



Welcome

NYCHA Public Hearing

FY2026 Annual Plan, Significant Amendment to the FY2025 Annual Plan, Draft Designated Plan for Elderly-Only Developments and Buildings, Changes to the Tenant Selection and Assignment Plan (TSAP)

July 30, 2025

Spanish: 646-558-8656 then enter 331 425 8640# - Las diapositivas traducidas están disponibles: 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

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

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

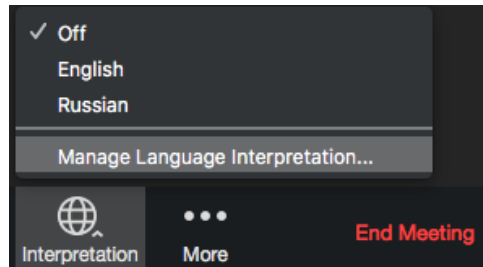
Agenda

1. Welcome and Introductions
2. Foreign Language and Sign Language Interpretation
3. Public Hearing Overview
4. Annual Plan and Significant Amendment
5. Designated Plan for Elderly-Only Developments and Buildings
6. Changes to the Tenant Selection and Assignment Plan (TSAP)
7. NYCHA's Panelists
8. Chair Jamie Rubin
9. CEO Lisa Bova-Hiatt
10. 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 #**
 - **Bengali: 848 608 3704 #**

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

Public Hearing Overview

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 provide residents and the general public the opportunity to comment.

This public hearing is being live-streamed at youtube.com/nycha and will be available to view on NYCHA's website.

Documents for Public Review and Comment

On June 13, 2025, NYCHA released the **Draft Fiscal Year 2026 Annual Plan** and the **Draft Significant Amendment to the Fiscal Year 2025 Annual PHA Plan** for public review on NYCHA's website.

NYCHA is also seeking feedback from stakeholders, including residents, on two additional documents that were released as part of the FY 2026 Draft Annual Plan.

- A new **Designated Housing Plan** for NYCHA's current portfolio of elderly-only developments and buildings
- Changes to the **Tenant Selection and Assignment Plan (TSAP)**

The Executive Summaries of the Draft Plan, Draft Significant Amendment, Draft Designated Plan, and Changes to the Tenant Selection and Assignment Plan are available in English, Spanish, Chinese, and Russian at the sign-in table and online at on.nyc.gov/nycha-annual-plan

Designated Plan for Elderly-Only Developments and Buildings

- NYCHA has prepared a new **Designated Housing Plan** for its current portfolio of elderly-only developments and buildings and requests authorization to extend the designation for five years as per the requirements of PIH 2005-2 (HA) and 24 CFR Part 945.
- As of June 13, 2025, this proposed designation encompasses 7,378 units in buildings originally constructed for, and intended to be occupied by, elderly families. These units are in 31 elderly-only developments and 11 elderly-only buildings throughout the five boroughs of New York City. All the units located in NYCHA's elderly-only developments and buildings are in federally aided public housing developments.

Changes to the Tenant Selection and Assignment Plan (TSAP)

- NYCHA's Tenant Selection and Assignment Plan (TSAP) has been in place since 1996, ensuring that NYCHA follows a fair and neutral process in selecting applicants and tenant transfers to fill vacancies at NYCHA's public housing apartments. Periodically, the plan is reviewed and adjusted to meet changes in law and regulations and changing needs and priorities of NYCHA and of the city's population.
- In line with NYCHA's vision for transformation, NYCHA is considering changing the current TSAP from a four-tier to a three-tier system. The revised rotation model will ensure a more balanced and efficient selection process while addressing the needs of multiple housing priorities, including health and safety matters, domestic violence, reasonable accommodations, and homelessness.

Annual Plan and Significant Amendment

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. March 24 & 25 – Designated Plan for Elderly-Only Developments and Buildings
2. April 8 & 10 – Housing Opportunity Through Modernization Act (HOTMA)
3. May 5 & 7 – Capital Projects Portfolio/Five-Year Capital Plan
4. May 12 & 14 – PACT Overview and Updates, and Other REDD Project Updates
5. June 2 & 4 – New York City Public Housing Preservation Trust Update
6. June 9 & 11 – Changes to the Tenant Selection and Assignment Plan (TSAP)

NYCHA's Panelists

- NYCHA Board Members
- Chief Operating Officer
- NYPD Representative



Remarks from Chair Rubin



Remarks from CEO Lisa Bova-Hiatt

NYCHA is focused on improving living conditions and investing in quality housing for the long term



Elevator work underway

Addressing
pillar areas



Todt Hill: Comprehensive Modernization model unit

Reinvesting in
homes via **major
renovations**

Repairing and
replacing building
systems to improve
the daily experience
of NYCHA residents



New roof fans help address mold



Independence: renovated kitchen via PACT

NYCHA has made progress **transforming the organization** and **improving conditions** at its 335 developments

- Since 2019, NYCHA has made significant strides in **improving compliance, service delivery, and building conditions** in each of the pillar areas of the HUD Agreement.
- NYCHA has employed best practices to **overhaul management and shift work for the properties and neighborhoods**, leading to more efficient repairs.
- These changes translate to **real impacts on the lives of residents**: more reliable heat and elevators, and fewer pests and environmental issues, mean healthier, more livable homes for the NYCHA community.

Highlights of Progress

Pest complaints down over 60% since before the Agreement

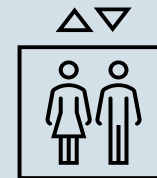


Pests



Heat

Heat outages down 45% in the most recent heat season compared to 2019



Elevators

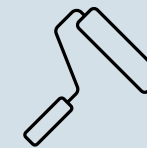
Elevator outages down by almost 40% since 2021

Mold removed nearly 60% faster than it was in 2020



Mold

Over 14,000 units fully abated, ahead of Agreement schedule



Lead



Inspections

~103,500 units inspected year to date, on pace for target by year end

And NYCHA has continued to center resident experience via programming and access to resources

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 93 sessions and trained 1,890 staff and 634 residents since 2023



Food Business Pathways graduation



YouthBuild training in Brownsville

NYCHA Resident Training Academy + Business Pathways

- 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
- Childcare and Food Business Pathways programs support residents launching new businesses

Resident Safety

- Teen Expansion Program offers youth programs at 119 sites citywide, open 7 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

For more on these and other programs, contact evp.rspi@nycha.nyc.gov or call 212-306-7039.



Fire Safety Symposium



Public Comment:

Comments on the Draft Fiscal Year 2026 Annual Plan, Draft Significant Amendment to the FY 2025 Annual Plan, Draft Designated Plan for Elderly-Only Developments and Buildings, and Changes to the Tenant Selection and Assignment Plan (TSAP)

Zoom Instructions for Public Comment

- 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 **2 minutes** uninterrupted.
- If you are experiencing issues in your apartment, please email 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

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

We will now begin taking comments from attendees who submitted a request to speak. Speakers are allotted 2 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

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, 2025.

You can provide comments via:

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



NEW YORK CITY
HOUSING
AUTHORITY

NYCHA Public Hearing

FY2026 Annual Plan, Significant Amendment to the FY2025 Annual Plan, Draft Designated Plan for Elderly-Only Developments and Buildings, Changes to the Tenant Selection and Assignment Plan (TSAP)

July 30, 2025