

## **Executive Summary**

### **NYCHA's Amendment to the Annual PHA Plan for FY 2015 and the Five Year Annual PHA Plan for FY 2015-2019**

The New York City Housing Authority (NYCHA) is amending its Annual PHA Plan for Fiscal Year 2015 and its Five Year Agency Plan for Fiscal Years 2015-2019 because it was a successful applicant in the Rental Assistance Demonstration (RAD) for the Ocean Bay Apartments (Bayside) development. As a result, NYCHA will be converting public housing subsidies to Project Based Vouchers (PBV) at Ocean Bay Apartments (Bayside) under the guidelines of PIH Notice 2012-32, REV-2 (Notice) and any successor Notices. Upon conversion to PBVs, NYCHA will adopt at a minimum the resident rights, participation, waiting list and grievance procedures per the RAD Notice and outlined in this Amendment. Additionally, NYCHA certifies that it is currently compliant with all fair housing and civil rights requirements and is under a Voluntary Compliance Agreement and consent decrees. RAD conversion at Ocean Bay Apartments (Bayside) will not have a negative impact on NYCHA's compliance with existing voluntary compliance agreements or consent decrees.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing NYCHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that NYCHA may also borrow funds to address their capital needs. NYCHA currently has no debt under an Energy Performance Contract for Ocean Bay Apartments (Bayside).

NYCHA's Amendment to the Annual PHA Plan for FY 2015 and the Five Year Agency Plan for Fiscal Years 2015-2019 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](http://www.nyc.gov/nycha)). NYCHA also provided a copy of the Amendment to each public housing Resident Association President.

NYCHA held a town hall meeting with the residents of Ocean Bay Apartments (Bayside) and the public on June 24, 2015 and held five additional town hall meetings in July in each borough and a public hearing at Pace University in Manhattan was held on August 11, 2015. NYCHA accepted written comments on the Proposed Amendment at its post office box and by fax and email through August 30, 2015. Please see the Notice on page 6. NYCHA met with the Resident Advisory Board ("RAB") members for their comments on May 21, 2015 and September 17, 2015.

#### ***NextGeneration NYCHA- Rental Assistance Demonstration (RAD) Program***

In May 2015, we were excited to announce NextGeneration (NextGen) NYCHA—our 10-year strategic plan to improve the way NYCHA is funded, operates, rebuilds and engages with residents. As NYCHA faces its worst financial crisis in our history, NextGen provides a financial roadmap to deliver NYCHA residents the housing and services they have long deserved, while sustaining New York City public housing for the long term. An important strategy included in the NextGen plan is the pilot of RAD at the Ocean Bay Apartments (Bayside) development, which will generate much-needed funds for maintenance and repairs.

RAD is a U.S. Department of Housing and Urban Development ("HUD") program that enables NYCHA to generate revenue to reinvest back into our developments by leveraging the Section 8 program. In 2013, NYCHA started the process of meeting with residents and community members at Ocean Bay Apartments (Bayside) in Far Rockaway, Queens to discuss ways the Authority could renovate, repair, and improve the quality of life at the development through the RAD program. Through its participation in RAD, NYCHA will

be able to safeguard long-term housing affordability at this property, improve and modernize apartments, and stabilize the development by placing it on solid financial footing.

With program approval from HUD, NYCHA can begin to address the significant capital repair needs at Ocean Bay Apartments (Bayside) by converting the development's funding source from public housing funds to a special Project-Based Section 8 program. As a special voucher program under HUD, residents can remain in their apartments with tenancy protections in line with those provided to public housing residents, while NYCHA raises new sources of funding to repair the buildings and modernize apartments. HUD requires NYCHA to maintain the same number of affordable apartments prior to conversion, assure long-term affordability, guarantee the property is owned by a non-profit or public entity, and ensure information is shared with residents throughout the process.

NYCHA will continue to convene resident meetings and sessions to address questions and share information about the RAD conversion process. NYCHA will also ensure updates are shared in a regular newsletter to the residents at Ocean Bay Apartments (Bayside).

NYCHA is committed to preserving public housing. Ocean Bay (Bayside) Apartments has 1,395 apartments in 24 buildings. These buildings are over 50 years old. In its last assessment, NYCHA estimated that it would need \$174 million to make capital improvements over the next 20 years. NYCHA does not receive sufficient, reliable funding to make these necessary capital improvements. RAD will benefit the residents of Ocean Bay Apartments (Bayside) by ensuring that their homes will be fully rehabilitated, improved and brought up to modern standards and conditions.