



NEW YORK CITY  
HOUSING  
AUTHORITY

# Welcome

## NYCHA Public Hearing

### FY2025 Annual Plan and Significant Amendment to the FY2024 Annual Plan

July 30, 2024

Spanish: 646-558-8656 then enter 331 425 8640# - Las diapositivas traducidas están disponibles: [on.nyc.gov/nycha-public-hearing](https://on.nyc.gov/nycha-public-hearing)

Mandarin: 646-558-8656 then enter 461 857 9342# - 提供会议简报中文译本: [on.nyc.gov/nycha-public-hearing](https://on.nyc.gov/nycha-public-hearing)

Cantonese: 646-558-8656 then enter 831 000 3543# - 提供會議簡報中文譯本: [on.nyc.gov/nycha-public-hearing](https://on.nyc.gov/nycha-public-hearing)

Russian: 646-558-8656 then enter 804 869 1448# - Есть перевод слайдов на русский язык: [on.nyc.gov/nycha-public-hearing](https://on.nyc.gov/nycha-public-hearing)

# Agenda

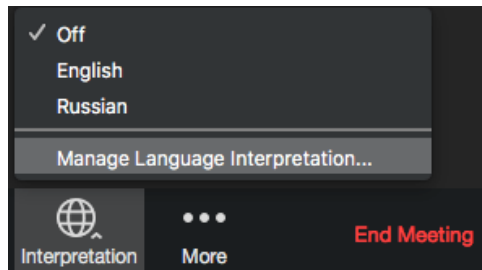
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1. Welcome and Introductions
2. Foreign Language and Sign Language Interpretation
3. Public Hearing Overview
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5. NYCHA's Panelists
6. CEO Lisa Bova-Hiatt
7. Public Comments

# Foreign Language and Sign Language Interpretation

Foreign language interpretation is available in person and remotely via two methods:

- In Zoom by clicking the interpretation icon at the bottom-right of your screen and selecting your preferred language, OR



- By phone by dialing **646-558-8656** and then entering the number below for your preferred language:
  - **Spanish: 331 425 8640 #**
  - **Mandarin: 461 857 9342 #**
  - **Cantonese: 831 000 3543 #**
  - **Russian: 804 869 1448 #**

Sign language interpreters will be visible on video for the duration of this hearing.

# Public Hearing Overview

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In accordance with Section 5A of the United States Housing Act of 1937, as amended, housing authorities are required to develop, with review and input from residents and the general public, Annual Plans for the coming year and then gather input on the Plans from residents and the general public.

Federal law allows a public housing authority to modify or amend its Annual Plan. Significant amendments to the Plan must also be brought to a public forum to provides residents and the general public the opportunity to comment.

# Annual Plan and Significant Amendment

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On June 14, 2024, NYCHA released the **Draft Fiscal Year 2025 Annual Plan** and the **Draft Significant Amendment to the Fiscal Year 2024 Annual PHA Plan** for public review on NYCHA's website.

This Amendment is for the Fiscal Year 2024 Capital Plan and 5-Year Action Plan as well as the following activities:

- Housing Opportunity Through Modernization Act (HOTMA) sections 102 and 104
- New York City Public Housing Preservation Trust
- MTA Easement at Wagner Houses
- Permanent Affordability Commitment Together (PACT)

Both of these documents are available online at [on.nyc.gov/nycha-public-hearing](https://on.nyc.gov/nycha-public-hearing)

# Annual Plan and Significant Amendment

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Copies of the Executive Summaries for the Draft Annual Plan and the Draft Significant Amendment are available in English, Spanish, Chinese, and Russian at the sign-in table and online at [on.nyc.gov/nycha-annual-plan](https://on.nyc.gov/nycha-annual-plan)

This public hearing is being live-streamed at [www.youtube.com/nycha](https://www.youtube.com/nycha) and will be available to view on NYCHA's website.

# Annual Plan and Significant Amendment

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As part of the Annual Plan and Significant Amendment process, NYCHA held 12 meetings to date with members of the Resident Advisory Board (RAB) and Citywide Council of Presidents (CCOP):

1. April 9 & 11 – ACOP and Re-Entry Program
2. April 23 & 24 – Housing Opportunity Through Modernization Act (HOTMA)
3. May 7 & 9 – PACT Overview and Updates, and Other REDD Project Updates
4. May 21 & 23 – Asset and Capital Management/Capital Projects
5. June 4 & 6 – 5-Year Goals for 2025 - 2029
6. June 11 & 13 – Housing Preservation Trust

# NYCHA's Panelists

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- NYCHA's Board Members
- Chief Operating Officer
- NYPD Representative





# Remarks from CEO Lisa Bova-Hiatt

# Progress on HUD Agreement Pillar Areas

The 2019 HUD Agreement focuses on a set of pillars, each with a specific set of metrics and requirements.

## Monitorship Updates

- The Monitorship's first term, led by Bart Schwartz and Guidepost Solutions, ran until February 2024
- The new Federal Monitors are Neil Barofsky and Matt Cipolla of Jenner & Block
- The second phase will run for five years, until 2029

## Key Examples of Progress to Date



### Pests & Waste

- Reduced verified pest complaints by 10% from 2022 to 2023.
- Responding to rat complaints within 2 days 85% of the time—up from 48% this time last year.



### Heat

- 15% reduction in # of unplanned heat outages in 2023/2024 relative to 2022/2023; duration of unplanned outage time reduced by 8% to 7.2 hours.
- Completed 120+ boiler replacements—200+ remain planned by end of 2026.



### Elevators

- 11% reduction in unplanned outages in 2023 relative to 2022; duration time reduced by 32% to 7.5 hours.
- Completed 100+ elevator replacements—200 remain planned by end of 2025.



### Lead

- Tested 72,000+ apartments with children under age 6 to determine presence of lead-based paint.
- Removed lead from over 7,600 apartments at 0.5 mg/cm<sup>2</sup> standard since 2022.
- Abating all PACT sites to the 0.5 mg/cm<sup>2</sup> standard.

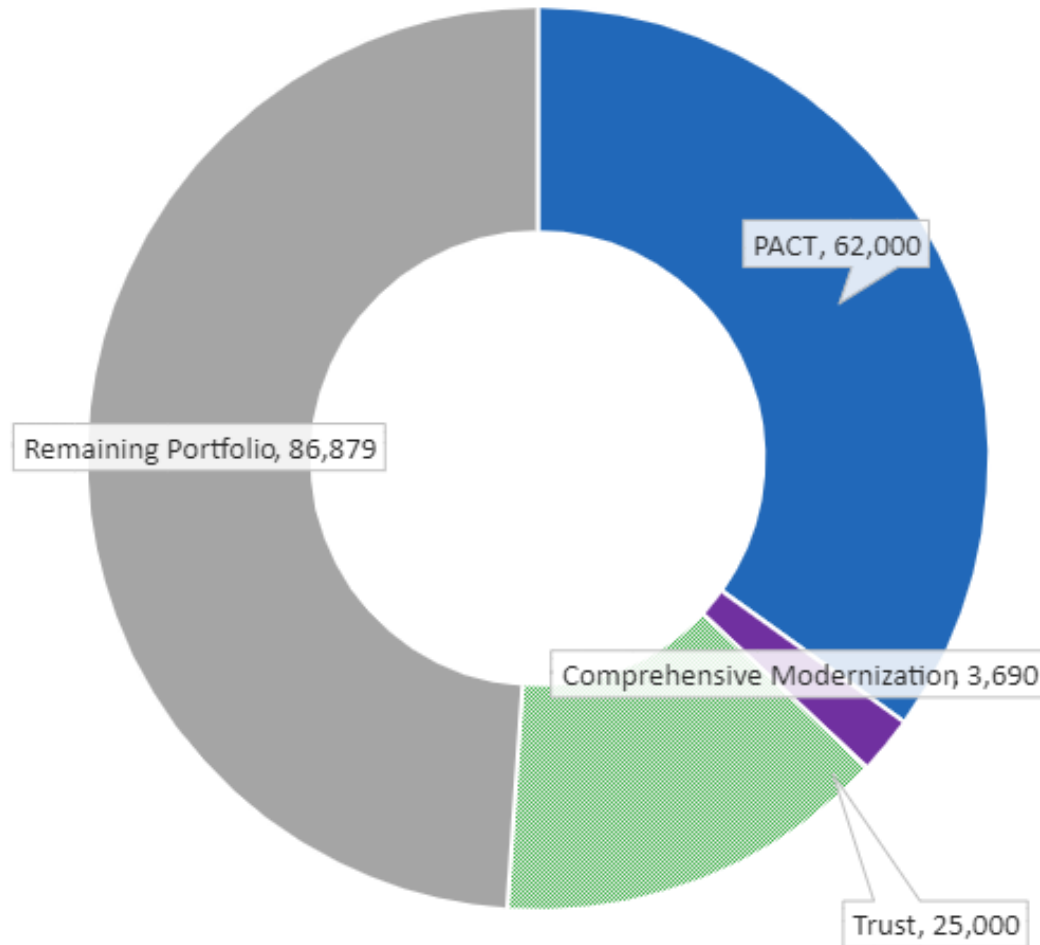


### Mold

- Improved compliance with the printing of the inspection plan from 58.6% to 70% from 2022 to 2023.
- Completed the ventilation program, replacing 8,400 roof fans; cleaned ~74,000 vents.

# Reinvestment Strategies Across the NYCHA Portfolio

NYCHA is pursuing three main approaches to modernization



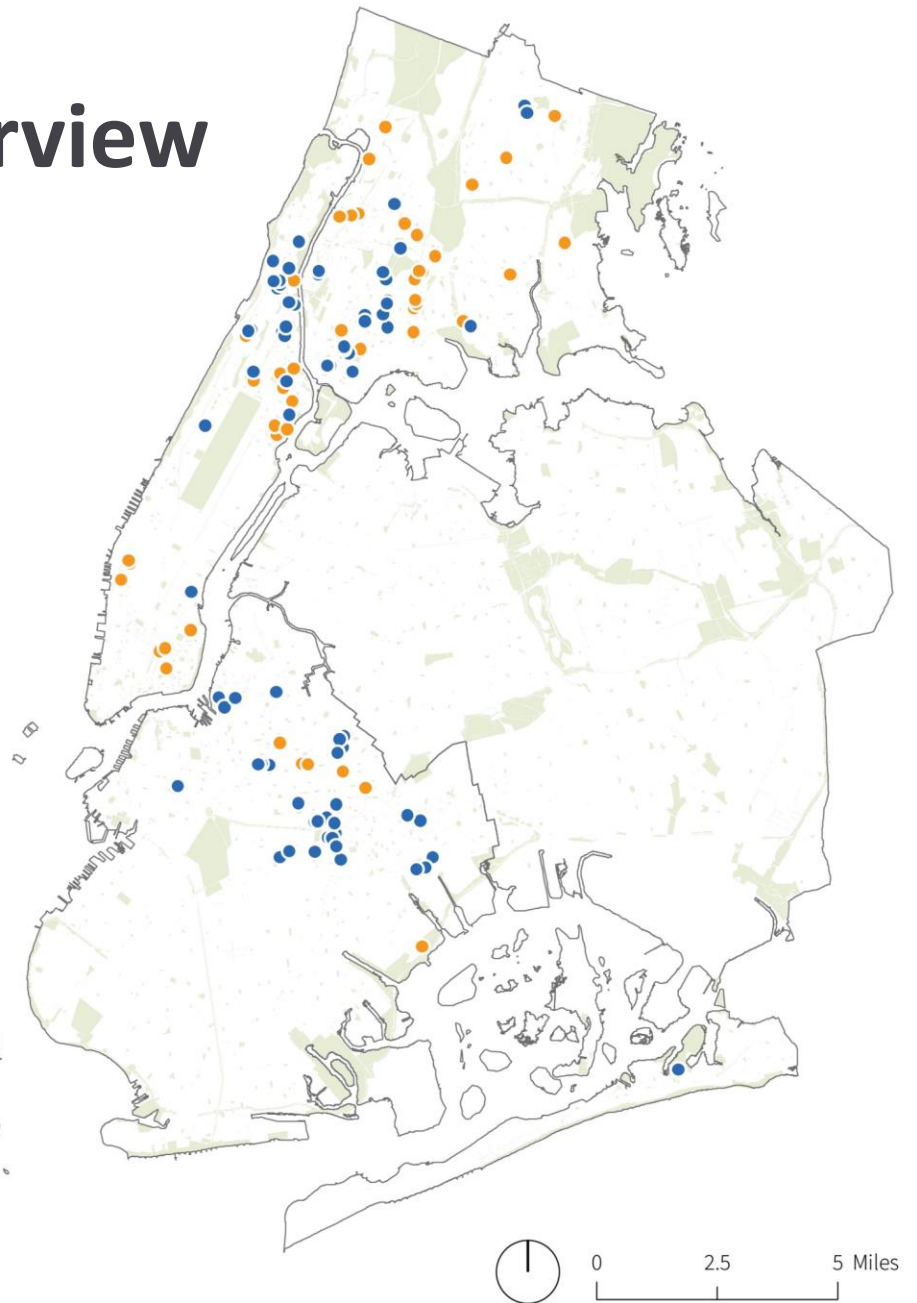
- 1 PACT
- 2 NYC Public Housing Preservation Trust
- 3 Comprehensive Modernization

# PACT Program: Overview

Over \$5.7 billion in capital repairs already completed or underway

	# Developments	# Units	Capital Repairs*
● Construction In Progress or Complete	87	21,696	\$5.7B
● Planning and Resident Engagement	51	16,155	\$7.5B
<b>Total</b>	<b>138</b>	<b>37,851</b>	<b>\$13.2B</b>

\* Capital repairs for PACT projects that are complete or under construction reflect the combined hard and soft costs. For PACT projects in the planning and resident engagement phase, we use the 20-Year PNA (2023) as an estimate.



# Trust: Overview

## Results of Completed Votes

Development	Residents	Apartments	% of Eligible Voters that Participated	Result of Vote
Nostrand Houses	2,213	1,148	51%	Trust
Bronx River Addition	158	226	61%	Trust
<b>Total</b>	<b>2,371</b>	<b>1,374</b>		

## Pending Votes

Development	Residents	Apartments	Voting Start	Voting End
Coney Island Houses	1,040	534	July 17	August 15
Coney Island Houses Site 1B	447	193	July 17	August 15
<b>Total</b>	<b>1,487</b>	<b>727</b>		

## Progress to Date on the Trust

- Trust board appointed in July 2023
- First Trust employees started in August 2023
- Successfully hosted industry event for design-builders, Minority- and/or Women-owned Business Enterprises, Section 3 Business Concerns, relocation specialists, and decarbonization vendors in June 2024
- First design-build Request for Qualifications released in May 2024

New York City  
Public Housing  
Preservation Trust



# Comprehensive Modernization: Overview

## City Capital Action Plan Projects



### Saint Nicholas, Manhattan

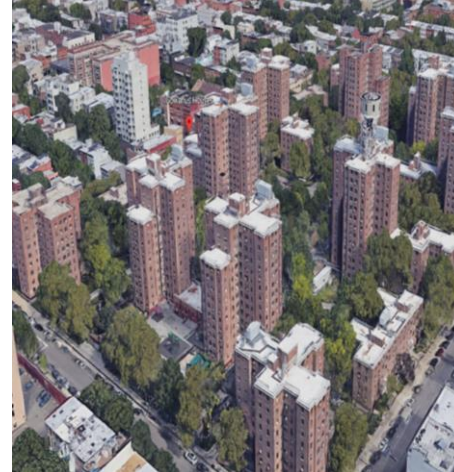
- 13 buildings, 14 stories each
- 1,526 units
- 3,340 residents
- Design-build start: Q2 2024
- Construction finish: Q3 2029



### Todt Hill, Staten Island

- 7 buildings, 6 stories each
- 502 units
- 1,002 residents
- Design-build start: Q2 2024
- Construction finish: Q4 2027

## Gowanus Neighborhood Rezoning



### Gowanus Houses, Brooklyn

- 15 buildings, 4, 6, 9, 13, 14 stories
- 1,139 units
- 2,604 residents
- Design-build start: Q2 2025
- Construction finish: Q3 2029



### Wyckoff Gardens, Brooklyn

- 3 buildings, 21 stories each
- 529 units
- 1,119 residents
- Design-build start: Q2 2025
- Construction finish: Q4 2027

# Commitment to Focusing on Residents



## NYCHA remains committed to working and partnering with residents

### Resident and Staff Training

- Resident leaders and staff continue to learn side by side in trainings about our mutual obligations under the Memorandum of Agreement and HUD regulations
- NYCHA has hosted 71 sessions and trained 1,334 staff and 589 residents over 17 months



### NYCHA Resident Training Academy

- Provides employment-linked training and job placement assistance in Pest Control, Construction, and Janitorial Services that lead to careers at NYCHA and with NYCHA contractors

### Resident Safety

- Teen Expansion Program offers youth programs at 130 sites citywide, open seven days a week
- Mayor's Action Plan for Neighborhood Safety enlists residents, agencies, and Community Based Organizations to help move beyond enforcement to address the factors underlying safety at 30 NYCHA developments





# Public Comment:

## Comments on the FY2025 Draft Annual Plan and Draft Significant Amendment to the FY2024 Annual Plan



# Zoom Instructions for Public Comment

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- Attendees will be called on to speak in order of requests.
- When called on to speak, please ensure your microphone is **not muted**.
- Attendees will be able to speak for **3 minutes** uninterrupted.
- If you are experiencing issues in your apartment, please email [annualplancomments@nycha.nyc.gov](mailto:annualplancomments@nycha.nyc.gov) or type your name, development, address, apartment number, contact information, and issue in the Zoom Q&A box.

# Zoom Instructions for Public Comment

If you did not submit a request to speak and you wish to speak, please click the Raised Hand button at the bottom of your screen or press \*9 if you are on the phone.



# Zoom Instructions for Public Comment

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The order of speakers will be:

1. Individuals who signed up in advance of the start of this hearing
2. Raised Hands on Zoom (time permitting)

# Comments

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We will now begin taking comments from attendees who submitted a request to speak. Speakers are allotted 3 minutes.

If testifying by Zoom, please unmute yourself when prompted.

If testifying by phone, please press \*6 when prompted to unmute yourself.

When you are called, state your name and affiliation (such as the name of your NYCHA development, elected official office, organization, etc.).

# Submitting Public Comments

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We encourage residents and the public to provide written comments on the Draft Annual Plan and the Draft Significant Amendment. Comments may be submitted through August 2, 2024.

You can provide comments via:

- **E-mail:** [annualplancomments@nycha.nyc.gov](mailto:annualplancomments@nycha.nyc.gov)
- **Mail:** Public Housing Agency Plan Comments, Church Street Station, PO Box 3422, New York, NY 10008
- **Fax:** (212) 306-8888



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Manhattan

