

FINAL Significant Amendment to the Annual PHA Plan for Fiscal Year 2016



Shola Olatoye
Chair & Chief Executive Officer

Date: July 1, 2016

NOTICE

New York City Housing Authority Significant Amendment to the Agency Plan for FY 2016

The public is advised that the *Significant Amendment to the FY 2016 Agency Annual Plan* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting February 19, 2016 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Significant Amendment to the FY 2016 Agency Annual Plan* and supporting documents. The *Significant Amendment to the FY 2016 Agency Annual Plan* will also be available at the following locations:

- On NYCHA's webpage, which is located on <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 am to 7:30 pm:

Manhattanville Senior Center 530 West 133 rd Street New York, New York Taft Senior Center 1365 5 th Avenue New York, New York Sedgwick Community Center 1553 University Avenue Bronx, New York	Soundview Community Center 1674 Seward Avenue Bronx, New York Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing , New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
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PUBLIC COMMENT

The public is invited to comment on the *Significant Amendment to the FY 2016 Agency Annual Plan* at a public hearing to be held on **Tuesday April 5, 2016** from 5:30 p.m. to 8:00 p.m. at:

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

The location listed above is both handicapped accessible and can be reached using public transportation. For transportation information go to <http://tripplanner.mta.info> or call the MTA/NYC Transit Travel Information Line (718) 330-1234.

Written comments regarding the *Significant Amendment to the FY 2016 Agency Annual Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than April 8, 2016.** Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to annualplancomments@nycha.nyc.gov.

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

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

AVISO

Enmienda Significante propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2016

Se anuncia al público que la *Enmienda significativa propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2016* estará disponible para su inspección pública en la oficina central de NYCHA ubicada en 250 Broadway, New York, NY, a partir del 23 de febrero de 2016 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 propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2016 y los documentos de respaldo*. La *Enmienda significativa propuesta al Plan anual de vivienda pública para el año fiscal 2016* también se encontrará disponible en los siguientes lugares:

- En el sitio de NYCHA en Internet, que se encuentra en <http://www.nyc.gov/nycha>
- En la oficina de la administración de *todos* los residenciales de vivienda pública de NYCHA, en horario de oficina.
- En los centros comunitarios/oficinas municipales que se enumeran a continuación entre las 9:00 a.m. y las 7:30 p.m.:

Manhattanville Senior Center 530 West 133 rd Street Nueva York, Nueva York Taft Senior Center 1365 5 th Avenue Nueva York, Nueva York Centro Comunitario de Sedgwick 1553 University Avenue Bronx, New York	Centro Comunitario de Soundview 1674 Seward Avenue Bronx, New York Oficina Municipal de Operaciones Comunitarias de Queens 70-30 Parsons Boulevard Flushing, New York	Oficina Municipal de Operaciones Comunitarias de Staten Island 126 Lamport Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
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COMENTARIO PÚBLICO

El público está invitado a participar en la asamblea pública en la cual se podrá hacer preguntas acerca de la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2016*. Esta asamblea pública se llevará a cabo el **martes 5 de abril de 2016 entre las 5:30 pm y las 8:30 pm** en:

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

Todas las localidades que se mencionan anteriormente son accesibles para personas con limitaciones físicas y se puede llegar a ellas utilizando transporte público. Si desea obtener información acerca de opciones de transporte diríjase a <http://tripplanner.mta.info> o llame a la línea de información sobre transporte público de la MTA/NYC al (718) 330-1234.

Alentamos la presentación de comentarios escritos sobre la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2016*. Para que se los tome en consideración, **los comentarios deben recibirse mediante correo postal de los Estados Unidos o fax a más tardar el 8 de abril de 2016**. Los comentarios escritos pueden enviarse por fax al (212) 306-7905, por correo postal a la dirección que aparece a continuación y 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

Shola Olatoye, Presidenta y Primera Ejecutiva

通知
紐約市房屋局「2016財政年度公共房屋機構計劃」重大修正案

從2016年2月19日起，各界人士可前往紐約市房屋局辦公總樓索取「2016財政年度機構計劃」重大修正案，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「2016財政年度機構計劃」重大修正案及有關的證明文件。「2016財政年度機構計劃」重大修正案也可透過下列方式索取：

- 紐約市房屋局 (NYCHA) 官方網頁，網址：<http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>
- 紐約市房屋局轄下各個公房區管理處 (請於正常營業時間前往)
- 下列社區中心/地區事務管理處 (辦公時間：早上9時至晚上7時30分)：

<p>Manhattanville Senior Center 曼哈頓維爾公房社區中心 530 West 133rd Street New York, New York</p> <p>Taft Senior Center 塔芙特公房長者中心 1365 5th Avenue New York, New York</p> <p>Sedgwick Community Center 塞奇威克公房社區中心 1553 University Avenue Bronx, New York</p>	<p>Soundview Community Center 桑德維公房社區中心 1674 Seward Avenue Bronx, New York</p> <p>Queens Community Operations Borough Office 皇后區區域事務管理處 – 社區業務部 70-30 Parsons Boulevard Flushing, New York</p>	<p>Staten Island Community Operations Borough Office 史丹頓島區域事務管理處 – 社區業務部 126 Lamport 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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諮詢公眾意見

我們也誠邀各界人士出席於**2016年4月5日，星期二**傍晚5時30分至晚上8時舉行的公共聽證會，對「2016財政年度機構計劃」重大修正案發表意見並提出建議。地點如下：

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

會議地點設有無障礙通道方便殘疾人士進出並可乘搭公共交通工具抵達。詳情請瀏覽<http://tripplanner.mta.info> 或致電大都會捷運局 (MTA)/紐約市交通旅遊資訊熱線查詢，電話：(718) 330-1234。

歡迎各界人士對「2016財政年度機構計劃」重大修正案發表書面意見。我們僅會考慮於**2016年4月8日**限期前以傳真或平郵方式提交的意見書。傳真號碼：(212) 306-7905。意見書可寄至下列地址或發送電郵至 annualplancomments@nycha.nyc.gov。

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

白思豪 (Bill de Blasio)，市長

索拉·奧拉托耶 (Shola Olatoye)，主席兼行政總監

УВЕДОМЛЕНИЕ

Значительная поправка Жилищного управления г. Нью-Йорка к Годовому плану агентства государственного жилья на 2016 финансовый год

Настоящим извещаем, что *Значительная поправка (Significant Amendment) к Годовому плану Жилищного управления г. Нью-Йорка (New York City Housing Authority, NYCHA) на 2016 финансовый год (FY 2016)* будет доступна для публичного ознакомления в главном офисе NYCHA, который находится по адресу: 250 Broadway, New York, NY, начиная с 19 февраля 2016 года с 9:30 а.м. до 4:30 р.м. Для ознакомления с ней и сопроводительными документами позвоните, пожалуйста, по тел. (212) 306-3701 и назначьте встречу. Также эти документы можно будет найти:

- На вебсайте NYCHA <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>
- В офисе управления *каждого* жилищного комплекса NYCHA в обычные приемные часы.
- В нижеуказанных местных общественных центрах (Community Centers)/районных управлениях с 9:00 а.м. до 7:30 р.м.:

Manhattanville Senior Center 530 West 133rd Street New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Community Center 1553 University Avenue Bronx, New York	Soundview Community Center 1674 Seward Avenue Bronx, New York Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
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КОММЕНТАРИИ ОБЩЕСТВЕННОСТИ

Общественность также приглашается предоставить комментарии по поводу *Значительной поправки к Годовому плану Агентства на FY 2016* на публичном слушании, которое состоится **во вторник, 5 апреля 2016 года** с 5:30 р.м. до 8:00 р.м. по адресу:

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

Вышеуказанное место проведения мероприятия оборудовано для доступа инвалидов, и туда можно добраться общественным транспортом. Для получения информации о том, как туда добраться общественным транспортом, посетите страницу на Интернетe <http://tripplanner.mta.info> или позвоните в Транспортное управление MTA/NYC Transit Travel Information Line по телефону (718) 330-1234.

Письменные отзывы по поводу *Значительной поправки к Годовому плану Агентства на FY 2016* приветствуются. Чтобы их учли, **они должны быть получены по почте (United States Postal mail) не позже 8 апреля 2016 года.** Принимаются также предложения по факсу (212) 306-7905 до этой же даты. Отзывы также можно выслать по адресам: annualplancomments@nycha.nyc.gov. и

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

Bill de Blasio, мэр

Shola Olatoye, председатель и
исполнительный директор



Meetings on the Amendment to the FY 2016 Annual Plan



Proposed Amendment – FY 2016 Capital Fund Submission and NextGen Neighborhoods at Holmes and Wyckoff

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-fy16



Public Hearing

Tuesday, April 5, 2016
5:30 pm to 8:00 pm

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

A translation of this document is available in your management office and online at
www.nyc.gov/nycha

La traducción de este documento está disponible en su oficina de administración y en
Internet en www.nyc.gov/nycha

所居公房管理處和房屋局網站
(網址: www.nyc.gov/nycha) 備有文件譯本可供索取

Перевод этого документа находится в Вашем домоуправлении и на интернете
www.nyc.gov/nycha



Reuniones sobre la enmienda al plan anual para el año fiscal 2016



Enmienda propuesta para el año fiscal 2016 - Entrega de Fondos Capitales y Vecindarios de la Próxima Generación en Holmes y Wyckoff

Únase a la conversación e infórmese de los asuntos que afectan su hogar y su comunidad.

¿No puede asistir en persona? Vea el Video en vivo y lea los aspectos más destacados de la reunión

en.nyc.gov/nycha-fy16



Asamblea Pública

Martes 5 de abril de 2016
De 5:30 pm a 8:00 pm

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

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www.nyc.gov/nycha

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Internet en www.nyc.gov/nycha

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www.nyc.gov/nycha



「2016財政年度公共房屋機構計劃」 修正案公眾諮詢會議



修正擬案 - 2016財政年度基建資金撥款提案及霍爾斯
公房區和威科夫公房區的「創新時代社區」興建計劃

踴躍參與,加入對話,關注
住房和社區發展動向。

無法親身出席會議?

歡迎上網觀看現場LIVE
轉播以及閱讀諮詢會議的
簡報重點,網址:

on.nyc.gov/nycha-fy16



公開聽證會

2016年4月5日,星期二
傍晚5時30分至晚上8時

**Borough of Manhattan
Community College**
紐約市立大學曼哈頓
社區學院
199 Chambers Street
New York, NY 10007

A translation of this document is available in your management office and online at
www.nyc.gov/nycha

La traducción de este documento está disponible en su oficina de administración y en
Internet en www.nyc.gov/nycha

所居公房管理處和房屋局網站
(網址: www.nyc.gov/nycha) 備有文件譯本可供索取

Перевод этого документа находится в Вашем домоуправлении и на интернете
www.nyc.gov/nycha



Собрания по поводу Поправки к Годовому плану на 2016 финансовый (FY 2016) год



Предложенная Поправка – подача на рассмотрение Капитального фонда FY 2016 и инициатива NextGen Neighborhoods в Holmes и Wyckoff

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-fy16



Публичное слушание

Вторник, 5 апреля 2016 г.
с 5:30 pm до 8:00 pm

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

A translation of this document is available in your management office and online at
www.nyc.gov/nycha

La traducción de este documento está disponible en su oficina de administración y en
Internet en www.nyc.gov/nycha

所居公房管理處和房屋局網站
(網址: www.nyc.gov/nycha) 備有文件譯本可供索取

Перевод этого документа находится в Вашем домоуправлении и на интернете
www.nyc.gov/nycha

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Executive Summary

NYCHA's Proposed Amendment to the Annual PHA Plan for FY 2016

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 Proposed Amendment to the Annual PHA Plan for FY 2016 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 Proposed Amendment to each public housing Resident Association President.

NYCHA held a public hearing at the Borough of Manhattan Community College ("BMCC") in Manhattan on April 5, 2016 and accepted written comments on the Proposed Amendment through April 8, 2016. Please see the Notice on page 2. NYCHA met with the Resident Advisory Board ("RAB") members for their comments on February 18, 2016 and April 14, 2016, before the Amendment was submitted to the United States Department of Housing and Urban Development (HUD) for approval.

The Need for a Next Generation Solution

In its worst financial position in more than 80 years, NYCHA faces billions in a cumulative projected operating deficit over the next ten years, and nearly \$17 billion in unmet capital needs for major infrastructure repairs. Billions in underfunding from all levels of government, and rapidly deteriorating buildings have jeopardized the future of the nation's oldest and largest public housing authority.

This is why we developed NextGeneration NYCHA, our 10-year strategic plan. It is a roadmap to change the way we do business, get our financial house in order, and preserve public housing. It requires us to seek innovative solutions, work with residents on some tough decisions, and leverage every available resource to create the safe, clean, and connected communities our residents deserve developed over one year from 150 collaborative meetings with NYCHA residents, stakeholders and elected officials, NextGen builds on the de Blasio administration's commitment to stabilize, preserve and revitalize public housing. The NextGeneration NYCHA's 15 strategies will transform NYCHA into a more effective and efficient property management that has the funding and flexibility to be more responsive to the over half-million New Yorkers it serves. The full report – including complete goals and strategies – can be viewed at on.nyc.gov/nextgeneration and social media activity can be followed at #NextGenNYCHA.

The Benefits of NextGen Neighborhoods

There are several development programs under NextGeneration NYCHA, including the 100 percent affordable program and ***NextGen Neighborhoods***, or 50/50. Centered on resident and community stakeholder engagement, the ***NextGen Neighborhoods*** program enables NYCHA to generate revenue to reinvest back into our development sites and across NYCHA by leveraging a 50-50 split of market-rate and affordable housing units. Stakeholder input will inform the size, scope and potential revenues generated by the construction of new housing units. Residents will have a voice in setting the priorities for capital repairs at the buildings participating in the ***NextGen Neighborhoods*** program.

This is one of the most innovative program models in the nation. The market-rate units will generate revenue for critical NYCHA needs — money to fund priorities not only identified by capital needs assessments, but also by the residents on the ground at ***NextGen Neighborhoods*** sites, those directly impacted by the program,

Holmes Towers in Manhattan and Wyckoff Gardens in Brooklyn. The *NextGen Neighborhoods* program elevates the voice of the resident in the decision-making process. We are creating a program in which the input of residents is more directly guiding dollars and our work.

In addition to a funding lifeline for the Authority, *NextGen Neighborhoods* will create more, much-needed affordable housing options for low-income and working New Yorkers in neighborhoods where there is a severe shortage — like the Upper East Side in Manhattan and Boerum Hill in Brooklyn. In fact, in neighborhoods that are feeling the impacts of gentrification, *NextGen Neighborhoods* offers the opportunity for more affordable units alongside public housing, which is a permanent anchor of affordability in any neighborhood, no matter how much it changes. New Yorkers benefit, including NYCHA residents, who will receive preference for 25 percent of the new affordable units.

In selecting sites for *NextGen Neighborhoods*, we are looking at several factors: the availability of land at the development; the development's major repair needs; the affordable housing needs of the neighborhood; and the potential to generate revenue from market-rate apartments. NYCHA will retain ownership of the land under the new buildings. We will ensure the affordability of the apartments in the new buildings through our agreements with the selected development partners.

NextGen Neighborhoods differs from the plans of the previous administration. A much larger percentage of the apartments will be affordable — 50 percent rather than just 20 percent. The NYCHA developments at the site of new construction will benefit directly, with improvements starting immediately with an upfront payment from the developer. And the most striking difference is that resident engagement and community input are a central part of this process. Resident input will inform the character of the residential/commercial mix at sites, the pros and cons of building locations, and the look and feel (that is, the design and landscape), which will integrate the new building into the community.

NextGen Neighborhoods – Holmes Towers

Holmes Towers consists of two, 25-story buildings with 537 apartments on 2.81 acres in the Upper East Side of Manhattan and is home to 532 families with 944 residents. Nearly 40% of the heads of household are seniors and 41% of households report income from employment. The average household income is \$23,565 and the average monthly rent is \$446.

Holmes Towers was selected for the NextGen Neighborhood initiative due to its high renovation needs and available lot and residential floor area on its site. Holmes has over a \$31.5 million need for major capital improvements including new windows, roof and parapets, brickwork repairs and upgrades to apartment kitchens and bathrooms. Major upgrades are also needed for the site including landscaping, paving and playgrounds.

An RFP was released on June 30, 2016 for development of the site at Holmes to be ground leased. NYCHA will negotiate with selected developers to obtain an upfront lease payment. NYCHA residents will have the opportunity to apply for the units in the new building. The development opportunity at Holmes can support a building with approximately 300 new units with 50% of the units at market rate and 50% affordable.

NextGen Neighborhoods – Wyckoff Gardens

Wyckoff Gardens consists of three, 21-story buildings with 529 apartments on 5.81 acres in the Boerum Hill neighborhood in Brooklyn and is home to 525 families with 1,175 residents. 41% of the heads of household are

seniors and about 43% of households report income from employment. The average household income is \$25,181 and the average monthly rent is \$500.

Wyckoff Gardens was selected for the NextGen Neighborhood initiative due to its high renovation needs and available lot area on its site. Wyckoff has over a \$35 million need for major capital improvements including new interior building stairs, roof and parapets, brickwork repairs, new entrance and exit doors, and upgrades to apartment kitchens and bathrooms.

An RFP was released on June 30, 2016 for development of the available sites at Wyckoff to be ground leased. NYCHA will negotiate with selected developers to obtain an upfront lease payment. NYCHA residents will have the opportunity to apply for the units in the new buildings. The development opportunity at Wyckoff could support two buildings with approximately 500 new units with 50% of the units at market rate and 50% affordable. These sites will require a ULURP in order to enable this development.

NYCHA has been actively seeking resident input at the front end of the process to help shape the final plan. Between September 2015 and May 2016, over 1,300 residents have participated in meetings, visioning sessions, and charettes at Holmes Towers in Manhattan and Wyckoff Gardens in Brooklyn. Their input will inform the character of the sites, the new building location, and the look and feel (that is, the design and landscape) of the new construction – all of which will help integrate the new building into the NYCHA campus and community. Their feedback will also guide NYCHA in determining priorities for capital repairs in their buildings, which will occur concurrently with the new construction. Once the developer is selected, NYCHA will continue to engage its residents through a Stakeholder Committee. The Stakeholder Committees will work directly with the selected developer by representing the interests and concerns of NYCHA residents, neighbors, and the community. The committee will be comprised of, at a minimum, three residents from each building—including at least one youth (ages 18-24), one senior resident (ages 64+), and one general resident (no age requirement) to ensure a diversity of perspectives; as well as one Resident Association member, one non-NYCHA resident from the community, and 5-7 representatives from community-based organizations, advocacy groups, and elected officials.

Information on NextGen Neighborhoods is available online - <http://www1.nyc.gov/site/nycha/about/nextgen-neighborhoods.page>.

Capital Improvements – FY 2016 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Action Plan

On February 18, 2016, NYCHA presented the FY 2016 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan to the Resident Advisory Board (RAB) for its review and comments. The Annual Statement/Performance and Evaluation Report used to identify NYCHA's upcoming capital activities for the public housing developments in 2016. The 5-Year Action Plan describes NYCHA's long-term planned capital improvement projects. Residents and the public were encouraged to attend the April 5, 2016 public hearing on the proposed Amendment and FY 2016 Capital Fund.

NYCHA's FY 2016 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment B, on pages 18 through page 31.

PHA Plan Elements (24 CFR 903.7)

1) Demolition and/or Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Wyckoff Gardens
1b. Development (project) number: NY005011630
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of two (2) parcels of approximately 31,000 and 25,000 square feet respectively, both on Block 394, Lot 1, with approximately 500,000 square feet of residential development rights in total for market rate and affordable housing development as part of the NextGen Neighborhoods Program.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission : 2017
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Holmes Towers
1b. Development (project) number: NY005011390
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of an approximate 15,000 square foot parcel on Block 1573, Lot 20 with approximately 288,000 square feet of residential development rights for market rate and affordable housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission : 2017

5. Number of units affected: 0 6. Coverage of action (select one) <input checked="checked" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2020

2. Capital Improvements – FY 2016 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Action Plan

On February 18, 2016, NYCHA presented the FY 2016 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan to the Resident Advisory Board (RAB) for its review and comments. The Annual Statement/Performance and Evaluation Report used to identify NYCHA's upcoming capital activities for the public housing developments in 2016. The 5-Year Action Plan describes NYCHA's long-term planned capital improvement projects. Residents and the public were encouraged to attend the April 5, 2016 public hearing on the proposed Amendment and FY 2016 Capital Fund.

NYCHA's FY 2016 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment B, on pages 18 through page 31.

3. 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 A – Agendas of Resident Advisory Board (RAB) Meeting

February 18, 2016 RAB Meeting Agenda

- **Roll Call / Introductions**
- **FY 2016 Capital Plan & 5-Year Action Plan – Capital Projects Division – 30 minutes**
 - **5 Year Plan Update**
- **Disposition Activities – Real Estate Development Department – 30 minutes**
 - **Resident Consultation Process**
 - **Planned Disposition Activities – Holmes Towers and Wyckoff Gardens**
- **Comments and Questions – 60 minutes**

Attachment A – Agendas of Resident Advisory Board (RAB) Meeting

April 14, 2016 RAB Meeting Agenda

- **Roll Call / Introductions**
- **Operations Initiatives (30 minutes):**
 - **Questions and Comments (30 minutes)**
- **NextGen Neighborhoods “50/50” Program (30 minutes)**
 - **Comments and Questions – 60 minutes**
- **Topics for Future RAB Meetings**

Attachment B – FY 2016 CAPITAL FUND ANNUAL STATEMENT AND 5-YEAR ACTION PLAN

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
OMB No.: 2577-0226
Expires on 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Replacement Housing Factor Grant No:		FFY 2016	
New York City Housing Authority		Capital Fund Program Grant No: NY01P00550116 CF2016_Capital Fund 2016		FFY of Grant Approval: FFY 2016	
Type of Grant		Revised Annual Statement (revision no:)		Final Performance and Evaluation Report	
Original Annual Statement		Reserve for Disasters/ Emergencies		Total Actual Cost	
Performance and Evaluation for Period Ending:		Date of CFFP:			
Line	Summary by Development Account	Total Estimated Cost		Obligated	Expended
		Original	Revised		
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 OPERATIONS TOTAL	17,613,944.00	0.00	0.00	0.00
3	1408 MGMT IMPROVEMENT PROGRAMS TOTAL	12,897,015.00	0.00	0.00	0.00
4	1410 ADMINISTRATIVE SALARIES TOTAL	10,000,000.00	0.00	0.00	0.00
7	1430 FEES AND COSTS TOTAL	26,230,000.00	0.00	0.00	0.00
8	1440 SITE ACQUISITION TOTAL	0.00	0.00	0.00	0.00
9	1450 SITE IMPROVEMENT TOTAL	500,000.00	0.00	0.00	0.00
10	1460 DWELLING STRUCTURES TOTAL	172,070,545.00	0.00	0.00	0.00
11	1485.1 DWELLING EQUIPMENT TOTAL	6,911,000.00	0.00	0.00	0.00
12	1470 NONDWELLING STRUCTURES TOTAL	4,600,000.00	0.00	0.00	0.00
13	1475 NONDWELLING EQUIPMENT TOTAL	6,624,984.56	0.00	0.00	0.00
14	1485 ABATEMENT TOTAL	0.00	0.00	0.00	0.00
16	1495.1 RELOCATION COSTS TOTAL	10,000.00	0.00	0.00	0.00
17	1499 DEVELOPMENT ACTIVITY TOTAL	0.00	0.00	0.00	0.00
??	1500 FY 94 and Prior Yr. Grant Total	0.00	0.00	0.00	0.00
18a	1501 COLLATERALIZATION OR DEBT TOTAL	0.00	0.00	0.00	0.00
18b	9000 DEBT RESERVES TOTAL	0.00	0.00	0.00	0.00
18c	9001 BOND DEBT OBLIGATION TOTAL	60,500,000.00	0.00	0.00	0.00
19	1502 CONTINGENCY TOTAL	775,051.44	0.00	0.00	0.00

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Smith
03-16-2016

1 of 2

form HUD-50075.1

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
OMB No.: 2577-0226
Expires on 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant	
PHA Name:		Capital Fund Program Grant No: NY01P00550116		Replacement Housing Factor	
New York City Housing Authority		CF2016_Capital Fund 2016		FFY 2016	
Date of CFFP:		Revised Annual Statement (revision no:)		FFY of Grant Approval:	
Original Annual Statement		Final Performance and Evaluation Report		FFY 2016	
Performance and Evaluation for Period Ending:		Total Estimated Cost		Total Actual Cost	
Summary by Development Account		Original	Revised	Obligated	Expended
Line					
20	Amount of Annual Grant: (sum of line 2-19)	318,732,540.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	6,000,000.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	1,500,000.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Signature of Executive Director



Date

3/16/16

Signature of Public Housing Director

Date

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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03-16-2016

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form HUD-50075.1

Part II: Supporting Pages									
PHA Name: New York City Housing Authority				Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		CF2016_Capital Fund 2016 NY01P00550116		Federal FFY of Grant: FFY_2016	
Development Number Name / PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost	
								Original	
								Revised ⁴	
								Funds Obligated ²	
								Funds Expended ³	
								Status of Work	
ALBANY (NY065010310P)		WT Brickwork Roofs		PR_000304		1460 DWELLING STRUCTURES		13,928,976.00	
								0.00	
ARMSTRONG II (NY065012100P)		WT Windows		PR_007762		1460 DWELLING STRUCTURES		800,000.00	
								0.00	
ASTORIA (NY065005260P)		WT Roofs		PR_007689		1460 DWELLING STRUCTURES		3,700,000.00	
								0.00	
BETANCES I (NY065012110P)		WT Community Center Renov		PR_007175		1470 NONDWELLING STRUCTURES		1,700,000.00	
								0.00	
		WT General Construction		PR_008055		1460 DWELLING STRUCTURES		40,000.00	
								0.00	
				PR_003866		1460 DWELLING STRUCTURES		25,000.00	
								0.00	
BRUKELN (NY065009560P)		WT Brickwork Roofs		PR_007525		1460 DWELLING STRUCTURES		1,500,000.00	
								0.00	
		WT Plumbing		PR_003411		1460 DWELLING STRUCTURES		3,400,000.00	
								0.00	
CASSIDY - LAFAYETTE (NY065011700P)		WT Brickwork Roofs		PR_007607		1460 DWELLING STRUCTURES		10,100,000.00	
								0.00	
EAST NEW YORK CITY LINE (NY065010700P)		WT Brickwork		PR_003331		1460 DWELLING STRUCTURES		850,000.00	
								0.00	
ELLIOTT (NY065011360P)		WT Plumbing		PR_003415		1460 DWELLING STRUCTURES		1,300,000.00	
								0.00	
FULTON (NY065001360P)		WT Community Center Renov		PR_003788		1470 NONDWELLING STRUCTURES		2,400,000.00	
								0.00	
JACKIE ROBINSON (NY065012410P)		WT General Construction		PR_003696		1460 DWELLING STRUCTURES		2,200,000.00	
								0.00	
JUSTICE SOTOMAYOR (NY065010670P)		WT Major Renovation		PR_007236		1460 DWELLING STRUCTURES		11,987,753.00	
								0.00	
LAFAYETTE (NY065001220P)		WT Plumbing		PR_003447		1460 DWELLING STRUCTURES		3,150,000.00	
								0.00	

Part II: Supporting Pages											
PHA Name:		New York City Housing Authority		Grant Type and Number		CF2016_Capital Fund 2016		CFFP (Yes/No):		Federal FFY of Grant:	
Development Number		Capital Fund Program Grant No:		Replacement Housing Factor Grant No:		Capital Fund Program Grant No:		CFFP (Yes/No):		Federal FFY of Grant:	
Name / PHA-Wide		Development Account		Development Account		Development Account		CFFP (Yes/No):		Federal FFY of Grant:	
Activities		No.		No.		No.		CFFP (Yes/No):		Federal FFY of Grant:	
		Categories		Categories		Categories		CFFP (Yes/No):		Federal FFY of Grant:	
		General Description of Major Work		General Description of Major Work		General Description of Major Work		CFFP (Yes/No):		Federal FFY of Grant:	
		Categories		Categories		Categories		CFFP (Yes/No):		Federal FFY of Grant:	
		Development Account		Development Account		Development Account		CFFP (Yes/No):		Federal FFY of Grant:	
		No.		No.		No.		CFFP (Yes/No):		Federal FFY of Grant:	
		Quantity		Quantity		Quantity		CFFP (Yes/No):		Federal FFY of Grant:	
		Total Estimated Cost		Total Estimated Cost		Total Estimated Cost		CFFP (Yes/No):		Federal FFY of Grant:	
		Original		Original		Original		CFFP (Yes/No):		Federal FFY of Grant:	
		Revised ¹		Revised ¹		Revised ¹		CFFP (Yes/No):		Federal FFY of Grant:	
		Funds Obligated ²		Funds Obligated ²		Funds Obligated ²		CFFP (Yes/No):		Federal FFY of Grant:	
		Total Actual Cost		Total Actual Cost		Total Actual Cost		CFFP (Yes/No):		Federal FFY of Grant:	
		Status of Work		Status of Work		Status of Work		CFFP (Yes/No):		Federal FFY of Grant:	
LEXINGTON (NY005010620P)	WT Plumbing	PR 008416	1460 DWELLING STRUCTURES	2,340,000.00	0.00	0.00	Pending				
PARKSIDE (NY005010470P)	WT Backwork Roofs	PR 007263	1460 DWELLING STRUCTURES	12,000,000.00	0.00	0.00	Pending				
PATTERSON (NY005006240P)	WT Section 504	PR 008999	1460 DWELLING STRUCTURES	1,500,000.00	0.00	0.00	Pending				
PELHAM PARKWAY (NY005010390P)	WT Boilers	PR 007636	1460 DWELLING STRUCTURES	1,000,000.00	0.00	0.00	Pending				
PIA WIDE - CIO	WT IT Hardware and Software	PR 003922	1473 NONDWELLING EQUIPMENT	875,359.00	0.00	0.00	Pending				
QUEENSBIDGE NORTH (NY005005050P)	WT Backwork Roofs	PR 007266	1460 DWELLING STRUCTURES	5,000,000.00	0.00	0.00	Pending				
QUEENSBIDGE SOUTH (NY005006050P)	WT Backwork Roofs	PR 007265	1460 DWELLING STRUCTURES	8,000,000.00	0.00	0.00	Pending				
SHEEPSHEAD BAY (NY005010360P)	WT Backwork Roofs	PR 006724	1460 DWELLING STRUCTURES	2,290,816.00	0.00	0.00	Pending				
SMITH (NY005000270P)	WT Plumbing	PR 008636	1460 DWELLING STRUCTURES	5,400,000.00	0.00	0.00	Pending				
THURGOOD MARSHALL PLAZA (NY005010030P)	WT Roofs	PR 007278	1460 DWELLING STRUCTURES	5,000,000.00	0.00	0.00	Pending				
WHITMAN (NY005006140P)	WT Backwork Roofs	PR 007601	1460 DWELLING STRUCTURES	9,500,000.00	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.

Smith
03-16-2016

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		CF2016_Capital Fund 2016		Federal FFY of Grant:	
PHA Name: New York City Housing Authority			Capital Fund Program Grant No:		NY01P00550116		FY16	
Development Number / PHA-Wide Activities			Development Account No:		Total Estimated Cost		Status of Work	
General Description of Major Work Categories			Quantity		Original		Revised	
PHA WIDE ITEM (PR_000149)	WT_ Environmental	1460 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			990,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_000155)	WT_ Environmental	1460 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			240,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_000159)	WT_ Environmental	1460 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			150,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_002367)	WT_ Environmental	1460 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			1,344,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_003482)	WT_ Management Fees	1410 ADMINISTRATIVE SALARIES TOTAL-PHA WIDE - CHAIR			10,000,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_003838)	WT_ IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE -CIO			82,800.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_003840)	WT_ IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE -CIO			710,800.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_003864)	WT_ Environmental	1460 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			2,240,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_003885)	WT_ Environmental	1460 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			540,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_003921)	WT_ Contingency	1502 CONTINGENCY TOTAL-PHA WIDE - FINANCE			775,051.44	0.00	0.00	0.00
PHA WIDE ITEM (PR_003981)	WT_ Environmental	1430 FEES AND COSTS TOTAL-PHA WIDE - OPERATIONS			1,210,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_004037)	WT_ Miscellaneous	1495.1 RELOCATION COSTS TOTAL-PHA WIDE - OPERATIONS			10,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_004100)	WT_ Environmental	1460 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			204,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_004178)	WT_ A and E	1430 FEES AND COSTS TOTAL-PHA WIDE - CAPITAL PROJECTS			10,000,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR_004953)	WT_ General Construction							

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

*To be completed for the Performance and Evaluation Report.

Smith

03-16-2016

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		CF2016_Capital Fund 2016		Federal FFY of Grant:	
PHA Name: New York City Housing Authority		Capital Fund Program Grant No:		NY01P00550116		FY16	
Development Number / PHA-Wide Activities		Development Account No.		CFEP (Yes/No):		Status of Work	
General Description of Major Work Categories		Quantity		Total Estimated Cost		Total Actual Cost	
				Original		Revised	
				0.00		0.00	
PHA WIDE ITEM (PR. 005437)	WT IT Hardware and Software	1469 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS		1,500,000.00		0.00	
PHA WIDE ITEM (PR. 005495)	WT Environmental	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO		165,600.00		0.00	
PHA WIDE ITEM (PR. 005567)	WT IT Hardware and Software	1469 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS		150,000.00		0.00	
PHA WIDE ITEM (PR. 005568)	WT IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO		134,200.00		0.00	
PHA WIDE ITEM (PR. 006102)	WT IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO		398,682.00		0.00	
PHA WIDE ITEM (PR. 006162)	WT IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO		131,250.00		0.00	
PHA WIDE ITEM (PR. 006460)	WT Debt Service	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO		597,556.00		0.00	
PHA WIDE ITEM (PR. 006532)	WT Ranges	1465.1 DWELLING EQUIPMENT TOTAL-PHA WIDE - SUPPLY CHAIN ORG		3,455,500.00		0.00	
PHA WIDE ITEM (PR. 006533)	WT Refrigerators	1465.1 DWELLING EQUIPMENT TOTAL-PHA WIDE - SUPPLY CHAIN ORG		3,455,500.00		0.00	
PHA WIDE ITEM (PR. 006644)	WT Front Line Costs	1439 FEES AND COSTS TOTAL-PHA WIDE - CAPITAL PROJECTS		15,000,000.00		0.00	
PHA WIDE ITEM (PR. 006746)	WT General Construction	1469 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS		9,600,000.00		0.00	
PHA WIDE ITEM (PR. 006762)	WT Grounds	1459 SITE IMPROVEMENT TOTAL-PHA WIDE - OPERATIONS		500,000.00		0.00	
PHA WIDE ITEM (PR. 006785)	WT IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO		513,985.00		0.00	
PHA WIDE ITEM (PR. 006859)	WT Reimb To Operate	1406 OPERATIONS TOTAL-PHA WIDE - FINANCE		17,613,944.00		0.00	
PHA WIDE ITEM (PR. 006922)	WT IT Hardware and Software						

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

To be completed for the Performance and Evaluation Report.

South
03-16-2016

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		CF2016_Capital Fund 2016		Federal FFY of Grant:	
PHA Name: New York City Housing Authority			Capital Fund Program Grant No:		NY01P00550116		CFFP (Yes/No):	
Development Number			Replacement Housing Factor Grant No:		No		Total Estimated Cost	
Name / PHA-Wide Activities			Development Account No:		Original		Revised	
General Description of Major Work Categories			Quantity		Total Actual Cost		Funds Expended	
					Status of Work			
PHA WIDE ITEM (PR 007126)	WT IT Hardware and Software	1408 MGAT IMPROVEMENT PROGRAMS TOTAL-PHA WIDE - CIO			990,800.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 007304)	WT Fire Safety	1408 MGAT IMPROVEMENT PROGRAMS TOTAL-PHA WIDE - CIO			\$51,580.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 007305)	WT Fire Safety	1466 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			210,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 007224)	WT IT Hardware and Software	1466 DWELLING STRUCTURES TOTAL-PHA WIDE - OPERATIONS			\$15,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 007430)	WT IT Hardware and Software	1408 MGAT IMPROVEMENT PROGRAMS TOTAL-PHA WIDE - CIO			9,950,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 007716)	WT IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO			298,652.56	0.00	0.00	0.00
PHA WIDE ITEM (PR 007727)	WT IT Hardware and Software	1408 MGAT IMPROVEMENT PROGRAMS TOTAL-PHA WIDE - CIO			453,120.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 007768)	WT Heating	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO			1,050,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 007987)	WT Brickwork	1466 DWELLING STRUCTURES TOTAL-PHA WIDE - CAPITAL PROJECTS			1,590,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 008104)	WT General Construction	1466 DWELLING STRUCTURES TOTAL-PHA WIDE - CAPITAL PROJECTS			18,690,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 008172)	WT IT Hardware and Software	1466 DWELLING STRUCTURES TOTAL-PHA WIDE - CAPITAL PROJECTS			2,590,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 008174)	WT IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO			\$2,100.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 008177)	WT IT Hardware and Software	1475 NONDWELLING EQUIPMENT TOTAL-PHA WIDE - CIO			1,544,000.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 008178)	WT IT Hardware and Software	1408 MGAT IMPROVEMENT PROGRAMS TOTAL-PHA WIDE - CIO			98,532.00	0.00	0.00	0.00
PHA WIDE ITEM (PR 008178)	WT IT Hardware and Software	1408 MGAT IMPROVEMENT PROGRAMS TOTAL-PHA WIDE - CIO			115,100.00	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.

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03-16-2016

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form HUD-50075.1

Part II: Supporting Pages		Grant Type and Number			CF2016_Capital Fund 2016		Federal FFY of Grant:			
PHA Name: New York City Housing Authority		Capital Fund Program Grant No:			NY01P00550116		CFFP (Yes/No):			
Replacement Housing Factor Grant No:		Development Account No.			Quantity		Total Estimated Cost			
Development Number		General Description of Major Work Categories			Original		Revised		Total Actual Cost	
Name / PHIA-Wide									Funds Obligated	
Activities									Funds Expended	
									Status of Work	
PHIA WIDE ITEM (PR 008179)		WT IT Hardware and Software			1408 MGMT IMPROVEMENT PROGRAMS TOTAL-PHIA WIDE - CIO		180,383.00		0.00	
PHIA WIDE ITEM (PR 008581)		WT IT Hardware and Software			1408 MGMT IMPROVEMENT PROGRAMS TOTAL-PHIA WIDE - CIO		157,500.00		0.00	
PHIA WIDE ITEM (PR 008655)		WT Heating			1460 DWELLING STRUCTURES TOTAL-PHIA WIDE - CAPITAL PROJECTS		2,000,000.00		0.00	
PHIA WIDE ITEM (PR 008657)		WT Fire Safety			1460 DWELLING STRUCTURES TOTAL-PHIA WIDE - CAPITAL PROJECTS		3,000,000.00		0.00	
PHIA WIDE ITEM (PR 008799)		WT General Construction			1470 NONDWELLING STRUCTURES TOTAL-PHIA WIDE - CAPITAL PROJECTS		500,000.00		0.00	
PHIA WIDE ITEM (PR 008981)		WT Plumbing			1480 DWELLING STRUCTURES TOTAL-PHIA WIDE - CAPITAL PROJECTS		1,500,000.00		0.00	
PHIA WIDE ITEM (PR 008991)		WT Heating			1490 DWELLING STRUCTURES TOTAL-PHIA WIDE - OPERATIONS		15,175,000.00		0.00	
PHIA WIDE ITEM (PR 009038)		WT Lead Based Paint			1400 DWELLING STRUCTURES TOTAL-PHIA WIDE - OPERATIONS		6,000,000.00		0.00	
Award Total:					318,732,540.00		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.

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form HUD-50075.1

Capital Fund Five - Year Action Plan*					
Part I: Summary					
PHA Name		Original 5-Year Plan Revision No:			
New York City Housing Authority		X			
Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY17 PHA FY: FY17	Work Statement for Year 3 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 4 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 4 FFY Grant: FY20 PHA FY: FY20
ALBANY (NY005010310P)		13,928,976	0	0	0
ARMSTRONG I (NY005012100P)		0	0	1,300,000	9,000,000
ARMSTRONG II (NY005012100P)		0	0	1,000,000	2,000,000
BETANCES I (NY005012110P)		650,000	0	0	0
BREUKELLEN (NY005000560P)		14,500,000	31,500,000	19,000,000	23,050,000
DYCKMAN (NY005000410P)		0	0	1,500,000	7,000,000
GOWANUS (NY005000250P)		0	1,500,000	10,000,000	0
HAMMEL (NY005010750P)		0	1,900,000	0	0
HARLEM RIVER (NY005010030P)		0	11,000,000	21,000,000	12,000,000
INGERSOLL (NY005000140P)		14,000,000	14,000,000	0	0
JACKSON (NY005012870P)		0	3,000,000	600,000	5,500,000
JUSTICE SOTOMAYOR (NY005010670P)		17,153,317	32,930,317	27,500,317	25,881,208
MARCY (NY005000210P)		0	1,000,000	15,000,000	5,000,000
MCKINLEY (NY005000590P)		0	0	800,000	5,000,000
MITCHEL (NY005011450P)		0	0	20,000,000	24,000,000
PARKSIDE (NY005010470P)		7,000,000	0	0	0
PATTERSON (NY005000240P)		10,000,000	0	50,000	0
PELHAM PARKWAY (NY005010390P)		7,700,000	7,500,000	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.

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Capital Fund Five - Year Action Plan*						
Part I: Summary						
PHA Name		<div> <div>Original 5-Year Plan</div> <div>Revision No:</div> </div>				
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: FY17 PHA FY: FY17	Work Statement for Year 3 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 4 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 4 FFY Grant: FY20 PHA FY: FY20	
PINK (NY005000890P)		1,500,000	10,000,000	0	0	0
POMONOK (NY005000530P)		0	0	50,000	0	0
QUEENSBRIDGE NORTH (NY005005050P)		1,000,000	0	0	0	0
QUEENSBRIDGE SOUTH (NY005000050P)		1,000,000	0	0	0	0
SOUTH JAMAICA I (NY005010080P)		0	0	50,000	0	0
SOUTH JAMAICA II (NY005010080P)		0	0	50,000	0	0
THROGGS NECK (NY005010630P)		0	500,000	0	2,500,000	0
TILDEN (NY005000720P)		0	800,000	0	5,219,109	0
TWO BRIDGES URA (SITE 7) (NY005010760P)		2,000,000	0	0	0	0
WHITE (NY005010090P)		0	700,000	0	0	0
WHITMAN (NY005005140P)		9,500,000	0	0	50,000	0
PHA WIDE ITEM - WT_A and E		8,650,000	0	1,000,000	0	0
PHA WIDE ITEM - WT_Heating		3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
PHA WIDE ITEM - WT_Plumbing		10,000,000	3,000,000	0	0	0
PHA WIDE ITEM - WT_IT Hardware and Software		7,275,944	1,704,212	1,751,875	1,562,305	0
PHA WIDE ITEM - WT_Environmental		6,998,000	6,998,000	6,998,000	6,998,000	6,998,000
PHA WIDE ITEM - WT_Fire Safety		3,750,000	3,750,000	3,250,000	3,250,000	3,250,000
PHA WIDE ITEM - WT_Garbage Disposal		0	0	8,600,000	1,300,000	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		<div> <div>Original 5-Year Plan</div> <div>Revision No:</div> </div>				
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: FY17 PHA FY: FY17	Work Statement for Year 3 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 4 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 4 FFY Grant: FY20 PHA FY: FY20	
PHA WIDE ITEM - WT_Lead Based Paint		6,000,000	6,000,000	6,000,000	6,000,000	
PHA WIDE ITEM - WT_Miscellaneous		10,000	10,000	10,000	10,000	
PHA WIDE ITEM - WT_Ranges		3,337,500	3,500,000	3,500,000	3,500,000	
PHA WIDE ITEM - WT_Refrigerators		3,337,500	3,500,000	3,500,000	3,500,000	
PHA WIDE ITEM - WT_Contingency		2,784,226	2,794,279	2,794,279	2,794,279	
PHA WIDE ITEM - WT_Debt Service		60,500,000	60,500,000	60,500,000	60,500,000	
PHA WIDE ITEM - WT_Management Fees		10,000,000	10,000,000	10,000,000	10,000,000	
PHA WIDE ITEM - WT_Reimb To Operate		17,568,700	17,568,700	17,568,700	17,568,700	
PHA WIDE ITEM - WT_Front Line Costs		19,148,900	20,256,788	20,209,325	20,398,695	
PHA WIDE ITEM - WT_Brickwork		20,000,000	22,500,000	20,000,000	20,000,000	
PHA WIDE ITEM - WT_General Construction		12,944,232	13,825,000	8,655,000	8,655,000	
PHA WIDE ITEM - WT_Grounds		500,000	500,000	500,000	500,000	
TOTALS		296,237,296	296,237,296	296,237,296	296,237,296	

*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 (See Annual Statement)	Activities for Year 2 FFY Grant: FY17 PHA FY: FY17	Activities for Year 3 FFY Grant: FY18 PHA FY: FY18	Activities for Year 4 FFY Grant: FY19 PHA FY: FY19	Activities for Year 5 FFY Grant: FY20 PHA FY: FY20 PHA FY: FY20
ALBANY (NY005010310P)	WT_Brickwork_Roofs	13,928,976	0	0	0
ARMSTRONG I (NY005012100P)	WT_Brickwork_Roofs	0	0	1,300,000	9,000,000
ARMSTRONG II (NY005012100P)	WT_Brickwork_Roofs	0	0	1,000,000	2,000,000
BETANCES I (NY005012110P)	WT_General Construction	650,000	0	0	0
BREUKELLEN (NY005000560P)	WT_Boilers	0	0	0	50,000
	WT_Bathrooms	0	19,000,000	19,000,000	23,000,000
	WT_Brickwork	14,500,000	12,500,000	0	0
DYCKMAN (NY005000410P)	WT_Major Renovation	0	0	1,500,000	7,000,000
GOVANUS (NY005000250P)	WT_Boilers	0	1,500,000	10,000,000	0
HAMMEL (NY005010750P)	WT_Heating	0	1,900,000	0	0
HARLEM RIVER (NY005010030P)	WT_Major Renovation	0	11,000,000	21,000,000	12,000,000
INGERSOLL (NY005000140P)	WT_Brickwork_Roofs	14,000,000	14,000,000	0	0
JACKSON (NY005012670P)	WT_Boilers	0	0	600,000	5,500,000
	WT_Heating	0	3,000,000	0	0
JUSTICE SOTOMAYOR (NY005010670P)	WT_Major Renovation	17,153,317	32,930,317	27,500,317	25,881,208
MARCY (NY005000210P)	WT_Boilers	0	1,000,000	15,000,000	0
	WT_Heating	0	0	0	5,000,000
MCKINLEY (NY005000590P)	WT_Boilers	0	0	800,000	5,000,000
MITCHELL (NY005011450P)	WT_Major Renovation	0	0	20,000,000	24,000,000
PARKSIDE (NY005010470P)	WT_Brickwork_Roofs	7,000,000	0	0	0
PATTERSON (NY005000240P)	WT_Boilers	0	0	50,000	0
	WT_Section 504	10,000,000	0	0	0
PELHAM PARKWAY (NY005010390P)	WT_Boilers	7,700,000	7,500,000	0	0
PINK (NY005000890P)	WT_Boilers	1,500,000	10,000,000	0	0
POMONOK (NY005000530P)	WT_Boilers	0	0	50,000	0

*Year five of this Five Year Plan submission is based on the last year of NYA's current Board Approved FY16 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

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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 FFY Grant: FY17 PHA FY: FY17	Activities for Year 3 FFY Grant: FY18 PHA FY: FY18	Activities for Year 4 FFY Grant: FY19 PHA FY: FY19	Activities for Year 5 FFY Grant: FY20 PHA FY: FY20
QUEENSBIDGE NORTH (NY005005050P)	WT_Brickwork_Roofs	1,000,000	0	0	0
QUEENSBIDGE SOUTH (NY005000050P)	WT_Brickwork_Roofs	1,000,000	0	0	0
SOUTH JAMAICA I (NY005010080P)	WT_Boilers	0	0	50,000	0
SOUTH JAMAICA II (NY005010080P)	WT_Boilers	0	0	50,000	0
THROGGS NECK (NY005010630P)	WT_Brickwork_Roofs	0	500,000	0	2,500,000
TILDEN (NY005000720P)	WT_Boilers	0	800,000	0	5,219,109
TWO BRIDGES URA (SITE 7) (NY005010760P)	WT_Boilers	2,000,000	0	0	0
WHITE (NY005010090P)	WT_Community Center Renov	0	700,000	0	0
WHITMAN (NY005005140P)	WT_Heating	0	0	0	50,000
	WT_Brickwork_Roofs	9,500,000	0	0	0
PHA WIDE ITEM	WT_A and E	8,650,000	0	1,000,000	0
	WT_Heating	3,500,000	3,500,000	3,500,000	3,500,000
	WT_Plumbing	10,000,000	3,000,000	0	0
	WT_IT Hardware and Software	7,275,944	1,704,212	1,751,675	1,562,305
	WT_Environmental	6,998,000	6,998,000	6,998,000	6,998,000
	WT_Fire Safety	3,750,000	3,750,000	3,250,000	3,250,000
	WT_Garbage Disposal	0	0	8,600,000	1,300,000
	WT_Lead Based Paint	6,000,000	6,000,000	6,000,000	6,000,000
	WT_Miscellaneous	10,000	10,000	10,000	10,000
	WT_Ranges	3,337,500	3,500,000	3,500,000	3,500,000
	WT_Refrigerators	3,337,500	3,500,000	3,500,000	3,500,000
	WT_Contingency	2,784,226	2,784,279	2,784,279	2,784,279
	WT_Debt Service	60,500,000	60,500,000	60,500,000	60,500,000
	WT_Management Fees	10,000,000	10,000,000	10,000,000	10,000,000
	WT_Reimb To Operate	17,568,700	17,568,700	17,568,700	17,568,700

*Year five of the Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2018 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 (See Annual Statement)	Activities for Year 2 FFY Grant: FY17 PHA FY: FY17	Activities for Year 3 FFY Grant: FY18 PHA FY: FY18	Activities for Year 4 FFY Grant: FY19 PHA FY: FY19	Activities for Year 5 FFY Grant: FY20 PHA FY: FY20
WT Front Line Costs		19,148,900	20,256,788	20,209,325	20,388,665
WT Brickwork		20,000,000	22,500,000	20,000,000	20,000,000
WT General Construction		12,944,232	13,825,000	8,655,000	8,655,000
WT Grounds		500,000	500,000	500,000	500,000
TOTAL		296,237,296	296,237,296	296,237,296	296,237,296

*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.

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Attachment C – Comments from the Resident Advisory Board (RAB)

- The RAB would like to know NYCHA's plan for maintaining NextGen NYCHA buildings and what the plan is for when they begin to deteriorate. They also would like to know how NYCHA will prevent crime from adjacent developments from infiltrating new the NextGen NYCHA buildings.

NYCHA owns the land and will partner with a private developer who will be responsible for building, maintaining, and managing the buildings. NYCHA continues to work closely with NYPD security to provide safe housing on the NYCHA campuses.

- The RAB requested that all new NextGen NYCHA buildings do not have "poor doors" and all amenities in these buildings should be available for all residents.

NYCHA will take this recommendation under advisement.

- What is the difference between the NextGen and Bloomberg Housing Plans?

The Bloomberg administration's housing plan proposed development that would be 80% market rate and only 20% affordable housing on NYCHA's land. The NextGen NYCHA housing plan proposes development that will be 50% affordable housing and 50% market rate. This increased affordability is essential to improve accessibility of housing for low-income New Yorkers. The revenues earned from the land lease will finance repairs at the NextGen developments and pay for maintaining the portfolio of NYCHA developments.

- The RAB would like to know if the new buildings (buildings constructed under NextGen NYCHA) being built are going to solve all of NYCHA's debts.

Constructing new developments with 50% market rate and 50% affordable housing is only one part of the NextGen NYCHA plan. NYCHA is currently exploring a multitude of strategies to decrease the chronic funding deficit and improve operations authority-wide.

For more information about all of the NextGeneration NYCHA initiatives please visit this website: <http://www1.nyc.gov/site/nycha/about/nextgen-nycha.page>

- The RAB would like to know how many sites are being considered for development at Holmes Towers and how many buildings will actually be built. The RAB would also like to know if the TA President of Holmes Towers agreed to the NextGen NYCHA plan, as well as why the RFP for this development is being released in March 2016 before all resident outreach has been conducted, and further clarification about what the next steps in the process are.

One new building will be built at NYCHA's Holmes Towers development, and it will be built on the site between the two existing buildings along 92nd Street. The site for this building was selected during the Visioning Sessions held with residents of Holmes Towers. At the City Council Hearing in January 2016, the TA President of Holmes Towers stated that she was opposed to a new building at Holmes Towers, however, she did participate in the Visioning Sessions. The RFP for this development was released on June 30, 2016, which is consistent with NYCHA's previous commitment after the conversation with residents was "reset" in December of 2015 to push back

the original release date. Resident outreach for the development of a new building at Holmes Towers has been ongoing with 17 meetings to date, and will not conclude until after the project is completed. Following the release of the RFP, NYCHA anticipates receiving proposals for a new building at Holmes Towers; NYCHA will evaluate these proposals through the Fall with our partners at HPD; NYCHA and HPD will announce the selected developer who will then meet with the newly established stakeholder committee; construction of the new building will start in early 2018.

- The RAB would like to know if developers are required to give NYCHA all of the money in the beginning phases of the new development, and how future needs can be expected to be covered at the development.

It is expected that the money that is paid upfront will cover a portion of the total capital needs of the development. Addressing high priority capital needs will allow for critical repairs to take place that will improve the buildings and reduce maintenance work. The balance of funds will be used to stabilize funding in the NYCHA portfolio.

- The RAB would like to know what NYCHA will do if the residents of developments that are supposed to undergo construction as part of the NextGen NYCHA plan say that they do not approve the process and do not want the new building(s) constructed. A resident of Wyckoff Houses stated that new development will not happen at Wyckoff Houses without the approval of the T.A. Board.

The construction of new buildings on existing NYCHA development grounds is part of the overall NextGen NYCHA strategic 10-year plan to preserve public housing across the entire NYCHA portfolio. Failure to move forward with this development plan could potentially jeopardize NYCHA's ability to preserve public housing, a vital public asset, and to deliver safe, clean, and connected communities to its residents; because of this NYCHA is moving forward at the developments that are supposed to undergo construction as part of the NextGen Neighborhoods program.

- NYCHA needs to provide clarification if under Section 18, the residents at Wyckoff and Holmes will have first right of refusal prior to purchase or prior to the release of an RFP?

The current HUD regulation is 24 C.F.R. at Section 970.9. The offer of first right of refusal to the resident organization is not applicable under subsection (b)(3)(v) of the regulation because the 50-50 program involves the disposition of non-dwelling property. HUD has determined that this is one of the cases which do not present an appropriate opportunity for purchase by a resident organization.

For more information, go to:

https://portal.hud.gov/hudportal/documents/huddoc?id=DOC_8089.pdf

- The RAB would like to know where residents will be able to park in the future if new buildings under the NextGen plan at Holmes Towers are going to be built on the parking lots.

NYCHA will work with the developer to ensure that there is enough parking for NYCHA residents as part of the new construction in situations where a new building is to be constructed on the existing parking lot.

- The RAB would like to know when and which were the sites officially selected for the 50/50 developments and the process for the selection of development sites under NextGen NYCHA.

Wyckoff and Holmes were officially selected for 50/50 developments through the process of identifying NYCHA developments in strong rental markets, the repair needs of the development, and the affordable housing needs of the neighborhood.

- The RAB would like to know what other developments may be subject to NextGen development in the future and would like to know when the list will be released.

In selecting sites for NextGen Neighborhoods, NYCHA is looking at several factors: the availability of land at the development; the development's major repair needs; the affordable housing needs of the neighborhood; and the potential to generate revenue from market-rate apartments. NYCHA is still analyzing the rest of the portfolio to determine future 50-50 sites.

- A RAB member stated that it is wrong to be discussing the development activities at the 50/50 sites without the TA presidents in attendance.

Starting in the fall of 2015, NYCHA launched engagement with calls, door knocking, information on our website, and lobby meetings at the selected 50/50 sites. NYCHA has held almost weekly meetings with residents at Holmes and Wyckoff, and there will be many more. NYCHA also brought fliers with information about some upcoming meetings. NYCHA met extensively with elected officials, community organizations, advocates, and community boards.

- The RAB believes that residents should be at the table to review all RFP proposals under NextGen NYCHA.

The "Procurement Book for Public Housing Agencies" from HUD states "Disclosure of confidential information to any person not authorized by the Contracting Officer to receive such information shall be a breach of the ethical standards. Confidential information includes but is not necessarily limited to: the contents of a bid (prior to bid opening) or proposal (prior to contract award using competitive proposals), names of individuals or firms that submitted bids (prior to bid opening) or proposals (prior to contract award); PHA generated information related to a procurement (including PHA cost estimates, contractor selection and evaluation plans, specifications [before solicitation issued]); and any other information the disclosure of which would have a direct bearing upon the contract award or the competitive process." Please see Chapter 4, page 2 of the "Procurement Book for Public Housing Agencies" located at this link,

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/pihh/74608.

- The RAB stated that NYCHA is taking away parking lots and parks.

NYCHA made certain promises in rolling out the 50/50 program. First, impacts to current resident parking will be accommodated as part of the new construction. Second, playgrounds

impacted will be moved and improved. That means a brand-new play area with modern equipment, accessibility, and safety features integrated into a better, greener landscape design at the property as part of the new construction.

- A RAB member stated that the only thing NYCHA should need to know when reviewing applicants for 50/50 developments is an applicant's rental history. It is none of NYCHA's business about an applicant's credit.

The new 50/50 buildings will not be owned by NYCHA and NYCHA will not be managing the application process. The new buildings will not contain public housing units. In order to minimize rental losses, private developers will likely require a rental payment record, credit check, and criminal background screening for rental applicants. This includes NYCHA residents who are interested in applying for the affordable housing units.

- The RAB stated they believe NextGen NYCHA is being put forward without resident engagement and would like to know what NYCHA means by engaging residents.

NYCHA has been actively seeking resident input at the front end of the process to help shape the final plan. Between September 2015 and May 2016, over 1,300 residents have participated in meetings, visioning sessions, and charrettes at Holmes Towers in Manhattan and Wyckoff Gardens in Brooklyn. Their input will inform the character at the sites, the new building location, and the look and feel (that is, the design and landscape) of the new construction – all of which will help integrate the new building into the NYCHA campus and community. Their feedback will also guide NYCHA in determining priorities for capital repairs in their buildings, which will occur concurrently with the new construction. Once the developer is selected, NYCHA will continue to engage its residents through a Stakeholder Committee. The Stakeholder Committee will work directly with the selected developer by representing the interests and concerns of NYCHA residents, neighbors, and the community. The committee will be comprised of, at a minimum, three residents from each building—including at least one youth (ages 18-24), one senior resident (ages 64+), and one general resident (no age requirement) to ensure a diversity of perspectives, as well as one Resident Association member, one non-NYCHA resident from the community, and 5-7 representatives from community-based organizations, advocacy groups, and elected officials. For more information on the NextGen Stakeholder Committees, please visit <http://www1.nyc.gov/site/nycha/about/nextgen-neighborhoods.page>.

- The RAB would like to know what the PNA is and how frequently it is conducted.

Physical Needs Assessments (PNA) are the standard method for determining capital needs in the real estate industry, and remains a vital way for property managers to plan for necessary capital improvements. HUD believes it is important for property owners with significant public housing inventories to make such assessments, especially when capital fund dollars are becoming scarcer. A PNA is an accounting of the short-term and long-term capital needs, including apartment, architectural, electrical, mechanical, and site needs for each development. These estimates help inform the capital planning for infrastructure improvements, modernization, and other systematic upgrades. The PNA of NYCHA's 328 developments is performed every five years and an updated assessment is currently underway.

For more information, please visit:

<http://www1.nyc.gov/site/nycha/about/reports.page>
<http://www1.nyc.gov/assets/nycha/downloads/pdf/transparency-pna-2011.pdf>

- In terms of the Sandy FEMA money, will NYCHA receive \$3 billion in total or will NYCHA receive less than \$3 billion after insurance? NYCHA needs to clarify how much money is received from FEMA and how much money is from insurance.

NYCHA will receive \$3 billion in total. NYCHA will know the breakdown of how much FEMA money and insurance money NYCHA will receive after the insurance review is completed. NYCHA will announce how much money is coming from each source once it is finalized.

- In 2012, Audubon was listed in the Capital Plan for roof work and in FY 2015 Capital Plan for elevator work. Management has no knowledge about the work on the elevators. Residents at Audubon would like an update about the elevator work.

The elevator work at Audubon that appeared in the capital plan for 2013-2017 (for plan year 2017) was deferred to fund priority brick and roof work. The elevator work did not appear in the 2014, 2015 and 2016 NYCHA capital plans.

- Members of the RAB would like clarification about what the process is for small buildings to have repairs completed.

Capital funding is prioritized based on physical needs assessment data, skilled trade work tickets, and operational costs data that is available during the capital planning process. (Repairs are considered a maintenance expense and are not capital eligible.)

- A RAB member would like to know what the process is to evaluate and review work completed by contractors. In particular, the brick work recently completed at Thurgood Marshall Plaza needs to be evaluated.

Roofs and windows are included in the FY 2016 – FY 2020 Capital Plan for Thurgood Marshall Plaza, and are scheduled to be funded in 2016. Contractors are evaluated by the construction evaluation group that manage the construction projects in areas including timeliness, completeness, and quality of submissions; actual construction work; schedule, cooperation, and closeout performance in Pre-construction, Construction, and Closeout phases.

If construction is not satisfactory, the contractor will receive a negative evaluation. NYCHA may utilize provisions in its contracts to require correction of defective work. NYCHA also considers a contractor's past performance if the contractor bids on additional contracts in the future.

- A RAB member would like to know why the RFP for Energy that was included in the FY2016 Annual Plan is not included in the Capital Plan for 2016 – 2020.

Energy performance contracting (EPC) is under the Capital Projects division. EPC improvements are funded by savings that are generated from capital projects over a ten-year

period. There is usually no outlay of capital funds or funding by specific entities, such as HUD, for these types of projects.

- The RAB would like to know what the formula is for how contractors are chosen and if the lowest bidding contractor is always selected, why NYCHA thinks that the work will be better and will not continue to deteriorate.

NYCHA's Capital Projects Department has moved to a Quality Based Selection ("QBS") model for selecting professional services that include architectural and engineering services as well as construction management services.

For further information about NYCHA's procurement process, please visit:
http://www.nyc.gov/html/nycha/html/business/adv_proc_faqs.shtml.

- A RAB member would like to know why scaffolding is in place when brick work is not being completed at Douglass Houses, as well as what the process is when contractors come in to complete work at developments and work is not done correctly.

A shed was put in place as a requirement of the Department of Buildings to protect the public from unsafe façade conditions. Work is ongoing at Douglass I & II with expected completion by the end of winter 2016 pending approval of the release of funds from the City's Office of Management and Budget.

If a resident has concerns about the quality of construction work, he/she should inform property management and provide photos/details if possible. That information would then be relayed to the Capital Projects Division (CPD) for review and additional inspection and CPD would determine if the contractor needs to return to make additional repairs.

- A resident stated that roofing work at Queensbridge Houses is supposed to generate Capital funding with jobs for the residents but this is not true and residents are not being hired. Instead, only residents that are in a union are being hired. Why can't residents who are not in the PLA or union be hired to work in their own development?

As of March 2016, 10 residents have either been hired or retained by two different contractors performing work at Queensbridge North and South. The job titles include clerical administration, support staff, security guards and construction laborers. One of these residents was sponsored into the union by the contractor.

- In the FY 2016 – 2020 Capital Plan, what are "unmet needs"? What does the "unmet need" include?

Unmet needs are work items that NYCHA doesn't have money to fund at the present time. NYCHA currently needs \$16.5 billion to make all needed repairs to bring all of NYCHA's properties up to a state of good condition. 60% of the current unmet need is for major capital items such as: building systems, roofs, bricks, bathrooms and kitchens in NYCHA properties.

- A resident of Johnson Houses would like to know what NYCHA's bidding process is and if the lowest cost item always has to be selected.

NYCHA publically advertises bids in the City Record to insure that vendors and contractors are aware of the public bid. NYCHA must go with the lowest responsive and responsible bidder, after Citywide Vendex checks and reviews. The vendor/contractor must comply with NYCHA's specifications, which always have an "or equal" clause. The burden is on the contractor/vendor to prove that their item meets the NYCHA specification or it will be rejected. A specification on an appliance, or any other specified item, is performance based, focused on withstanding heavy use and must meet NYCHA's standards. NYCHA coordinates with its Supply Chain Management Department, to ensure that replacement appliances can be readily obtained.

- The RAB would like to know what plumbing projects are scheduled as part of the FY2016 – FY2020 Capital Plan.

Plumbing projects are slated to occur at the following developments over the next five years: Carver, Elliott, Lafayette, Lexington, Smith, Breukelen, and Mitchel.

Attachment D – Comments from the Public

- The capital plan does not show the amount of funds going to outside consulting firms.

Architectural/Engineering services and Construction Management costs make up approximately 10% or \$76 million of the overall construction costs in the five-year capital plan.

- NYCHA spends a lot of funds on fixing the roofs but many of the leaks inside apartments are from the pipes in the walls.

Ensuring that the envelopes of our buildings are sealed is a priority for NYCHA, and therefore a significant portion of the five-year capital plan is designated for roof replacement and brick and façade repairs. Further, the Mayor has committed over \$500 million over the next 3 years for these types of projects. In addition to sealing our building envelopes, NYCHA has allocated \$133 million towards projects for plumbing needs in the five-year capital plan.

- The outside lights at 572 Warren Street are too dim and it can be difficult to see.

Upgrading the exterior lighting is a key element of improving the safety of our neighborhoods. NYCHA has developed a new specification for exterior lighting for our developments. The lumen levels have been increased significantly. The new lights are designed with energy conservation in mind, both to reduce light pollution and to provide enough lights for the residents and security cameras and reduce lighting energy usage by 67%. Should funding be made available for exterior lighting upgrades at 572 Warren Street in the future, the lights would comply with these specifications.

- Some of the elevators at NYCHA developments are very small and can only fit one person at a time. Can they be made larger?

We try to maximize the size of the existing elevators to the largest extent possible, but we are limited to the size of the existing elevator shaft. As a result, most elevators cannot be enlarged to any great extent and retain their existing capacity rating. The smallest rated capacity elevators in NYCHA's portfolio are 900 pounds, which typically fit 3-5 people. While there are no elevator rehabilitation projects in the current five year capital plan, there are 18 projects in various phases of design based upon previous need with an estimated value of \$45 million.

- NYCHA has been conscientious in engaging residents at Wyckoff Gardens and Holmes Towers on its NextGeneration housing development plans for their communities. As resident engagement proceeds, hard copies of all NYCHA presentations should be distributed to attendees and made available to residents who did not attend.

NYCHA posts meeting presentations related to housing development plans at Wyckoff Gardens and Holmes Towers in English, Spanish, and Chinese. Meeting presentations are available for the public to review here:

<http://www1.nyc.gov/site/nycha/about/nextgen-neighborhoods-archive.page>

NYCHA will make every effort to produce hard copies of the presentations at future meetings related to housing development plans at Wyckoff Gardens and Holmes Towers.

- As resident engagement proceeds, a written record should be kept of what understandings have been reached between the Resident Council and NYCHA.

NYCHA will take this recommendation under advisement.

- Prior to the issuance of an RFP, the Resident Council and NYCHA should agree to a Memorandum of Understanding (MOU) which should cover all agreements concerning how the redevelopment process is expected to be conducted and what results or benefits are intended.

NYCHA will continue to convene resident meetings and visioning sessions to address questions and share information about the new property being developed on NYCHA land. NYCHA will facilitate an ongoing dialogue and regularly seek resident feedback about the program's overall goals. As a community-driven process, resident ideas, priorities and expectations will be at the forefront as NYCHA shares information, listens and addresses resident concerns as engagement moves forward. NYCHA will continue to engage its residents through a Stakeholder Committee. The Stakeholder Committees will work directly with the selected developer by representing the interests and concerns of NYCHA residents, neighbors, and the community. The committee will be comprised of, at a minimum, three residents from each building—including at least one youth (ages 18-24), one senior resident (ages 64+), and one general resident (no age requirement) to ensure a diversity of perspectives; as well as one Resident Association member, one non-NYCHA resident from the community, and 5-7 representatives from community-based organizations, advocacy groups, and elected officials. For more information on the NextGen Stakeholder Committees, please visit <http://www1.nyc.gov/site/nycha/about/nextgen-neighborhoods.page>.

- The rental income from the market-rate units at the Holmes Towers must be used to 1) maximize the number of affordable housing units created within the same development for very and extremely low income households; and 2) pay for all the major capital improvement needs at Holmes Towers.

NextGen Neighborhoods will create more, much-needed affordable housing options for low-income and working New Yorkers in neighborhoods where there is a severe shortage. The new affordable housing units created will serve families earning no more than 60% of the Area Median Income (AMI) – which is approximately \$46,600 for a family of three in 2015. NYCHA will pursue the deepest affordability possible as the program moves forward.

In rolling out this program, NYCHA has made certain promises. Current resident parking will be addressed as part of the new construction and playgrounds impacted will be moved and improved. Improvements to existing NYCHA buildings at Holmes Towers will proceed concurrently with new construction. Residents will have a voice in determining how revenue is spent. Additionally, a Stakeholder Committee, which will include resident and community representation, will hold NYCHA accountable to spending those revenue dollars accordingly.

- NYCHA must work with residents to increase its Resident Economic Empowerment and Sustainability (REES) training programs to place workers into jobs when construction begins. NYCHA must hold the winning RFP bidder accountable to Section 3 hiring requirements and to follow the New York City Fair Chance Act so that no qualified job applicant is denied employment based on their criminal history.

The new 50/50 developments are not subject to Section 3, but NYCHA will require developers to submit hiring plans. There are currently no numeric goals for NYCHA Resident hires.

Based on the New York City Fair Chance Act, “no employer may seek, obtain, or base an adverse employment action on a criminal conviction until after extending a conditional offer of employment. After a conditional offer of employment, an employer can only withdraw the offer after evaluating the applicant under Article 23-A and finding that the applicant’s conviction history poses a direct relationship or unreasonable risk.” Contractors are expected to follow appropriate and legal hiring guidelines in meeting their hiring needs.

- Some resident stated that they supported the NextGeneration Neighborhood plan but that NYCHA should fix the existing current public housing buildings before we build new buildings. They wanted to have a clean, safe apartment with new appliances and front doors that lock and beautiful grounds.

After decades of federal and state disinvestment, NYCHA is confronting about \$16.5 billion in major repair and construction needs across the City. On average, the rent paid by residents plus the government subsidies that NYCHA receives from HUD does not fully cover the operations costs of NYCHA apartments. Rent and operating subsidies cover building operations, such as upkeep and utilities; rent and government subsidies do not cover NYCHA’s major upgrades, rehabilitation, and construction needs. The NextGeneration NYCHA initiative will help NYCHA take better care of its buildings using revenue generated from the market-rate apartments in the newly constructed buildings.

- How does NGN Neighborhoods help the residents that have lived in the development for over 50 years?

The purpose of NextGen Neighborhoods is to keep NYCHA residents in their homes, by preserving public housing and improving resident quality of life with major repairs.

- The new development at the NGN Neighborhoods needs to include stores that are affordable to residents in public housing as well as places for extracurricular activities for the youth at these developments.

NYCHA staff worked closely with the residents of Wyckoff Gardens and Holmes Towers to identify the preferences of each respective group of residents for the types of commercial uses and facilities they would like to see in the ground floors of the new buildings.

- The new development at Wyckoff should not be higher than 10 stories and all housing should be 100% affordable.

During the Visioning Sessions with NYCHA Staff, the residents of Wyckoff Gardens clearly stated that they wanted the new buildings to be no taller than the existing buildings.

- NYCHA should require that the developers take over-housed seniors at the NGN developments and move them into smaller apartments in the new buildings. Seniors will be able to stay in their community and it will free up a NYCHA public housing apartment for a family.

HUD regulations restrict PHAs from forcing residents of public housing to move into a smaller non-public housing unit for the purposes of “right-sizing”.

- If commercial revenue requires such a drastic readjustment, then what guarantee is there that residential units will not also see price adjustments at the market rate level?

Residential units built under the 50/50 program will fall into two categories: market-rate rental and affordable rental units. The rents for market-rate rental units will likely see price adjustments as the conditions determining those rents will change. The rent for the affordable units will be determined by regulations and will maintain their affordability to households at 60% of AMI and below for the long term.

- At what expense is NYCHA willing to allow private developers to profit from public land?

The goal of the Next Generation NYCHA plan is to preserve public housing and improve the lives of residents. Partnering with private developers will help NYCHA stabilize funding and will address much needed capital repairs at developments.

- If the anticipated benefits from leveraging market-rate rental income do not materialize, can NYCHA then justify having leased away valuable assets that were originally intended to further public good?

The purpose of entering long-term leases in connection with the market-rate units to be constructed under the 50/50 Program is to provide much needed affordable housing, and generate a financial return to NYCHA.

- Residents approved for a transfer from Ocean Bay (Bayside) are not able to move.

NYCHA is presently processing transfer requests to and from Ocean Bay (Bayside) Houses. Residents requesting transfers must qualify for one of the transfer categories listed in NYCHA's Tenant Selection and Assignment Plan ("Plan"). The Plan requires the matching of residents with apartments based on borough preference, room size, transfer priority and date the resident was placed on the waiting list. Due to the large number of transfers on the waiting list and low turnover of apartments, the waiting time can be lengthy.

- NYCHA should explain what will happen if RAD falls into foreclosure.

NYCHA would terminate the lease and seek a new developer to manage the building. Under the provisions of a ground lease, NYCHA would have the right to step in if conditions at the new housing deteriorate. Additionally, the RAD Use Agreement is recorded in a superior position to any new or existing financing or encumbrances on the property to ensure the development continues to serve low-income households.

- In this amended Plan, NYCHA proposes that certain changes in an approved RAD conversion plan should not be considered significant. NYCHA should not exclude the decision to convert to either Project Based Rental Assistance (PBRA) or Project Based Voucher Assistance (PBVA) from the definition of "Substantial Deviation" and should continue to publish notice of such changes in a Significant Amendment, hold a public hearing on any changes and provide an opportunity for interested parties to consider and comment on such changes.

Please see page 15 of this document for NYCHA's updated definition of a Significant Amendment and Substantial Deviation or Modification of the Annual Plan. 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.

- NYCHA should revise its current policy of evicting families because of household member's criminal history and to ensure that developers and management companies selected under the NextGeneration Neighborhoods RFPs will not discriminate against applicants with a criminal history.

HUD regulations outline the instances where denial of admission, eviction or termination of assistance is required in the public housing, Housing Choice Voucher and Section 8 multifamily programs. Arrest records alone may not be the basis for denying housing (admission, termination or eviction). Both NYCHA and the developers selected under NextGen Neighborhood RFPs must comply with the Fair Housing Act.

- Recycling Plan – Residents could be provided a reusable bag to collect their recyclables (cans, bottles, paper) and would leave the bag hanging on the door of their apartment. A team of residents would collect the recyclables and compost.

NYCHA explored the feasibility of implementing this model and determined that it poses safety risks and fire hazards. For example, leakage or loose articles may pose a tripping hazard and/or fire hazard.

- When will Lenox Road Rehab receive their recycling bins?

Lenox Road will receive their recycling bins by July 15th, 2016.

- A team of residents could sort through the garbage left outside the building and find identifying information such as letters or receipts. The household would be served with a summons and continued violations would receive a fine.

NYCHA will take this recommendation under advisement.

- Resident stated that the NYCHA developments in lower Manhattan did not receive any funds for security improvements from the Manhattan District Attorney's office such as new lighting.

The funding from the Manhattan District Attorney's office was restricted to the Mayor's Action Plan for Public Safety sites: Polo grounds, Butler, St. Nicholas, Boulevard, Bushwick, Van Dyke I and II, Castle Hill, Stapleton, Ingersoll, Brownsville, Tompkins, Patterson, Wagner, Queensbridge North and South, and Red Hook East and West. These developments account for about 17% of all crime in public housing. Polo Grounds, St. Nicholas and Wagner are located in Manhattan.