory Board ("RAB").

NYCHA held a public hearing at the Borough of Manhattan Community College ("BMCC") in Manhattan on July 18, 2019 and accepted written comments on the Final Significant Amendment through July 19, 2019. Please see the Notice on page 2. NYCHA met with the Resident Advisory Board ("RAB") members for their comments in April 2019 and September 2019 on the Amendment to the FY 2019 Annual Plan before the submission to HUD for approval.

Capital Improvements – FINAL Fiscal Year 2019 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Action Plan

On April 18, 2019 and September 19, 2019, NYCHA presented an overview of the Authority's Capital Planning Program and the FY 2019 Capital Plan and 5-Year Action Plan to the Resident Advisory Board (RAB).

NYCHA's Final FY 2019 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment B, on pages 16 through 43.

NYCHA's FY19 Capital Plan continues to focus investment in basic building components and systems such as roofs, facades, boilers, and fire alarm systems. In addition, to address sites with a (i) high incidence of mold complaints and/or (ii) potential lead paint risks, NYCHA will be undertaking comprehensive modernization efforts with a variety of funding sources including the Capital Fund Program (CFP), as reflected in this budget.

The Capital Fund Program Action Plan is complemented by similar investments, including roofs, heating plants, elevators and additional modernization projects, that will be funded with City and State resources.

ATTACHMENT A
PHA PLAN UPDATE

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

- Capital Improvements

B) Identify the specific locations where the public may obtain copies of the Final Amendment to the FY 2019 Annual PHA Plan

The public is advised that the *Final Significant Amendment to the FY 2019 Agency Annual Plan* is available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY 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 *Final Significant Amendment to the FY 2019 Agency Annual Plan and supporting documents*. The *Final Significant Amendment to the FY 2019 Agency Annual Plan* is also 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
CAPITAL IMPROVEMENTS
FINAL - FY 2019 CAPITAL FUND ANNUAL STATEMENT/PERFORMANCE AND
EVALUATION REPORT AND 5-YEAR ACTION PLAN

On April 18, 2019 and September 19, 2019, NYCHA presented an overview of the Authority's Capital Planning Program and the FY 2019 Capital Plan and 5-Year Action Plan to the Resident Advisory Board (RAB).

NYCHA's Final FY 2019 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment B, on pages 16 through 43.

Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	X Original 5-Year Plan
New York City Housing Authority	Revision No:

Development Number and Name	Work Statement for Year 1 FFY Grant: FY19	Work Statement for Year 2 FFY Grant: FY20	Work Statement for Year 3 FFY Grant: FY21	Work Statement for Year 4 FFY Grant: FY22	Work Statement for Year 5 FFY Grant: FY23
Physical Improvements	417,886,536	230,529,592	232,227,413	232,227,413	235,443,038
Management Improvements	6,579,586	10,629,296	8,931,475	8,931,475	5,697,500
PHA-Wide Non-dwelling Structures and Equipment	0	0	0	0	0
Administration	54,899,665	0	0	0	0
Other	5,166,118	732,458	726,500	726,844	746,708
Operations	4,697,200	4,697,200	4,697,200	4,697,200	4,697,200
Demolition	0	0	0	0	0
Development	0	0	0	0	0
Capital Fund Financing - Debt Service	59,767,543	59,767,543	59,773,501	59,773,157	59,771,643

Total CFP Funds	548,996,647	306,356,088	306,356,088	306,356,088	306,356,088
Total Non-CFP Funds	0	0	0	0	0
Grand Total	548,996,647	306,356,088	306,356,088	306,356,088	306,356,088

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Replacement Housing Factor Grant No:		FFY 2019	
New York City Housing Authority		Capital Fund Program Grant No: NY36P00550119		FFY of Grant Approval:	
		CF2019 Capital Fund 2019		FFY 2019	
Date of CFFP:					
Type of Grant	Original Annual Statement	Revised Annual Statement (revision no:)			
	Performance and Evaluation for Period Ending:	Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFF Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 11)	4,697,200.00	0.00	0.00	0.00
3	1408 Management Improvements	6,579,586.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 11)	54,899,664.70	0.00	0.00	0.00
5	1480 General Capital Activity	423,052,653.80	0.00	0.00	0.00
6	1500 FY 94 and Prior Yr. Grant	0.00	0.00	0.00	0.00
7	1501 Collateralization or Debt	0.00	0.00	0.00	0.00
8	1503 RAD	0.00	0.00	0.00	0.00
9	9000 Debt Reserves	0.00	0.00	0.00	0.00
10	9001 Bond Debt Obligation	59,767,542.50	0.00	0.00	0.00
11	Amount of Annual Grant: (sum of line 2-19)	548,996,647.00	0.00	0.00	0.00
12	Amount of line 11 Related to LBP Activities	0.00	0.00	0.00	0.00
13	Amount of line 11 Related to Section 504 Compliance	250,000.00	0.00	0.00	0.00
14	Amount of line 11 Related to Security - Hard Costs	3,215,625.00	0.00	0.00	0.00
15	Amount of line 11 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director	Signature of Public Housing Director	Date	Date
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Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9) of the U.S. Housing Act of 1937, as amended.

Part II: Supporting Pages										
New York City Housing Authority										
CF 2019 - Capital Fund 2019										
Federal FFY of Grant: FFY_2019										
Capital Fund Program Grant No. NY36P00550119										
Replacement Housing Factor Grant No.										
Development Account										
Development No.										
Quantity										
Total Estimated Cost										
Original										
Revised ¹										
Funds Obligated ²										
Funds Expended ³										
Status of Work										
1162-1176 WASHINGTON AVE (NY065013080P)	WT_Interior Compactors	PR_009748	1480 GENERAL CAPITAL ACTIVITY EPIC			40,000.00	0.00	0.00	0.00	Pending
ADAMS (NY065001180P)	WT_Frs Alarm	PR_008622	1480 GENERAL CAPITAL ACTIVITY EPIC			185,000.00	0.00	0.00	0.00	Pending
	WT_Exterior Compactors	PR_008987	1480 GENERAL CAPITAL ACTIVITY EPIC							Pending
ALBANY (NY065010310P)	WT_Plumbing	PR_009474	1480 GENERAL CAPITAL ACTIVITY EPIC			204,373.88	0.00	0.00	0.00	Pending
AMSTERDAM (NY065010220P)	WT_Heating	PR_008672	1480 GENERAL CAPITAL ACTIVITY EPIC			1,000,000.00	0.00	0.00	0.00	Pending
BARUCH (NY065010400P)	WT_Plumbing	PR_009479	1480 GENERAL CAPITAL ACTIVITY EPIC			350,000.00	0.00	0.00	0.00	Pending
BEDFORD - STUYVESANT REHAB (NY065010730P)	WT_Frs Alarm	PR_008619	1480 GENERAL CAPITAL ACTIVITY EPIC			4,000,000.00	0.00	0.00	0.00	Pending
BELMONT - SUTTER AREA (NY065010460P)	WT_Frs Alarm	PR_008612	1480 GENERAL CAPITAL ACTIVITY EPIC			185,000.00	0.00	0.00	0.00	Pending
BERRY (NY065000620P)	WT_Frs Alarm	PR_008632	1480 GENERAL CAPITAL ACTIVITY EPIC			555,000.00	0.00	0.00	0.00	Pending
	WT_Heating	PR_008663	1480 GENERAL CAPITAL ACTIVITY EPIC			185,000.00	0.00	0.00	0.00	Pending
BLAND (NY065011860P)	WT_Heating	PR_009737	1480 GENERAL CAPITAL ACTIVITY EPIC			350,000.00	0.00	0.00	0.00	Pending
BRONX RIVER (NY065010320P)	WT_Exterior Compactors	PR_009458	1480 GENERAL CAPITAL ACTIVITY EPIC			600,000.00	0.00	0.00	0.00	Pending
CAREY GARDENS (NY065011660P)	WT_Exterior Compactors	PR_008996	1480 GENERAL CAPITAL ACTIVITY EPIC			408,747.37	0.00	0.00	0.00	Pending
CYPRESS HILLS (NY065010700P)	WT_Plumbing	PR_008680	1480 GENERAL CAPITAL ACTIVITY EPIC			520,000.00	0.00	0.00	0.00	Pending
	WT_Heating	PR_009700	1480 GENERAL CAPITAL ACTIVITY EPIC							Pending

¹To be completed for the Performance and Evaluation Report or a Revised annual Statement.

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: New York City Housing Authority									
Grant Type and Number: CF2019_Capital Fund 2019									
Capital Fund Program Grant No: NY36P000550119									
Replacement Housing Factor Grant No:									
Development Account No.									
CFPP (Yes/No): No									
Federal FFY of Grant: FFY_2019									
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised*	Funds Obligated†	Funds Expended†		
DOUGLASS ADDITION (NY065010820P)	WT_Garbage Disposal	PR_009981		200,000.00	0.00	0.00	0.00	Pending	
DYCKMAN (NY065000410P)	WT_Major Renovation	PR_007685		97,000.00	0.00	0.00	0.00	Pending	
EAST 152ND ST - COURTLAND AVE (NY065010280P)	WT_Brickwork	PR_010030		12,000,000.00	0.00	0.00	0.00	Pending	
EAST RIVER (NY065010090P)	WT_Fire Alarm	PR_009655		14,446,343.06	0.00	0.00	0.00	Pending	
EASTCHESTER GARDENS (NY065010340P)	WT_Exterior Computers	PR_009994		185,000.00	0.00	0.00	0.00	Pending	
EDENWALD (NY065000570P)	WT_Heating	PR_009534		204,373.50	0.00	0.00	0.00	Pending	
ELLIOTT (NY065011340P)	WT_Garbage Disposal	PR_009970		500,000.00	0.00	0.00	0.00	Pending	
FLORENTINO PLAZA (NY065011610P)	WT_Plumbing	PR_009473		97,000.00	0.00	0.00	0.00	Pending	
FOREST (NY065000590P)	WT_Interior Computers	PR_009487		1,000,000.00	0.00	0.00	0.00	Pending	
	WT_Heating	PR_009535		400,000.00	0.00	0.00	0.00	Pending	
	WT_Garbage Disposal	PR_009972		1,000,000.00	0.00	0.00	0.00	Pending	
	WT_Brickwork	PR_010033		97,000.00	0.00	0.00	0.00	Pending	
FULTON (NY065001360P)	WT_Major Renovation	PR_009995		27,086,893.25	0.00	0.00	0.00	Pending	
GLENMORE PLAZA (NY065011690P)	WT_Exterior Computers	PR_009993		4,000,000.00	0.00	0.00	0.00	Pending	
				306,561.00	0.00	0.00	0.00		

*To be completed for the Performance and Evaluation Report or a Revised annual Statement.

†To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages									
PHA Name: New York City Housing Authority									
Grant Type and Number: CF2019_Capital Fund 2019									
Capital Fund Program Grant No: NY36P00550119									
Replacement Housing Factor Grant No:									
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		CFPP (Yes/No): No	Federal FFY of Grant: FFY_2019		
				Original	Revised ¹		Funds Obligated ²	Funds Expended ²	Status of Work
GLENWOOD (NY065000440P)	WT_Heating	PR_009684							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			350,000.00	0.00	0.00	0.00	0.00	Pending
GUN HILL (NY065010470P)	WT_Heating	PR_009686							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			200,000.00	0.00	0.00	0.00	0.00	Pending
HARBORVIEW TERRACE (NY065010220P)	WT_Interior Compactors	PR_009488							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			80,000.00	0.00	0.00	0.00	0.00	Pending
	WT_Brickwork	PR_010024							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			3,611,585.77	0.00	0.00	0.00	0.00	Pending
INGERSOLL (NY065000140P)	WT_Brickwork	PR_010110							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			37,931,650.55	0.00	0.00	0.00	0.00	Pending
ISAACS (NY065011900P)	WT_Pumbing	PR_009684							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			520,000.00	0.00	0.00	0.00	0.00	Pending
	WT_Heating	PR_009704							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			200,000.00	0.00	0.00	0.00	0.00	Pending
	WT_Foundations	PR_009723							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			1,250,000.00	0.00	0.00	0.00	0.00	Pending
JACKIE ROBINSON (NY065012410P)	WT_Foundations	PR_009724							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			1,250,000.00	0.00	0.00	0.00	0.00	Pending
JACKSON (NY065012670P)	WT_Elevator Compactors	PR_009985							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			204,373.68	0.00	0.00	0.00	0.00	Pending
JEFFERSON (NY065010640P)	WT_Pumbing	PR_009682							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			520,000.00	0.00	0.00	0.00	0.00	Pending
	WT_Heating	PR_009712							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			200,000.00	0.00	0.00	0.00	0.00	Pending
	WT_Bathrooms	PR_009256							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			20,000,000.00	0.00	0.00	0.00	0.00	Pending
JOHNSON (NY065000170P)	WT_Foundations	PR_009725							Pending
	1480 GENERAL CAPITAL ACTIVITY EPIC			1,250,000.00	0.00	0.00	0.00	0.00	Pending
	WT_Elevator Compactors	PR_009997							Pending

¹To be completed for the Performance and Evaluation Report or a Revised annual Statement.

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages										
PHA Name:		New York City Housing Authority			CF2019_Capital Fund 2019			Federal FFY of Grant:		
Development Number Name / PHA-Wide Activities		Grant Type and Number		CFPP (Yes/No):		FFY_2019				
General Description of Major Work Categories		Capital Fund Program Grant No.:		Development Account No.		Replacement Housing Factor Grant No.:		Status of Work		
		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		
						Original		Revised ¹		
								Funds Obligated ²		
								Funds Expended ³		
JUSTICE SOTOMAYOR (NY006010670P)	WT_Major Renovation	PR_007286	1480 GENERAL CAPITAL ACTIVITY EPIC			204,374.00	0.00	0.00	0.00	Pending
	WT_Fire Alarm	PR_009658	1480 GENERAL CAPITAL ACTIVITY EPIC			18,032,607.00	0.00	0.00	0.00	Pending
	WT_Garbage Disposal	PR_009967	1480 GENERAL CAPITAL ACTIVITY EPIC			185,000.00	0.00	0.00	0.00	Pending
	WT_Brickwork	PR_010105	1480 GENERAL CAPITAL ACTIVITY EPIC			927,000.00	0.00	0.00	0.00	Pending
	WT_Foundations	PR_009726	1480 GENERAL CAPITAL ACTIVITY EPIC			9,640,027.89	0.00	0.00	0.00	Pending
	WT_Plumbing	PR_009688	1480 GENERAL CAPITAL ACTIVITY EPIC			1,350,000.00	0.00	0.00	0.00	Pending
	WT_Heating	PR_009708	1480 GENERAL CAPITAL ACTIVITY EPIC			530,000.00	0.00	0.00	0.00	Pending
	WT_Foundations	PR_009727	1480 GENERAL CAPITAL ACTIVITY EPIC			200,000.00	0.00	0.00	0.00	Pending
		PR_009728	1480 GENERAL CAPITAL ACTIVITY EPIC			1,350,000.00	0.00	0.00	0.00	Pending
		PR_008867	1480 GENERAL CAPITAL ACTIVITY EPIC			1,350,000.00	0.00	0.00	0.00	Pending
MCKINLEY (NY006000690P)	WT_Elevators	PR_009439	1480 GENERAL CAPITAL ACTIVITY EPIC			3,800,000.00	0.00	0.00	0.00	Pending
	WT_Fire Alarm	PR_009623	1480 GENERAL CAPITAL ACTIVITY EPIC			5,000,000.00	0.00	0.00	0.00	Pending
	WT_Elevator Compactors	PR_009983	1480 GENERAL CAPITAL ACTIVITY EPIC			185,000.00	0.00	0.00	0.00	Pending
MELROSE (NY006010280P)	WT_Garbage Disposal	PR_009993	1480 GENERAL CAPITAL ACTIVITY EPIC			204,373.88	0.00	0.00	0.00	Pending
			1480 GENERAL CAPITAL ACTIVITY EPIC			927,000.00	0.00	0.00	0.00	Pending

¹To be completed for the Performance and Evaluation Report or a Revised annual Statement.

²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages										
New York City Housing Authority										
PHA Name:										
CF2019_Capital Fund 2019										
FFY_2019										
CFPP (Yes/No):										
No										
Total Estimated Cost										
Original										
Revised*										
Funds Obligated†										
Funds Expended†										
Total Actual Cost										
Status of Work										
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Original	Revised*	Funds Obligated†	Funds Expended†	Total Actual Cost	Status of Work
MILLE BROOK EXTENSION (NY065010840P)	WT_Fire Alarm	PR_009654		185,000.00	0.00	0.00	0.00	0.00	0.00	Pending
MITCHEL (NY065011460P)	WT_Garbage Disposal	PR_009976		185,000.00	0.00	0.00	0.00	0.00	0.00	Pending
MOORE (NY065010940P)	WT_Fire Alarm	PR_009615		927,000.00	0.00	0.00	0.00	0.00	0.00	Pending
MORRIS I (NY065011020P)	WT_Fire Alarm	PR_009617		185,000.00	0.00	0.00	0.00	0.00	0.00	Pending
MORRISANIA AIR RIGHTS (NY065011670P)	WT_Garbage Disposal	PR_009969		185,000.00	0.00	0.00	0.00	0.00	0.00	Pending
MOTT HAVEN (NY065001210P)	WT_Fire Alarm	PR_009539		927,000.00	0.00	0.00	0.00	0.00	0.00	Pending
PAITERSON (NY065001240P)	WT_Brickwork/Roofs	PR_008786		185,000.00	0.00	0.00	0.00	0.00	0.00	Pending
PINK (NY065000890P)	WT_Garbage Disposal	PR_009974		15,000,000.00	0.00	0.00	0.00	0.00	0.00	Pending
POLO GROUNDS TOWER (NY065001490P)	WT_Garbage Disposal	PR_009971		927,000.00	0.00	0.00	0.00	0.00	0.00	Pending
POMONOK (NY065000530P)	WT_Garbage Disposal	PR_009248		927,000.00	0.00	0.00	0.00	0.00	0.00	Pending
QUEENSBIDGE SOUTH (NY065000650P)	WT_Garbage Disposal	PR_009450		8,000,000.00	0.00	0.00	0.00	0.00	0.00	Pending
RANDALL AVE - BALCOM AVE (NY065010630P)	WT_Elevators	PR_009191		200,000.00	0.00	0.00	0.00	0.00	0.00	Pending
RANGEL (NY065000870P)	WT_Fire Alarm	PR_009654		927,000.00	0.00	0.00	0.00	0.00	0.00	Pending
RANGEL (NY065000870P)	WT_Foundations	PR_009735		3,141,147.44	0.00	0.00	0.00	0.00	0.00	Pending

*To be completed for the Performance and Evaluation Report or a Revised annual Statement.

†To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages										
New York City Housing Authority										
PHA Name:										
Grant Type and Number										
CF 2019 - Capital Fund 2019										
FFY 2019										
Capital Fund Program Grant No. NY36P00550119										
Replacement Housing Factor Grant No.										
CFFP (Yes/No): No										
Total Estimated Cost										
Original										
Revised ¹										
Funds Obligated ²										
Funds Expended ²										
Total Actual Cost										
Status of Work										
Development Number Name / PHA-Wide Activities										
General Description of Major Work Categories										
Development Account No.										
Quantity										
RED HOOK WEST (NY006000700F)	WT_Exterior Compactors	PR_009882	1480 GENERAL CAPITAL ACTIVITY EPIC			1,250,000.00	0.00	0.00	0.00	Pending
RICHMOND TERRACE (NY006011170F)	WT_Major Renovation	PR_010115	1480 GENERAL CAPITAL ACTIVITY EPIC			204,373.68	0.00	0.00	0.00	Pending
SACK WERN (NY006011800F)	WT_Section 304	PR_009512	1480 GENERAL CAPITAL ACTIVITY EPIC			187,740,894.00	0.00	0.00	0.00	Pending
SAINT NICHOLAS (NY006000380F)	WT_Garbage Disposal	PR_009879	1480 GENERAL CAPITAL ACTIVITY EPIC			250,000.00	0.00	0.00	0.00	Pending
	WT_Exterior Compactors	PR_009880	1480 GENERAL CAPITAL ACTIVITY EPIC			927,000.00	0.00	0.00	0.00	Pending
SMITH (NY006000700F)	WT_Plumbing	PR_009480	1480 GENERAL CAPITAL ACTIVITY EPIC			306,580.53	0.00	0.00	0.00	Pending
	WT_Heating	PR_009513	1480 GENERAL CAPITAL ACTIVITY EPIC			5,127,000.00	0.00	0.00	0.00	Pending
SOUTH JAMAICA I (NY006010080F)	WT_Exterior Compactors	PR_009877	1480 GENERAL CAPITAL ACTIVITY EPIC			550,000.00	0.00	0.00	0.00	Pending
	WT_Fire Alarm	PR_009625	1480 GENERAL CAPITAL ACTIVITY EPIC			408,747.37	0.00	0.00	0.00	Pending
SUMNER (NY006010730F)	WT_Exterior Compactors	PR_009875	1480 GENERAL CAPITAL ACTIVITY EPIC			185,000.00	0.00	0.00	0.00	Pending
Taft (NY0060100700F)	WT_Garbage Disposal	PR_009891	1480 GENERAL CAPITAL ACTIVITY EPIC			408,747.37	0.00	0.00	0.00	Pending
	WT_Garbage Disposal	PR_009868	1480 GENERAL CAPITAL ACTIVITY EPIC			927,000.00	0.00	0.00	0.00	Pending
THROGGS NECK (NY006010630F)	WT_Fire Alarm	PR_009541	1480 GENERAL CAPITAL ACTIVITY EPIC			613,121.05	0.00	0.00	0.00	Pending
THROGGS NECK ADDITION (NY006010630F)	WT_Plumbing	PR_009481	1480 GENERAL CAPITAL ACTIVITY EPIC			185,000.00	0.00	0.00	0.00	Pending
VAN DYKE I (NY006000610F)			1480 GENERAL CAPITAL ACTIVITY EPIC			1,000,000.00	0.00	0.00	0.00	Pending

¹To be completed for the Performance and Evaluation Report or a Revised annual Statement.
²To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages											
PHA Name:		New York City Housing Authority			Grant Type and Number		CF2019 Capital Fund 2019		Federal FFY of Grant:		
Development Number Name / PHA-Wide Activities		General Description of Major Work Categories			Capital Fund Program Grant No. Replacement Housing Factor Grant No.		NY36P00550119		FFY_2019		
					Development Account No.		Quantity		Total Estimated Cost		
							Original		Revised ¹		
							Total Actual Cost		Funds Obligated ² Funds Expended ²		
							Status of Work				
WAGNER											
(NY006010740P)											
WT_Garbage Disposal		PR_009446			1480 GENERAL CAPITAL ACTIVITY EFC		200,000.00		0.00		Pending
											0.00
PE_009973					1480 GENERAL CAPITAL ACTIVITY EFC		927,000.00		0.00		Pending
											0.00
WT_Plumbing		PE_009676			1480 GENERAL CAPITAL ACTIVITY EFC		530,000.00		0.00		Pending
											0.00

¹To be completed for the Performance and Evaluation Report or a Revised annual Statement.

²To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital
 Fund Financing Programs

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires on 4/30/2011

Part II: Supporting Pages		Grant Type and Number			CF2019 Capital Fund 2019			Federal FFY of Grant:		
PHA Name: New York City Housing Authority		Capital Fund Program Grant No.:	Development Account No.:	Quantity	Total Estimated Cost	CFPP (Yes/No):	Funds Obligated ⁴	Total Actual Cost	Funds Expended ⁴	Status of Work
Development Number Name/ PHA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Grant No.:	Development Account No.:	Quantity	Total Estimated Cost	CFPP (Yes/No):	Funds Obligated ⁴	Total Actual Cost	Funds Expended ⁴	Status of Work
					Original	Revised ⁴				
PHA WIDE ITEM (PR_003483)	WT_Management Fees				54,899,665		0	0	0	Pending
PHA WIDE ITEM (PR_003921)	WT_Contingency				5,166,118		0	0	0	Pending
PHA WIDE ITEM (PR_006162)	WT_IT Hardware and Software				63,100		0	0	0	Pending
PHA WIDE ITEM (PR_006460)	WT_Debt Service				59,767,543		0	0	0	Pending
PHA WIDE ITEM (PR_006763)	WT_IT Hardware and Software				207,000		0	0	0	Pending
PHA WIDE ITEM (PR_006783)	WT_IT Hardware and Software				375,000		0	0	0	Pending
PHA WIDE ITEM (PR_006859)	WT_Reimb To Operate				4,697,200		0	0	0	Pending
PHA WIDE ITEM (PR_006922)	WT_IT Hardware and Software				314,576		0	0	0	Pending
PHA WIDE ITEM (PR_007102)	WT_IT Hardware and Software				331,200		0	0	0	Pending
PHA WIDE ITEM (PR_007716)	WT_IT Hardware and Software				23,485		0	0	0	Pending
PHA WIDE ITEM (PR_008174)	WT_IT Hardware and Software				1,500,000		0	0	0	Pending
PHA WIDE ITEM (PR_008178)	WT_IT Hardware and Software				78,660		0	0	0	Pending
PHA WIDE ITEM (PR_008381)	WT_IT Hardware and Software				31,500		0	0	0	Pending
PHA WIDE ITEM (PR_008843)	WT_CCTV_Layered Access				3,215,625		0	0	0	Pending
PHA WIDE ITEM (PR_008884)	WT_IT Hardware and Software						0	0	0	Pending

¹To be completed for the Performance and Evaluation Report or a Revised annual Statement.

⁴To be completed for the Performance and Evaluation Report.

Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	X Original 5-Year Plan Revision No:					
	Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 3 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 4 FFY Grant: FY22 PHA FY: FY22	Work Statement for Year 5 FFY Grant: FY23 PHA FY: FY23
	1162-1176 WASHINGTON AVE (NY005013080P)	0	0	0	0	1,000,000
	ADAMS (NY005001180P)	0	4,287,000	0	0	0
	ALBANY (NY005010310P)	0	0	775,200	0	4,320,000
	ASTORIA (NY005000260P)	0	850,000	8,760,800	0	0
	BAILEY AVE - WEST 193rd ST (NY005012020P)	0	0	0	0	2,000,000
	BAISLEY PARK (NY005010910P)	0	600,000	0	0	0
	BARUCH (NY005010600P)	14,574,800	1,557,600	465,000	250,000	0
	BEACH 41ST ST - BEACH CHANNEL DRIVE (NY005001650P)	0	0	196,800	0	0
	BERRY (NY005000520P)	0	0	262,400	0	0
	BERRY ST - SOUTH 9TH ST (NY005011310P)	185,000	0	0	0	0
	BORINQUEN PLAZA I (NY005012430P)	350,000	0	229,600	0	0
	BOSTON SECOR (NY005011380P)	0	1,589,971	0	0	250,000
	BREUKELEN (NY005000560P)	0	426,400	7,177,029	60,053,814	0
	BREYOORT (NY005000650P)	0	0	0	0	0
	BRONX RIVER (NY005010320P)	0	0	311,600	250,000	0
	BROWNSVILLE (NY005000160P)	0	1,518,200	8,013,600	0	0
	BUSHWICK II (GROUPS B&D) (NY005012470P)	1,000,000	0	0	0	0
	CARVER (NY005000580P)	1,113,000	5,017,000	5,360,800	0	0

*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2016 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name

New York City Housing Authority

X Original 5-Year Plan

Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 3 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 4 FFY Grant: FY22 PHA FY: FY22	Work Statement for Year 5 FFY Grant: FY23 PHA FY: FY23
CASSIDY - LAFAYETTE (NY005011170P)	0	185,000	0	0	0
COLLEGE AVE - EAST 165TH ST (NY005013080P)	500,000	0	0	0	0
COOPER PARK (NY005000690P)	185,000	0	213,200	0	0
CYPRESS HILLS (NY005010700P)	185,000	492,000	0	0	0
DOUGLASS ADDITION (NY005010820P)	0	0	185,000	0	0
DYCKMAN (NY005000410P)	62,803,814	56,803,814	54,108,814	10,080,000	0
EAST RIVER (NY005010090P)	1,350,000	574,000	185,000	0	0
EASTCHESTER GARDENS (NY005010340P)	185,000	350,000	246,000	0	0
EDENWALD (NY005000570P)	0	578,600	4,500,000	0	0
FARRAGUT (NY005000290P)	185,000	0	311,600	4,277,562	0
FIORNTINO PLAZA (NY005012610P)	0	0	280,000	250,000	0
FOREST (NY005000590P)	0	842,000	0	850,000	0
FT. WASHINGTON AVENUE REHAB (NY005013090P)	0	1,000,000	0	0	0
FT INDEPENDENCE ST - HEATH AVE (NY005012020P)	0	0	0	0	200,000
FULTON (NY005001360P)	0	1,410,000	160,000	1,440,000	0
GLENWOOD (NY005000440P)	185,000	656,000	0	250,000	0
GOMPERS (NY005011000P)	1,000,000	0	0	0	0
GOWANUS (NY005000250P)	185,000	426,400	0	250,000	0

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name

New York City Housing Authority

X Original 5-Year Plan

Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 3 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 4 FFY Grant: FY22 PHA FY: FY22	Work Statement for Year 5 FFY Grant: FY23 PHA FY: FY23
GRANT (NY005000870P)		0	0	382,097	4,607,553
GRAVESEND (NY005011720P)		0	0	0	246,000
GUN HILL (NY005010470P)		0	185,000	0	213,200
HABER (NY005011660P)		185,000	0	0	0
HAMMEL (NY005010750P)		0	0	0	229,600
HARLEM RIVER (NY005010030P)		25,000,000	2,000,000	3,000,000	250,000
HIGHBRIDGE GARDENS (NY005000780P)		720,000	442,800	0	0
HOLMES TOWERS (NY005011390P)		0	1,000,000	0	0
HOPE GARDENS (NY005012470P)		520,000	0	0	0
HOWARD (NY005000720P)		185,000	0	0	328,000
HUGHES APTS (NY005011680P)		185,000	0	0	0
INGERSOLL (NY005000140P)		0	1,605,600	0	0
JACKSON (NY005012670P)		500,000	0	0	0
JEFFERSON (NY005010640P)		15,200,000	15,885,600	10,000,000	5,000,000
JOHNSON (NY005000170P)		0	475,600	0	0
JUSTICE SOTOMAYOR (NY005010670P)		13,000,000	22,929,765	32,087,485	30,000,000
KING TOWERS (NY005010300P)		0	0	0	344,400
KINGSBOROUGH (NY005010100P)		0	574,000	0	0

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	X Original 5-Year Plan Revision No:
New York City Housing Authority	

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 3 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 4 FFY Grant: FY22 PHA FY: FY22	Work Statement for Year 5 FFY Grant: FY23 PHA FY: FY23
KINGSBOROUGH EXT (NY005010100P)	0	0	185,000	0	0
LA GUARDIA (NY005010760P)	0	0	0	0	295,200
LAFAYETTE (NY005001220P)	0	0	0	0	229,600
LEHMAN (NY005001010P)	0	0	0	2,450,000	0
LINCOLN (NY005000200P)	0	0	459,200	0	0
LOW HOUSES (NY005011690P)	350,000	185,000	185,000	0	250,000
MARCY (NY005000210P)	4,000,000	5,185,000	4,500,000	1,439,200	0
MARKHAM GARDENS (NY005010130P)	0	0	280,000	0	0
MCKINLEY (NY005000590P)	4,500,000	2,500,000	0	0	0
MELROSE (NY005010280P)	2,890,400	8,013,600	0	0	0
MIDDLETOWN PLAZA (NY005010340P)	40,000	0	0	0	0
MILL BROOK (NY005010840P)	0	0	0	0	295,200
MITCHEL (NY005011450P)	20,000,000	25,000,000	0	0	0
MONROE (NY005000880P)	0	0	0	0	393,600
MORRIS I (NY005011020P)	0	0	0	0	328,000
MORRIS II (NY005011020P)	0	0	0	0	229,600
MORRISANIA AIR RIGHTS (NY005012670P)	0	700,000	7,570,558	0	0
MOTT HAVEN (NY005001210P)	720,000	0	0	0	262,400

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	X Original 5-Year Plan Revision No:
New York City Housing Authority	

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 3 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 4 FFY Grant: FY22 PHA FY: FY22	Work Statement for Year 5 FFY Grant: FY23 PHA FY: FY23
NOSTRAND (NY005010360P)	0	0	818,055	5,143,295	0
O'DWYER GARDENS (NY005011720P)	0	0	0	933,200	0
OCEAN BAY (BAYSIDE) FORMERLY EDGEEMERE (NY005010980P)	0	0	459,200	0	0
OCEAN BAY (OCEANSIDE) FORMERLY ARVERNE (NY005010980P)	0	0	0	229,600	0
PARKSIDE (NY005010470P)	0	0	0	377,200	185,000
PATTERSON (NY005000240P)	16,000,000	16,000,000	720,000	0	606,800
PELHAM PARKWAY (NY005010390P)	0	0	0	0	1,058,200
PINK (NY005000890P)	0	0	785,000	10,410,800	23,750,000
POLO GROUNDS TOWER (NY005001490P)	0	0	0	455,200	0
POMONOK (NY005000530P)	10,720,000	10,720,000	16,600,000	17,191,048	24,119,435
PROSPECT PLAZA (NY005002440P)	185,000	185,000	0	0	0
QUEENSBRIDGE SOUTH (NY005000050P)	7,193,918	7,193,918	15,430,125	0	0
RANGEL (NY005000370P)	720,000	720,000	0	0	0
RED HOOK EAST (NY005000040P)	0	0	0	2,386,838	1,152,000
RED HOOK WEST (NY005000790P)	0	0	600,000	3,280,000	4,515,238
REID APTS (NY005011670P)	0	0	185,000	0	0
REVEREND BROWN (NY005012520P)	0	0	0	100,000	0
RICHMOND TERRACE (NY005011170P)	0	0	720,000	264,648	1,719,435

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name		X Original 5-Year Plan			
Revision No:					
Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 3 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 4 FFY Grant: FY22 PHA FY: FY22	Work Statement for Year 5 FFY Grant: FY23 PHA FY: FY23
RIIS I (NY005010180P)		0	0	0	1,168,400
ROBBINS PLAZA (NY005011390P)		0	720,000	1,000,000	0
RUTLAND TOWERS (NY005011670P)		0	0	250,000	2,100,000
SAINT NICHOLAS (NY005000380P)		0	0	1,000,000	0
SEDGWICK (NY005010450P)		0	4,395,000	229,600	611,400
SHEEPSHEAD BAY (NY005010360P)		0	590,400	0	16,552,000
SMITH (NY005000270P)		3,000,000	743,600	0	0
SOUNDVIEW (NY005000710P)		4,000,000	0	1,146,400	0
SOUTH BEACH (NY005010350P)		0	650,000	6,762,400	0
SOUTH JAMAICA I (NY005010080P)		0	1,113,000	10,017,000	0
SUMNER (NY005010730P)		0	1,325,000	0	0
TAFT (NY005010970P)		6,300,000	0	295,200	1,000,000
TAYLOR ST. - WYTHE AVE (NY005012340P)		0	185,000	200,000	0
THROGGS NECK (NY005010630P)		7,300,000	14,500,000	7,890,400	15,198,600
TILDEN (NY005000720P)		0	0	262,400	0
TODT HILL (NY005000520P)		0	185,000	949,600	0
TOMPKINS (NY005011310P)		0	185,000	0	393,600
VAN DYKE I (NY005000610P)		2,500,000	2,827,883	2,500,000	861,400

*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2016 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	Original 5-Year Plan					
	Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 3 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 4 FFY Grant: FY22 PHA FY: FY22	Work Statement for Year 5 FFY Grant: FY23 PHA FY: FY23
	VLADACK I (NY005010060P)	0	0	0	0	1,754,400
	WAGNER (NY005010740P)	0	0	0	720,000	0
	WALD (NY005000230P)	0	0	0	720,000	524,800
	WHITMAN (NY005005140P)	0	2,000,000	5,000,000		5,841,000
	WILLIAMSBURG (NY005000020P)	350,000	0	0	0	250,000
	WOODSIDE (NY005000330P)	0	0	0	0	918,400
	WYCKOFF GARDENS (NY005011630P)	0	0	0	0	250,000
	PHA WIDE ITEM - WT_Heating	200,000	0	0	0	0
	PHA WIDE ITEM - WT_IT Hardware and Software	7,492,331	5,715,850	5,715,850	5,715,850	5,697,500
	PHA WIDE ITEM - WT_Section 504	0	0	0	500,000	0
	PHA WIDE ITEM - WT_Contingency	732,458	726,500	726,500	726,844	746,708
	PHA WIDE ITEM - WT_Debt Service	59,767,543	59,773,501	59,773,501	59,773,157	59,771,643
	PHA WIDE ITEM - WT_Reimb To Operate	4,697,200	4,697,200	4,697,200	4,697,200	4,697,200
	PHA WIDE ITEM - WT_CCTV Layered Access	3,215,625	3,215,625	3,215,625	3,215,625	0
	TOTALS	306,356,088	306,356,088	306,356,088	306,356,088	306,356,088

*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2016 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 Year 1 (See Annual Statement)	Activities for Year 2		Activities for Year 3		Activities for Year 4		Activities for Year 5	
		FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22	FFY Grant: FY23 PHA FY: FY23	FFY Grant: FY24 PHA FY: FY24	FFY Grant: FY25 PHA FY: FY25		
1162-1176 WASHINGTON AVE (NY005013080P) WT_ Foundations		0	0	0	0	0	0	0	1,000,000
ADAMS (NY005001180P) WT_Plumbing		0	4,287,000	0	0	0	0	0	0
ALBANY (NY005010310P) WT_Elevators		0	0	0	0	775,200	0	0	4,320,000
ASTORIA (NY005000260P) WT_Boilers		0	850,000	0	0	8,400,000	0	0	0
WT_Elevators		0	0	0	0	360,800	0	0	0
BAILEY AVE - WEST 193rd ST (NY005012020P) WT_Elevators		0	0	0	0	0	0	0	2,000,000
BAISLEY PARK (NY005010910P) WT_Exterior Compactors		0	600,000	0	0	0	0	0	0
BARUCH (NY005010600P) WT_Boilers		10,000,000	0	0	0	0	0	0	0
WT_Heating		0	0	0	0	280,000	0	0	250,000
WT_Plumbing		4,574,800	1,000,000	0	0	0	0	0	0
WT_Elevators		0	557,600	0	0	0	0	0	0
WT_Fire Alarm		0	0	0	0	185,000	0	0	0
BEACH 41ST ST - BEACH CHANNEL DRIVE (NY005001850P) WT_Elevators		0	0	0	0	196,800	0	0	0
BERRY (NY005000520P) WT_Elevators		0	0	0	0	262,400	0	0	0
BERRY ST - SOUTH 9TH ST (NY005011310P) WT_Fire Alarm		185,000	0	0	0	0	0	0	0
BORINQUEN PLAZA I (NY005012430P) WT_Elevators		0	0	0	0	229,600	0	0	0
BOSTON SECOR (NY005011380P) WT_Heating		350,000	0	0	0	0	0	0	250,000
BREUKELLEN (NY005000560P) WT_Boilers		0	1,404,971	0	0	7,177,029	0	0	7,000,000
WT_Heating		0	0	0	0	0	0	0	250,000
WT_Fire Alarm		0	185,000	0	0	0	0	0	0
WT_Major Renovation		0	0	0	0	0	0	0	52,803,814
BREVOORT (NY005000650P) WT_Elevators		0	426,400	0	0	0	0	0	0
BRONX RIVER (NY005010320P) WT_Heating		0	0	0	0	0	0	0	250,000
WT_Elevators		0	0	0	0	311,600	0	0	0
BROWNSVILLE (NY005000160P) WT_Boilers		0	890,400	0	0	8,013,600	0	0	0

*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2010 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY20 PHA FY: FY20		Activities for Year 3 FFY Grant: FY21 PHA FY: FY21		Activities for Year 4 FFY Grant: FY22 PHA FY: FY22		Activities for Year 5 FFY Grant: FY23 PHA FY: FY23	
WT_Elevators	0	442,800	0	0	0	0	0	0	0	0
WT_Fire Alarm	0	185,000	0	0	0	0	0	0	0	0
BUSHWICK II (GROUPS B&D) (NY005012470P)	WT_Interior Compactors	1,000,000	0	0	0	0	0	0	0	0
CARVER (NY005000580P)	WT_Boilers	1,113,000	5,017,000	5,000,000	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	0	0	0	0
CASSIDY - LAFAYETTE (NY005011170P)	WT_Fire Alarm	0	185,000	0	0	0	0	0	0	0
COLLEGE AVE - EAST 165TH ST (NY005013080P)	WT_Section 504	500,000	0	0	0	0	0	0	0	0
COOPER PARK (NY005000690P)	WT_Elevators	0	0	213,200	0	0	0	0	0	0
	WT_Fire Alarm	185,000	0	0	0	0	0	0	0	0
CYPRESS HILLS (NY005010700P)	WT_Elevators	0	492,000	0	0	0	0	0	0	0
	WT_Fire Alarm	185,000	0	0	0	0	0	0	0	0
DOUGLASS ADDITION (NY005010820P)	WT_Fire Alarm	0	0	185,000	0	0	0	0	0	0
DYCKMAN (NY005000410P)	WT_Elevators	0	0	1,120,000	0	0	0	0	0	10,080,000
	WT_Fire Alarm	0	0	185,000	0	0	0	0	0	0
	WT_Foundations	0	1,000,000	0	0	0	0	0	0	0
EAST RIVER (NY005010090P)	WT_Major Renovation	62,803,814	55,803,814	52,803,814	52,803,814	0	0	0	0	0
	WT_Heating	350,000	0	0	0	0	0	0	0	0
	WT_Plumbing	1,000,000	0	0	0	0	0	0	0	0
	WT_Elevators	0	574,000	0	0	0	0	0	0	0
	WT_Fire Alarm	0	0	185,000	0	0	0	0	0	0
EASTCHESTER GARDENS (NY005010340P)	WT_Heating	0	350,000	0	0	0	0	0	0	250,000
	WT_Elevators	0	0	0	0	0	0	0	0	0
	WT_Fire Alarm	185,000	0	0	0	0	0	0	0	0
EDENWALD (NY005000570P)	WT_Elevators	0	393,600	0	0	0	0	0	0	0
	WT_Fire Alarm	0	185,000	0	0	0	0	0	0	0

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY20 PHA FY: FY20		Activities for Year 3 FFY Grant: FY21 PHA FY: FY21		Activities for Year 4 FFY Grant: FY22 PHA FY: FY22		Activities for Year 5 FFY Grant: FY23 PHA FY: FY23	
WT_Roofs		0	0	0	0	0	4,500,000	0	0	0
FARRAGUT (NY005000290P)	WT_Heating		0	0	0	0	0	0	4,277,562	0
	WT_Elevators		0	0	0	0	311,600	0	0	0
	WT_Fire Alarm		185,000	0	0	0	0	0	0	0
FIORANTINO PLAZA (NY005012610P)	WT_Heating		0	0	0	0	280,000	0	250,000	0
FOREST (NY005000590P)	WT_Heating		0	0	350,000	0	0	0	250,000	0
	WT_Elevators		0	0	492,000	0	0	0	0	0
	WT_Exterior Compactors		0	0	0	0	0	0	600,000	0
FT. WASHINGTON AVENUE REHAB (NY005013090P)	WT_Foundations		0	0	1,000,000	0	0	0	0	0
FT INDEPENDENCE ST - HEATH AVE (NY005012020P)	WT_Exterior Compactors		0	0	0	0	0	0	200,000	0
FULTON (NY005001360P)	WT_Elevators		0	0	410,000	160,000	0	0	1,440,000	0
	WT_Foundations		0	0	1,000,000	0	0	0	0	0
GLENWOOD (NY005000440P)	WT_Heating		0	0	0	0	0	0	250,000	0
	WT_Elevators		0	0	656,000	0	0	0	0	0
	WT_Fire Alarm		185,000	0	0	0	0	0	0	0
GOMPERS (NY005011000P)	WT_Plumbing		1,000,000	0	0	0	0	0	0	0
GOWANUS (NY005000250P)	WT_Heating		0	0	0	0	0	0	250,000	0
	WT_Elevators		0	0	426,400	0	0	0	0	0
GRANT (NY005000870P)	WT_Fire Alarm		185,000	0	0	0	0	0	0	0
	WT_Elevators		0	0	0	0	382,097	0	3,807,553	0
	WT_Exterior Compactors		0	0	0	0	0	0	800,000	0
GRAVESEND (NY005011720P)	WT_Elevators		0	0	0	0	0	0	246,000	0
GUN HILL (NY005010470P)	WT_Elevators		0	0	0	0	0	0	213,200	0
	WT_Fire Alarm		0	0	185,000	0	0	0	0	0
HABER (NY005011660P)	WT_Fire Alarm		185,000	0	0	0	0	0	0	0

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 (See Annual Statement)		Activities for Year 2		Activities for Year 3		Activities for Year 4		Activities for Year 5	
	FFY Grant: FY20	PHA FY: FY20	FFY Grant: FY20	PHA FY: FY20	FFY Grant: FY21	PHA FY: FY21	FFY Grant: FY22	PHA FY: FY22	FFY Grant: FY23	PHA FY: FY23
HAMMEL (NY005010750P)										
	WT_Elevators		0	0	0	0	0	0	0	229,600
HARLEM RIVER (NY005010030P)										
	WT_Heating		0	0	0	0	0	0	0	250,000
	WT_Plumbing		3,000,000	2,000,000	2,000,000	3,000,000	3,000,000	3,000,000	0	0
	WT_Major Renovation		22,000,000	0	0	0	0	0	0	0
HIGHBRIDGE GARDENS (NY005000780P)										
	WT_Heating		200,000	0	0	0	0	0	0	0
	WT_Plumbing		520,000	0	0	0	0	0	0	0
	WT_Elevators		0	442,800	0	0	0	0	0	0
HOLMES TOWERS (NY005011390P)										
	WT_Foundations		0	1,000,000	0	0	0	0	0	0
HOPE GARDENS (NY005012470P)										
	WT_Plumbing		520,000	0	0	0	0	0	0	0
HOWARD (NY005000720P)										
	WT_Elevators		0	0	0	0	0	0	0	328,000
	WT_Fire Alarm		185,000	0	0	0	0	0	0	0
HUGHES APTS (NY005011680P)										
	WT_Fire Alarm		185,000	0	0	0	0	0	0	0
INGERSOLL (NY005000140P)										
	WT_Heating		0	200,000	0	0	0	0	0	0
	WT_Plumbing		0	520,000	0	0	0	0	0	0
	WT_Elevators		0	885,600	0	0	0	0	0	0
JACKSON (NY005012670P)										
	WT_Section 504		500,000	0	0	0	0	0	0	0
JEFFERSON (NY005010640P)										
	WT_Bathrooms		15,000,000	15,000,000	15,000,000	10,000,000	10,000,000	5,000,000	5,000,000	5,000,000
	WT_Elevators		0	885,600	0	0	0	0	0	0
	WT_Garbage Disposal		200,000	0	0	0	0	0	0	0
JOHNSON (NY005000170P)										
	WT_Elevators		0	475,600	0	0	0	0	0	0
JUSTICE SOTOMAYOR (NY005010670P)										
	WT_Heating		0	2,454,165	2,454,165	12,087,485	12,087,485	10,000,000	10,000,000	10,000,000
	WT_Elevators		0	475,600	0	0	0	0	0	0
	WT_Major Renovation		13,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000
KING TOWERS (NY005010300P)										
	WT_Elevators		0	0	0	0	0	0	0	344,400
KINGSBOROUGH (NY005010100P)										
	WT_Elevators		0	574,000	574,000	0	0	0	0	0

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 Year 1 (See Annual Statement)		Activities for Year 2		Activities for Year 3		Activities for Year 4		Activities for Year 5	
	FFY Grant: FY20	PHA FY: FY20	FFY Grant: FY20	PHA FY: FY20	FFY Grant: FY21	PHA FY: FY21	FFY Grant: FY22	PHA FY: FY22	FFY Grant: FY23	PHA FY: FY23
KINGSBOROUGH EXT (NY005010100P)	WT_Fire Alarm	0	185,000	0	0	0	0	0	0	0
LA GUARDIA (NY005010760P)	WT_Elevators	0	0	0	0	0	0	0	295,200	295,200
LAFAYETTE (NY005001220P)	WT_Elevators	0	0	0	0	0	0	0	229,600	229,600
LEHMAN (NY005001010P)	WT_Plumbing	0	0	0	0	2,450,000	0	0	0	0
LINCOLN (NY005000200P)	WT_Elevators	0	459,200	0	0	0	0	0	0	0
LOW HOUSES (NY005011690P)	WT_Heating	350,000	0	0	0	0	0	0	250,000	250,000
MARCY (NY005000210P)	WT_Fire Alarm	0	185,000	0	0	0	0	0	0	0
	WT_Boilers	4,000,000	5,000,000	4,000,000	4,000,000	0	0	0	0	0
	WT_Heating	0	0	0	0	0	0	0	250,000	250,000
	WT_Elevators	0	0	0	0	500,000	0	0	1,189,200	1,189,200
	WT_Fire Alarm	0	185,000	0	0	0	0	0	0	0
MARKHAM GARDENS (NY005010130P)	WT_Heating	0	0	0	0	280,000	0	0	0	0
MCKINLEY (NY005000590P)	WT_Boilers	2,000,000	0	0	0	0	0	0	0	0
	WT_Elevators	2,500,000	2,500,000	2,500,000	0	0	0	0	0	0
MELROSE (NY005010280P)	WT_Boilers	890,400	8,013,600	0	0	0	0	0	0	0
	WT_Plumbing	2,000,000	0	0	0	0	0	0	0	0
MIDDLETOWN PLAZA (NY005010340P)	WT_Interior Compactors	40,000	0	0	0	0	0	0	0	0
MILL BROOK (NY005010840P)	WT_Elevators	0	0	0	0	0	0	0	295,200	295,200
MITCHEL (NY005011450P)	WT_Bathrooms	20,000,000	25,000,000	0	0	0	0	0	0	0
MONROE (NY005000880P)	WT_Elevators	0	0	0	0	0	0	0	393,600	393,600
MORRIS I (NY005011020P)	WT_Elevators	0	0	0	0	0	0	0	328,000	328,000
MORRIS II (NY005011020P)	WT_Elevators	0	0	0	0	0	0	0	229,600	229,600
MORRISANIA AIR RIGHTS (NY005012670P)	WT_Elevators	0	700,000	7,570,558	0	0	0	0	0	0
MOTT HAVEN (NY005001210P)	WT_Heating	200,000	0	0	0	0	0	0	0	0
	WT_Plumbing	520,000	0	0	0	0	0	0	0	0

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for				Activities for Year 3		Activities for Year 4		Activities for Year 5	
	Year 1 (See Annual Statement)	Year 2 FFY Grant: FY20 PHA FY: FY20	Year 3 FFY Grant: FY21 PHA FY: FY21	Year 4 FFY Grant: FY22 PHA FY: FY22	Year 5 FFY Grant: FY23 PHA FY: FY23	Year 6 FFY Grant: FY24 PHA FY: FY24	Year 7 FFY Grant: FY25 PHA FY: FY25	Year 8 FFY Grant: FY26 PHA FY: FY26	Year 9 FFY Grant: FY27 PHA FY: FY27	Year 10 FFY Grant: FY28 PHA FY: FY28
WT_Elevators		0	0	0	0	0	0	0	0	262,400
NOSTRAND (NY005010380P)		0	818,055	5,143,295	0	0	0	0	0	0
O'DWYER GARDENS (NY005011720P)		0	0	200,000	0	0	0	0	0	0
WT_Plumbing		0	0	520,000	0	0	0	0	0	0
WT_Elevators		0	0	213,200	0	0	0	0	0	0
OCEAN BAY (BAYSIDE) FORMERLY EDGEHIRE (NY005010980P)		0	459,200	0	0	0	0	0	0	0
OCEAN BAY (OCEANSIDE) FORMERLY ARVERNE (NY005010980P)		0	0	229,600	0	0	0	0	0	0
PARKSIDE (NY005010470P)		0	0	377,200	0	0	0	0	0	0
WT_Fire Alarm		0	0	0	0	0	0	0	0	185,000
PATTERSON (NY005000240P)		0	200,000	0	0	0	0	0	0	0
WT_Heating		0	520,000	0	0	0	0	0	0	0
WT_Plumbing		0	0	0	0	0	0	0	0	0
WT_Elevators		0	0	0	0	0	0	0	0	606,800
WT_Brickwork_Roofs		16,000,000	0	0	0	0	0	0	0	0
PELHAM PARKWAY (NY005010390P)		0	0	0	0	0	0	0	0	250,000
WT_Heating		0	0	0	0	0	0	0	0	0
WT_Elevators		0	0	0	0	0	0	0	0	623,200
WT_Fire Alarm		0	0	0	0	0	0	0	0	185,000
PINK (NY005000890P)		0	600,000	3,300,000	3,000,000	0	0	0	0	0
WT_Plumbing		0	0	0	0	0	0	0	0	0
WT_Bathrooms		0	0	6,750,000	20,750,000	0	0	0	0	0
WT_Elevators		0	0	360,800	0	0	0	0	0	0
WT_Fire Alarm		0	185,000	0	0	0	0	0	0	0
POLO GROUNDS TOWER (NY005001490P)		0	0	455,200	0	0	0	0	0	0
WT_Elevators		0	1,600,000	7,000,000	7,400,000	0	0	0	0	0
POMONOK (NY005000530P)		0	0	0	0	0	0	0	0	0
WT_Boilers		200,000	0	0	0	0	0	0	0	0
WT_Heating		520,000	0	0	0	0	0	0	0	0
WT_Plumbing		0	0	0	0	0	0	0	0	0
WT_Bathrooms		10,000,000	15,000,000	10,000,000	15,000,000	10,000,000	15,000,000	10,000,000	15,000,000	15,000,000

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY20 PHA FY: FY20		Activities for Year 3 FFY Grant: FY21 PHA FY: FY21		Activities for Year 4 FFY Grant: FY22 PHA FY: FY22		Activities for Year 5 FFY Grant: FY23 PHA FY: FY23	
WT_Elevators			0	0	0	0	191,048	0	0	1,719,435
PROSPECT PLAZA (NY005002440P)	WT_Fire Alarm		185,000	0	0	0	0	0	0	0
QUEENSBRIDGE SOUTH (NY005000050P)	WT_Elevators		7,193,918	15,430,125	0	0	0	0	0	0
RANGEL (NY005000370P)	WT_Heating		200,000	0	0	0	0	0	0	0
	WT_Plumbing		520,000	0	0	0	0	0	0	0
RED HOOK EAST (NY005000040P)	WT_Heating		0	0	0	2,386,838	0	0	0	250,000
	WT_Elevators		0	0	0	0	0	0	0	902,000
RED HOOK WEST (NY005000790P)	WT_Heating		0	0	0	280,000	0	0	0	250,000
	WT_Plumbing		0	600,000	0	3,000,000	0	0	0	3,478,038
	WT_Elevators		0	0	0	0	0	0	0	787,200
REID APTS (NY005011670P)	WT_Fire Alarm		0	185,000	0	0	0	0	0	0
REVEREND BROWN (NY005012520P)	WT_Interior Compactors		0	0	0	100,000	0	0	0	0
RICHMOND TERRACE (NY005011170P)	WT_Heating		0	200,000	0	0	0	0	0	0
	WT_Plumbing		0	520,000	0	0	0	0	0	0
	WT_Elevators		0	0	0	264,648	0	0	0	1,719,435
RIIS I (NY005010180P)	WT_Heating		0	0	0	0	0	0	0	250,000
	WT_Elevators		0	0	0	0	0	0	0	918,400
ROBBINS PLAZA (NY005011390P)	WT_Heating		0	200,000	0	0	0	0	0	0
	WT_Plumbing		0	520,000	0	0	0	0	0	0
	WT_Foundations		0	0	0	1,000,000	0	0	0	0
RUTLAND TOWERS (NY005011670P)	WT_Boilers		0	0	0	250,000	0	0	0	2,100,000
SAINT NICHOLAS (NY005000380P)	WT_Foundations		0	0	0	1,000,000	0	0	0	0
SEDGWICK (NY005010450P)	WT_Heating		0	200,000	0	0	0	0	0	0
	WT_Plumbing		0	0	4,195,000	0	0	0	0	0
	WT_Elevators		0	0	0	229,600	0	0	0	426,400

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 (See Annual Statement)		Activities for Year 2		Activities for Year 3		Activities for Year 4		Activities for Year 5	
	FFY Grant: FY20	PHA FY: FY20	FFY Grant: FY20	PHA FY: FY20	FFY Grant: FY21	PHA FY: FY21	FFY Grant: FY22	PHA FY: FY22	FFY Grant: FY23	PHA FY: FY23
WT_Fire Alarm			0	0	0	0	0	0	185,000	
SHEEPSHEAD BAY (NY005010360P)			0	0	0	0	0	0	16,027,200	
WT_Elevators			0	590,400	0	0	0	0	524,800	
SMITH (NY005000270P)			0	350,000	0	0	0	0	0	
WT_Heating			3,000,000							
WT_Plumbing			0		0	0	0	0	0	
WT_Elevators			0	393,600	0	0	0	0	0	
SOUNDVIEW (NY005000710P)			4,000,000		0	0	0	0	0	
WT_Boilers			0		0	0	200,000		0	
WT_Heating			0		0	0	520,000		0	
WT_Plumbing			0		0	0	426,400		0	
WT_Elevators			0		0	0	6,500,000		0	
SOUTH BEACH (NY005010350P)			0	650,000	0	0	262,400		0	
WT_Boilers			0		0	0	10,017,000		0	
SOUTH JAMAICA I (NY005010080P)			0	1,113,000	0	0	0		0	
SUMNER (NY005010730P)			0	1,325,000	0	0	0		0	
WT_Elevators			6,300,000							
Taft (NY005010970P)			0		0	0	295,200		0	
WT_Heating			0		0	0	1,000,000		0	
WT_Elevators			0		0	0	200,000		0	
WT_Foundations			0		0	0	0		0	
TAYLOR ST - WYTHE AVE (NY005012340P)			0	185,000	0	0	890,400		8,013,600	
WT_Exterior Compactors			0		0	0	0		0	
WT_Fire Alarm			0		0	0	0		185,000	
THROGGS NECK (NY005010630P)			0		0	0	7,000,000		7,000,000	
WT_Boilers			0		0	0	0		0	
WT_Fire Alarm			0		0	0	262,400		0	
WT_Brickwork_Roofs			7,300,000		14,500,000		0		0	
IILDEN (NY005000720P)			0		0	0	200,000		0	
WT_Elevators			0		0	0	520,000		0	
TODT HILL (NY005000520P)			0		0	0	0		0	
WT_Heating			0		0	0	0		0	
WT_Plumbing			0		0	0	0		0	

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for	Activities for Year 2	Activities for Year 3	Activities for Year 4	Activities for Year 5
	Year 1 (See Annual Statement)	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22	FFY Grant: FY23 PHA FY: FY23
WT_Elevators		0	0	229,600	0
WT_Fire Alarm		0	185,000	0	0
WT_Elevators		0	0	0	393,600
WT_Fire Alarm		0	185,000	0	0
WT_Heating		0	350,000	0	250,000
WT_Plumbing		2,500,000	2,477,883	2,500,000	0
WT_Elevators		0	0	0	426,400
WT_Fire Alarm		0	0	0	185,000
WT_Elevators		0	0	0	754,400
WT_Foundations		0	0	0	1,000,000
WT_Heating		0	0	200,000	0
WT_Plumbing		0	0	520,000	0
WT_Heating		0	0	200,000	0
WT_Plumbing		0	0	520,000	0
WT_Elevators		0	0	0	524,800
WT_Plumbing		0	2,000,000	5,000,000	5,000,000
WT_Elevators		0	0	0	656,000
WT_Fire Alarm		0	0	0	185,000
WT_Heating		350,000	0	0	250,000
WT_Elevators		0	0	0	918,400
WT_Heating		0	0	0	250,000
WT_Heating		200,000	0	0	0
WT_IT Hardware and Software		7,492,331	5,715,850	5,715,850	5,697,500
WT_Section 504		0	0	500,000	0
WT_Contingency		732,458	726,500	726,844	746,708

*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2016 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

Capital Fund Program Five-Year Action Plan*
 Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for Year 1 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY20 PHA FY: FY20		Activities for Year 3 FFY Grant: FY21 PHA FY: FY21		Activities for Year 4 FFY Grant: FY22 PHA FY: FY22		Activities for Year 5 FFY Grant: FY23 PHA FY: FY23	
WT_Debt Service		59,767,543	59,773,501	59,773,157	59,771,643					
WT_Reimb To Operate		4,697,200	4,697,200	4,697,200	4,697,200					4,697,200
WT_CCTV_Layered Access		3,215,625	3,215,625	3,215,625	3,215,625					0
TOTAL		306,356,088	306,356,088	306,356,088	306,356,088					306,356,088

*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2016 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

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
Resident Advisory Board Members
RAB DELEGATES/ALTERNATES 2019

	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	Butler, Harvey	Sackwern	Bronx North	Delegate
6	Daughtry, Maxine	Soundview	Bronx North	Delegate
7	Lauray, Barbara	Fort Independence	Bronx North	Delegate
8	Jamerson, Princella	Millbrook	Bronx South	Delegate
9	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
10	Henry, Audrey	Findlay Avenue	Bronx South	Delegate
11	Walker, Daniel Barber	Jackson	Bronx South	Delegate/CCOP
12	Topping, Ronald	Adams	Bronx South	Delegate
13	Tull, Gloria	Claremont Parkway	Bronx South	Delegate
14	Primus, Gwendolyn	Webster/Morrisania	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	Keith, Leora	Tompkins	Brooklyn West	Delegate
27	Harrell, Cassandra	Bed Stuy Rehab	Brooklyn West	Delegate
28	Knox, Doretha	Berry Street South 9th	Brooklyn West	Delegate
29	Shipman, Lohoma	Bushwick	Brooklyn West	Delegate
30	Bradham, Vernona	Roosevelt	Brooklyn West	Delegate/CCOP
31	Velez, Ethel	Johnson	Manhattan North	Delegate/CCOP
32	Green, Nathaniel	Dyckman	Manhattan North	Delegate
33	Coaxum, Henry	Thurgood Marshall	Manhattan North	Delegate
34	McNear, Bernadette	Rangel	Manhattan North	Delegate
35	Javier, Abigail	Jefferson	Manhattan North	Delegate
36	Bergin, Rose	Isaacs	Manhattan South	Delegate

37	Gordon, Felicia	Hernandez	Manhattan South	Delegate
38	Quinones, Carmen	Douglass	Manhattan South	Delegate
39	Morris, Ann Cotton	Woodside	Queens	Delegate/CCOP
40	Anglero, Karen	Latimer Gardens	Queens	Delegate
41	Simpson, April	Queensbridge	Queens	Delegate
42	Coger, Claudia	Astoria	Queens	Delegate
43	Wilkins, Carol	Ravenswood	Queens	Delegate
44	Harris, Brenda	Cassidy/Lafayette	Staten Island	Delegate/CCOP
45	Parker, Geraldine	Stapleton	Staten Island	Delegate
46	Lewis-Clinton, Scherisce	South Beach	Staten Island	Delegate
47	Brown, Lorraine	334 East 92nd St.	Section 8	Delegate
48	Munroe, Carlton	75 Martense Street	Section 8	Delegate

ATTACHMENT E
AGENDAS OF MEETINGS HELD WITH NYCHA'S RESIDENT ADVISORY BOARD
(RAB)

April 18, 2019 Agenda

- Roll Call/Introductions
- NYCHA's Capital Planning Program – 15 minutes
- FY 2020 Capital Plan & 5-Year Action Plan – 15 minutes
- Comments and Questions – 60 minutes
- Internal RAB Discussions – 30 minutes

September 19, 2019 Agenda

- Roll Call / Introductions
- Flat Rent Schedule – 10 minutes
- NYCHA's Capital Planning Program – 10 minutes
- FY 2020 Capital Plan & 5-Year Action Plan – 10 minutes
- NYCHA's Real Estate Activities – 15 minutes
- Comments and Questions – 45 minutes
- Internal RAB Discussions - 30 minutes

ATTACHMENT F

COMMENTS FROM THE RESIDENT ADVISORY BOARD (RAB)

- Please provide the names of Tenant Association leaders and/or authorized residents who participated in the inspection walk-through for the “major work” as listed for all of the developments listed on pages 18 through 42 of the Draft Significant Amendment to the FY19 Plan. Tenant Association leaders and/or approved members of its council should be present for the inspection walk through because they reside in these developments and should have first-hand knowledge regarding the issues. Please advise when the Tenant Association leaders will be part of this process.

Each of the Projects listed on pages 18-42 of the Draft Significant Amendment to the Annual PHA Plan for Fiscal Year 2019 were prioritized based, in part, on NYCHA’s most recent Physical Needs Assessment (PNA). Therefore, the inspection walk-throughs at each affected development was conducted during the last PNA process. The complete 2017 PNA, including a summary by development, is available publicly on NYCHA’s website at <https://www1.nyc.gov/site/nycha/about/reports.page>. Approximately every five years, NYCHA engages an independent team comprising technical experts in architecture and engineering to perform a physical needs assessment of the complete NYCHA portfolio of buildings. For the latest PNA, field inspections of the NYCHA properties were performed by teams of specialists totaling 140 inspectors over the 10-month period May 2016 – February 2017 covering all five boroughs. Inspectors surveyed all buildings, common areas, facilities and grounds at 325 developments, including a representative sampling of over 20,000 apartments, collected data on the physical conditions of NYCHA infrastructure, identified and quantified components in need of repair or replacement, and assigned a timeframe for addressing these components. The collected data were then evaluated through an intensive quality control/quality assurance process and costed using an expanded and updated Unit Cost Library. Given the size of the portfolio and multitude of physical needs, a systematic assessment is critical to allow NYCHA to make rigorous, data-centered decisions on major capital investments.

In addition to the inspection data collected by the third-party assessors, NYCHA’s Capital Planning group currently works very closely with property management operations staff to review needs including skilled trade work orders to prioritize investments given scarce funding resources. We recognize the desire to include resident voices in the development of this process, and as NYCHA begins to plan for the next PNA, we will consider opportunities to include Tenant Association leaders. Currently, there are opportunities for residents to participate in the design process at the outset of projects to identify priorities and solutions. NYCHA’s “Design Guidelines for Rehabilitation of NYCHA’s Residential Buildings” outline how at project kick-off, designers present design proposals and help residents choose options that are consistent with NextGeneration NYCHA goals of creating safe, clean and connected communities. Please see this link for more information about NYCHA’s Design Guidelines: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-design-guidelines.pdf>.

- The RAB would like to know more about the consultants hired to conduct field inspections and the amount they were paid by NYCHA.

STV/AECOM are third party, outside consultants that conducted the field inspections for the Physical Needs Assessment (PNA). STV/AECOM are two subject matter experts in the construction field and were brought in as objective third parties. All inspections are thoroughly documented with photographs and extensive quality control. The full report that illustrates the Physical Needs Assessment methodology and findings is accessible here: <https://www1.nyc.gov/site/nycha/about/reports.page>

- The RAB would like to know who is consulted or interviewed during the process of completing the Physical Needs Assessment (PNA) inspections to determine what the needs are at various developments.

Questionnaires are developed based on specific trades, and small teams comprised of architects and engineers are sent out to interview NYCHA superintendents, property managers, and on-site staff. The inspection teams walk the development's campus to document any conditions they come across. Depending on the size of the campus, inspections take approximately 2 to 7 days to complete.

- The RAB recommends that tenant association presidents be interviewed during the process of completing the Physical Needs Assessment (PNA).

NYCHA will take this recommendation under advisement.

- The RAB would like to know why the Park Rock Rehab was not included in the Physical Needs Assessment (PNA).

The Physical Needs Assessment (PNA) is conducted every 5 years and includes all developments in NYCHA's portfolio, including Park Rock Rehab. The most recent PNA with information available by development is accessible here:

https://www1.nyc.gov/assets/nycha/downloads/pdf/2017%20PNA_Development.pdf. Please see page 97 for specific information on Park Rock Rehab.

- The RAB would like NYCHA residents be on the RFP review panel for any new construction contracts or contracts given to third parties, such as the inspectors for the Physical Needs Assessment (PNA).

NYCHA will take this recommendation under advisement.

- The RAB would like to know if HUD's Federal Monitor is going to take over the Capital Planning Department.

The Capital Planning Department is working alongside the federal monitor's team to ensure the goals in the HUD agreement are met. As part of the HUD agreement, there are capital components that target replacing elevators, boilers, lead, mold, and pest management.

- The RAB would like a detailed, step-by-step description of the funding and allocation process for capital projects.

Before NYCHA receives funding from HUD, HUD must approve the way the funds will be allocated. NYCHA goes through the process of looking through all the developments and analyzing the PNA report. The Capital Projects Department ranks the various urgent issues, and then asks Operations for feedback. After receiving feedback from Operations, the Capital Projects Department makes a final recommendation for items included in the Federal Capital Plan to the General Manager and Chair.

- The RAB would like to know why operational offices at South Beach Houses were renovated during a time when the Capital Planning Department has limited funding.

Capital funds cannot be used to renovate office spaces at NYCHA. The renovations to the South Beach Management Office were completed utilizing funding from Operations, not from the Capital Projects Department.

- The RAB would like to know why new bulk crushers and compactors have not been installed in Bushwick, even though the development received funding for them from elected officials three years ago.

The funding for Bushwick exterior compactors was received in July 2018. As of October 2019, this project is in the Design phase and is anticipated to start construction by the end of 2019.

- How long does it take for a building at Rutland Towers with a temporary, portable boiler to receive an installation for a permanent boiler?

There is currently a boiler replacement scheduled for 2022 at Rutland Towers. NYCHA is aware that this continues to be a serious challenge. Design, procurement, construction and final permitting inspections take 24 to 48 months.

- The RAB would like to know why funding allocations for the Bushwick development, which was originally for elevators, is now going to new appliances.

This is a Dormitory Authority of the State of New York (DASNY) project that was originally \$1 million for elevators at Bushwick Houses but DASNY has been repurposed the funding to refrigerators and gas ranges. DASNY had concerns that the funding level would cover only one elevator replacement and will not benefit all residents. The first round of deliveries started on June 3, 2019.

- The RAB would like to know if the infrastructure for underground fire water lines is being repaired or maintained by the FDNY, and if the FDNY receives funding from NYCHA to resolve issues related to the fire water lines.

The FDNY does not repair or maintain NYCHA's underground water lines. NYCHA does not pay the FDNY any capital funds.

- Since the Capital Planning Department does not allocate funding for appliances alone, the RAB would like to know which department is responsible for funding new appliances.

The Capital Planning Department allocates funds for gut rehabilitation projects, and supplying new appliances is a part of that process. Funding for new appliances when there is no gut rehab taking place comes from NYCHA's Operations Budget, the Dormitory Authority of the State of New York (DASNY), or a separate stream of state funding.

- Does the Dormitory Authority of the State of New York (DASNY) work separately from the Capital Planning Department?

DASNY is a state Authority separate from NYCHA. For the approximately \$100 million in funding that was appropriated in 2016 by the State to NYCHA, DASNY is completing the work for projects funded by that allotment. NYCHA's Capital Planning Department has provided DASNY with NYCHA site plans and referrals for architects for these projects, but DASNY is doing the design and installation work for these projects.

- The RAB would like improved communication between residents and the Capital Planning Department so residents can better understand how funds are allocated, and NYCHA can better understand the issues and concerns of residents. The RAB suggests that the Capital Planning Department provide an email blast to tenant leaders notifying them when funds are allocated for an item for informational purposes.

NYCHA will take this recommendation under advisement. Currently, NYCHA requires \$32 billion in funds to repair its infrastructure, but the agency is only receiving \$500 million from the federal government. NYCHA is aware there are competing, urgent needs that need to be addressed and is diligently working to maximize the impact of any capital repairs that are conducted.

NYCHA's 5 years Capital Plan is published annually on the NYC.gov website. The Capital Plan Calendar Years 2019-2023 is available here:

<https://www1.nyc.gov/assets/nycha/downloads/pdf/capital-plan-narrative-fy2019.pdf>

In addition, NYCHA updates an interactive map every quarter that provides information about capital projects at each NYCHA development. The interactive map is available here:

<http://nychamaps.arcgis.com/apps/MapSeries/index.html?appid=a5ddbf260de2469fb62bd0ea3d675e01>

- NYCHA needs to explain how lighting is prioritized compared to other needs during the Physical Needs Assessment.

Complete lighting replacement across a development is eligible for capital funds; however, these projects have a lower priority than roofs, building mechanical, electrical and plumbing systems and apartment rehab. Therefore, lighting replacement projects are usually funded by elected officials. NYCHA is in need of exterior lighting infrastructure replacements at multiple developments and works on upgrading lighting as funding is received for specified locations. Lighting repairs are not funded as capital items.

- NYCHA should communicate with property management staff and resident association leaders to find out more information about the physical needs of each building, rather than relying solely on reports from outside inspectors.

NYCHA will take this recommendation under advisement. NYCHA's 2017 Physical Needs Assessment was performed by a joint venture of STV and AECOM consultant teams totaling 140 architects and engineer inspectors over a 10-month period. The inspectors surveyed all buildings, common areas, facilities and grounds at 325 developments. The inspection began with an all-hands interview with the development manager, the maintenance foreman and sometimes other senior development staff as well. The interview posed a prescribed series of questions to the development manager and staff, many of which were intended to elicit information on current conditions, e.g., whether, say, any new boilers or windows were installed within the last five years, or whether any particular area of the grounds flooded in light rainfalls, signaling a clogged drainage system. NYCHA recognizes the desire to include resident voices in the development of this process, and as NYCHA begins to plan for the next PNA, we will consider opportunities to include Resident Association leaders.

- The information learned during the Physical Needs Assessment (PNA) should be made more transparent, so that members of the board can utilize that information to assist in addressing problems at their development. At Gun Hill Houses, a resident leader worked a City Council Member to secure funding for constructing recreational parks at Gun Hill, and once the parks were built there were no nearby sewers to drain water from the park areas which causes flooding when it rains. NYCHA should also communicate information from the PNA to City Council Members so that they can use this information for capital projects.

NYCHA's Physical Needs Assessment (PNA) is available online here:

<https://www1.nyc.gov/site/nycha/about/reports.page>. NYCHA also provides a quarterly status report of

all capital projects that receive capital funding from the New York City Council to all City Council Members.

- NYCHA makes decisions about developments without considering the needs of tenants or consulting with tenant leaders. NYCHA should consult tenant leaders further about issues relating to building repairs, such as lighting issues.
- *All capital projects are coordinated with the development's Property Management Office. Property Management is involved in the process from the planning process through sign-off. Many capital projects also require tenant sign off at milestones during and at completion of design and NYCHA's Resident Engagement Department works to coordinate the sign off process. Projects that require tenant sign off include projects that have been requested by tenants and are funded by the city. For other projects, such as roof and facade repairs, NYCHA's Capital Projects Department coordinates with the development's Property Management Office directly and Property Management staff keeps residents informed on these projects. Security projects, such as lighting and CCTV installations, are coordinated with the development's Property Management Office and NYCHA's Office of Safety and Security. For these projects, NYCHA's Capital Projects Department also relies on Property Management to liaise with the tenants and their representatives. The RAB requested a list of residents and tenant leaders who Capital Planning has consulted before beginning their work on specific projects.*

Depending on the project type, NYCHA may reach out to resident leaders during the pre-design phase. For example, if the project is related to apartment interior work, the Capital Projects Design Department will reach out to stakeholders, which include Resident Association Presidents and their representatives, at the beginning phases of a project to determine goals and targets and to develop the project scope. The projects are then developed preliminarily to determine how to best design within the budget and reconcile that with the project's requirements. After the project scope has been developed and reconciled, the Design Department will share these findings with the stakeholders to get consensus. For other projects such as those related to roof replacement, NYCHA will not reach out to the Tenant Association.

- NYCHA needs to clarify the Federal Monitor's role in approving capital planning projects.

The Federal Monitor's role in approving NYCHA's capital planning projects is set out in the HUD Agreement. The HUD agreement is available to view here:
<https://www.hud.gov/sites/dfiles/PA/documents/HUD-NYCHA-Agreement013119.pdf>.

- NYCHA should clarify who controls the quality of contractors NYCHA hires and ensures that contractors are doing a good job. Residents stated that contractors use poor quality materials when fixing bathrooms.

NYCHA Property Management staff are required to inspect contractor work to ensure the work complies with the scope outlined in the contract.

- In the past, NYCHA used to put a mesh before plastering walls and that was a barrier that prevented pests from entering apartments. NYCHA has stopped doing this.

NYCHA has not instructed staff to stop putting a mesh before plastering walls or removing the barrier that prevented pests from entering apartments. NYCHA is also in the process of adopting integrated pest

management (IPM) techniques and as part of this process, NYCHA will be updating the procedures that will reiterate this protocol.

- Are contracts still awarded to the lowest bidders for NYCHA's capital projects?

HUD regulations and state law require that NYCHA award contracts to lowest responsible bidder. Our bidding process includes a review of the contractors' qualifications and prior experience with NYCHA or other agencies.

- Why does NYCHA's Capital Projects Department not address apartment interiors for NYCHA residents, even though NYCHA Management offices and other spaces used by staff have been renovated?

Capital Project Department does not allocate funds to renovate management offices. Because of the city investment in roofs and heating systems, NYCHA can now start to invest more heavily in apartments. In the current Capital Plan and in the plan for City funds under the HUD Agreement, we have allocated a higher percentage of capital funding towards apartment interior work, including several gut rehabs.

- The tiling in the bathrooms at Bedford-Stuyvesant Rehabs is extremely poor quality and even when contractors have made repairs, the tile is still falling apart. Who is charge of the oversight of the contractors, particularly for bathroom projects?

The development Superintendent is responsible for any individual or requirement contract work to ensure the contractors are performing up to standard and using the correct material that is listed in the contract. If the development Superintendent is noticing defects or problems in the workmanship and they need assistance to determine how these issues can be resolved, the development Superintendent contacts the NYCHA Skilled Trades Supervisor to conduct an inspection with them.

- Overall, the design of the apartments should be reviewed. Why is a stove placed near a radiator? There should be a vanity with storage in the bathrooms.

Currently, there are opportunities for residents to participate in the design process at the outset of projects to identify priorities and solutions. NYCHA's "Design Guidelines for Rehabilitation of NYCHA's Residential Buildings" outline how at project kick-off, designers present design proposals and help residents choose options that are consistent with NextGeneration NYCHA goals of creating safe, clean and connected communities. Please see this link for more information about NYCHA's Design Guidelines: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-design-guidelines.pdf>.

- The roofs at South Beach Houses were under warranty for repair, but NYCHA used a different contractor and paid for the roofs rather than having them repaired under warranty. What was the reason for this?

The work performed at South Beach for Roof Replacement & Asbestos Abatement under Project 2852 at buildings numbers 1 through 8 was warrantied by the manufacturer for twenty (20) years. Unfortunately, roof leaks were repaired by NYCHA without contacting the warrantor, and the warranty was voided. NYCHA's Capital Projects Department observed that the condition of all the existing roofing systems was poor. This was supported by the review of roof leak work orders that were issued from June 2009 through October 2013. Based on these observations and action, NYCHA's Capital Projects Department determined the need to replace the existing roofing systems and parapet walls at all eight buildings.

- NYCHA needs to follow-up with the contractor working on the camera upgrade at South Beach Houses and obtain a complete breakdown on how the money allocated was spent.

For the South Beach Houses CCTV Camera installations, there were a total of 49 new cameras installed: 28 interior cameras, 20 exterior cameras, 1 SOC camera, and the integration of 14 existing elevator cameras. NYCHA publicly bids the requirement contract through the NYCHA Procurement division, and then awards the contracts after NYCHA Board approval. NYCHA staff from the Office of Safety and Security, the development management office, and IT work closely with the Resident Association Leader and the NYPD on designing a security system based upon the funds available. The video management system utilized is GENETEC, which is the recommended system for use by the NYPD because it is the same system that they utilize and permits NYPD ready access to cameras.

For this project, the project sponsor is Councilman Steven Matteo and the project was originally funded in the amount of \$350,000. Councilman Matteo issued a repurpose letter on March 6, 2018 to add additional funds of \$150,000 from another project, bringing the total FY2018 budget for this project to \$500,000. During FY2019, an additional \$100,000 was allocated to this project, bringing the total budget up to \$600,000. The Construction Manager for this Project is STV Construction, Inc. under IDIQ Contract #1510755, Task Order #15. In February 2018, there were joint signoffs by NYCHA, the Office of Safety and Security, the Resident Association and NYCHA IT for the approved scope of work for this project. As of September 2019, the cameras have been installed and are currently operating. The contractor is working on the submission of required deliverables to close out the project.

- The roof at Red Hook West is under warranty, so why has a new contractor been brought in to design the roof?

A new contractor has been brought in because the parapet was being replaced, the material around the edges of the roof could not be salvaged or continued to be covered by the original warranty. This is a comprehensive roof, parapet, and railing replacement utilizing the latest roofing insulation and waterproofing standards and comes with a 30-year warranty.

- How are residents and resident leaders involved during the RFP process for capital projects? Are resident and/or resident leaders consulted during the design of capital projects?

NYCHA's Capital Planning group currently works very closely with property management operations staff to review needs including skilled trade work orders to prioritize investments given scarce funding resources. NYCHA recognizes the desire to include resident voices in the development of this process, and as NYCHA begins to plan for the next PNA, we will consider opportunities to include Tenant Association leaders.

Currently, there are opportunities for residents to participate in the design process at the outset of projects to identify priorities and solutions. NYCHA's "Design Guidelines for Rehabilitation of NYCHA's Residential Buildings" outline how at project kick-off, designers present design proposals and help residents choose options that are consistent with NextGeneration NYCHA goals of creating safe, clean and connected communities. Please see this link for more information about NYCHA's Design Guidelines: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-design-guidelines.pdf>.

ATTACHMENT G

COMMENTS FROM THE PUBLIC

- When will the pipes at Saint Nicholas be replaced by NYCHA?

As of October 2019, the gas riser replacement project at Saint Nicholas is in the procurement phase and is scheduled to be completed by 1st quarter of 2022.

- When will the scaffolding be removed at Saint Nicholas Houses?

As of October 2019, there is no scaffolding or sidewalk sheds at Saint Nicholas Houses.

- Saint Nicholas residents are suffering from Legionnaire's disease and NYCHA needs to assist these residents.

As of September 2019, there are 5 copper-ionization systems installed in the buildings at Saint Nicholas identified by the NYC Department of Health and Mental Hygiene. NYCHA is currently in the process of awarding the contract to install the systems in the remaining buildings at Saint Nicholas.

- What does it cost for NYCHA to paint one wall in an apartment? The estimate of \$32 billion of capital needs seems to be too high.

The estimate of \$32 billion of capital need was determined from NYCHA's 2017 Physical Needs Assessment, which was performed by two external consultant teams that surveyed all buildings, common areas, facilities and grounds at 325 developments. The 2017 Physical Needs Assessment is available here: <https://www1.nyc.gov/site/nycha/about/reports.page>.

The estimated cost for NYCHA to paint one wall in an apartment ranges from \$117 to \$442 depending on whether the wall requires renovation, repair, and painting (RRP). RRP work requires additional time and materials to complete the treatment.

- Why hasn't Fulton Houses received capital funds in recent years?

Fulton has received capital and city funding for multiple projects in recent years, including:

- *CCTV Installation 2013 - \$634,788 (City funding)*
- *Exterior Brickwork Repair (LL II) 2016/2017/2018 - \$3,585,607 (Capital funding)*
- *Community Center Renovation 2018 - \$7,274,866 (Capital and City funding)*
- *Gas Riser Replacement - 2018 - \$132,267 (Capital funding)*
- *Hudson Guild Fulton Center renovation - anticipated completion in 2020 - \$2,000,000 (Capital and City funding)*