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Welcome

NYCHA Public Hearing

FY22 Annual Plan and Significant Amendment to the FY21 Annual Plan

July 27, 2021

Spanish: 646-838-1534 then enter 776 457 258# - Las diapositivas traducidas están disponibles: on.nyc.gov/nycha-public-hearing

Chinese Simplified: 646-838-1534 then enter 920 091 465# - 提供会议简报中文译本: on.nyc.gov/nycha-public-hearing

Chinese Traditional: 646-838-1534 then enter 920 091 465# - 提供會議簡報中文譯本: on.nyc.gov/nycha-public-hearing

Russian: 646-838-1534 then enter 608 916 567# - Есть перевод слайдов на русский язык: on.nyc.gov/nycha-public-hearing

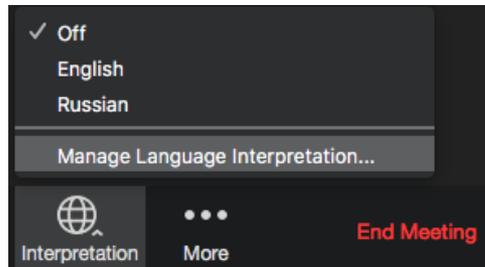
Agenda

1. Welcome and Introductions
2. Foreign Language and Sign Language Interpretation
3. Public Hearing Overview
4. Annual Plan and Significant Amendment
5. NYCHA's Panelists
6. Chair Russ
7. Public Comments

Foreign Language and Sign Language Interpretation

Foreign Language Interpretation is available via two methods:

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



- By phone by first dialing 646-838-1534, and the PIN number for your preferred language:
 - **Spanish:** 776 457 258#
 - **Chinese:** 920 091 465#
 - **Russian:** 608 916 567#

A sign language interpreter will be visible on video for the duration of this hearing.

Public Hearing Overview

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

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

Annual Plan and Significant Amendment

On June 11, 2021, NYCHA released the **Draft Fiscal Year 2022 Annual Plan** and the **Draft Significant Amendment to the Fiscal Year 2021 Annual PHA Plan** for public review on NYCHA's website.

Both of these documents are available online at:

on.nyc.gov/nycha-public-hearing

Annual Plan and Significant Amendment

Copies of the Executive Summaries for the Draft Annual Plan and the Draft Significant Amendment are available in English, Spanish, Chinese, and Russian for review online at: on.nyc.gov/nycha-public-hearing

This public hearing is being live-streamed at <https://youtu.be/yjbKWOSye10> and will be available to view on NYCHA's website.

Annual Plan and Significant Amendment

As part of the Annual Plan and Significant Amendment process, NYCHA met with members of the Resident Advisory Board (RAB) and Citywide Council of Presidents (CCOP) at 5 meetings to date:

1. March 25 – Transformation Plan
2. April 8 – Transformation Plan
3. April 29 – Real Estate and Development
4. May 6 – Real Estate and Development
5. May 13 – Capital Projects

Annual Plan and Significant Amendment

We encourage residents and the public to provide written comments on the Draft Annual Plan and the Draft Significant Amendment. Comments may be submitted through July 30, 2021.

You can provide comments via:

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

NYCHA's Panelists

- NYCHA's Board Members
 - Greg Russ – Chair and CEO
 - Victor A. González – Vice Chair
 - Joseph Adams – Member
 - Magalie Austin - Member
 - Paula Gavin – Member
 - Matt Gewolb – Member
 - Jacqueline Young – Member
- NYPD Captain Christopher Giambrone



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Presentation by Chair and CEO Greg Russ

Overview of A Blueprint for Change

NYCHA's challenges

Initiatives under development

\$40B capital need and limited resources to address it

Stabilization Strategy

Investing in the properties

- Create a plan for every building
- Raise capital funds to reinforce operational improvements
- Address all elements of compliance and basic housing quality standards

Organization poorly suited to operational and capital delivery challenges

Organizational Strategy

Investing in the organization

- Focus on compliance
- Create culture of service
- Improve service delivery

Residents face unprecedented health and economic crisis

Jobs & Recovery Strategy

Investing in residents

- Expand & deepen economic opportunities
- Strengthen Section 3 & M/WBE programs
- Enhance health connections & improve environmental health

NYCHA Is Transforming

Background

- HUD Agreement requires NYCHA to work collaboratively with the Federal Monitor and submit an Organizational Plan to HUD and SDNY for approval

What is the Organizational Plan?

- The Organizational Plan is a new operating model designed to better deliver services to residents and achieve the performance goals of the agreement.

What is the Process?

- NYCHA conducted a Planning process to engage residents, employees and other stakeholders in designing the operating model and long-term vision for the Authority.

Where Are We In the Process?

Organizational Plan = Transformation Plan + Implementation Plan

- The Transformation Plan proposes organizational changes and business process strategies and culture changes that are informed by principles that emerged from the 2019 HUD Agreement and numerous engagement sessions throughout 2019 and 2020
- We are now in the Analysis & Implementation phase of work with an Implementation Plan due September 2021

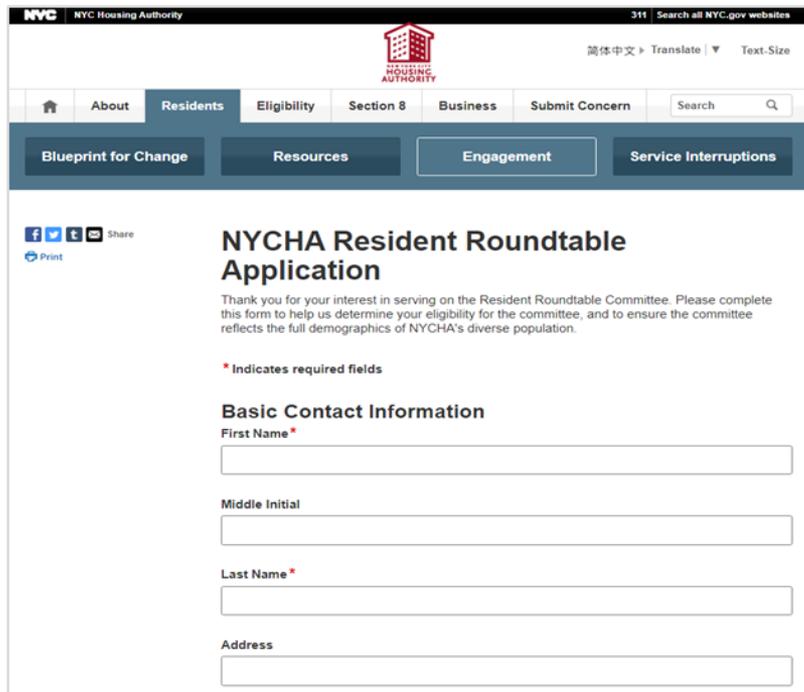
Working Groups & Pilots

Working Group	Type (Strategy Development, Pilot, Roll-out)	Next Decision Point(s)
Work Order Reform	Pilot (Completed) Rollout	<ul style="list-style-type: none"> ▪ Q3 2021—Queens/SI rollout of previously-piloted structure and process ▪ Q4 2021 – Bronx rollout
Alternative Work Schedule Reform	Pilot	<ul style="list-style-type: none"> ▪ July 2021—pilot deployment ▪ Q4 2021—citywide rollout decision
Neighborhood Model	Rollout	<ul style="list-style-type: none"> ▪ Q4 2021—targeted “orientation” for Neighborhood structure
Borough Admin Teams	Rollout	<ul style="list-style-type: none"> ▪ Q3 2021—first deployment ▪ Q4 2021—first full rollout phase
Annual Recertification Redesign	Rollout	<ul style="list-style-type: none"> ▪ Q3 2021—review of full launch feedback
Property Based Budgeting	Rollout	<ul style="list-style-type: none"> ▪ TBD
Lease Enforcement	Strategy Development	<ul style="list-style-type: none"> ▪ TBD
Asset Management Strategy	Strategy Development	<ul style="list-style-type: none"> ▪ TBD

Resident Roundtable

To more formally engage NYCHA residents in the Transformation Plan implementation process, we recruited residents to be in the Resident Roundtable

Application Closed on May 10



The screenshot shows the NYCHA Resident Roundtable Application form. The header includes the NYCHA logo and navigation links: Home, About, Residents, Eligibility, Section 8, Business, and Submit Concern. Below the header are buttons for Blueprint for Change, Resources, Engagement, and Service Interruptions. The main content area is titled "NYCHA Resident Roundtable Application" and includes a brief introduction: "Thank you for your interest in serving on the Resident Roundtable Committee. Please complete this form to help us determine your eligibility for the committee, and to ensure the committee reflects the full demographics of NYCHA's diverse population." A note indicates that asterisks denote required fields. The form sections are: "Basic Contact Information" with fields for First Name*, Middle Initial, Last Name*, and Address.

Roundtable Structure

Composition:

32 Residents (One from each Neighborhood, two Section 8 residents) to make recommendations on issues like:

- lease enforcement and compliance
- quality of life and stewardship
- safety and security
- feedback channels and quality assurance

Time commitment:

Beginning June 2021, residents will serve on the roundtable for a 2-year term, with the option to renew

Governance:

The Resident Roundtable will be principally managed by Resident Engagement, with support and input from S&I and the Office of the Chair

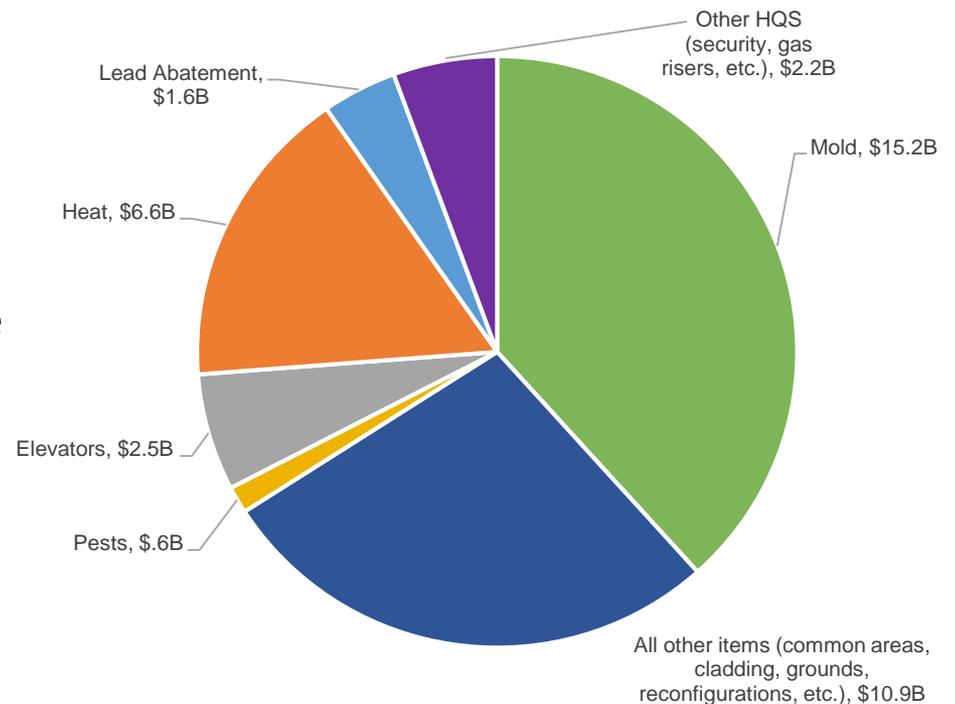
Stabilization: NYC Public Housing Preservation Trust

*The NYC Public Housing Preservation Trust would be a State-created **public agency** like NYCHA and the MTA.*

Why does NYCHA need the Trust?

- The Trust can access additional federal subsidy that NYCHA currently cannot, which can help fill NYCHA's **\$40 billion capital need & eliminate constant operating shortfalls**
- Even when NYCHA has full funding, the current procurement structure **doesn't deliver satisfactory results**, and residents are frustrated with delayed, low-quality repairs
- If NYCHA receives partial or full capital funding from the American Jobs Plan and/or the Green New Deal for Public Housing, NYCHA can use the Trust to **more effectively spend this funding** and access additional federal subsidy as necessary to fully retrofit every property

Full Portfolio Capital Needs - \$40B



Stabilization: NYC Public Housing Preservation Trust

The NYC Public Housing Preservation Trust would have a publicly-appointed 9-member board and public employees.

How would the Trust access more funding?

- NYCHA remains permanent owner of the land/buildings
- NYCHA would enter into a long-term ground lease with the Trust in order to access Tenant Protection Vouchers (TPVs), a project-based subsidy worth **double** NYCHA's current subsidy
- The Trust would oversee comprehensive, deep capital retrofits to buildings
- The Trust then contracts with NYCHA so that NYCHA's public workforce continues to manage & maintain the properties

NOTE: NYCHA can also use the Trust's procurement structures to spend any capital funding received from the American Jobs Plan or Green New Deal more quickly and more efficiently.

Additional funding thru the Trust can supplement basic repairs with electrification & decarbonizing investments.

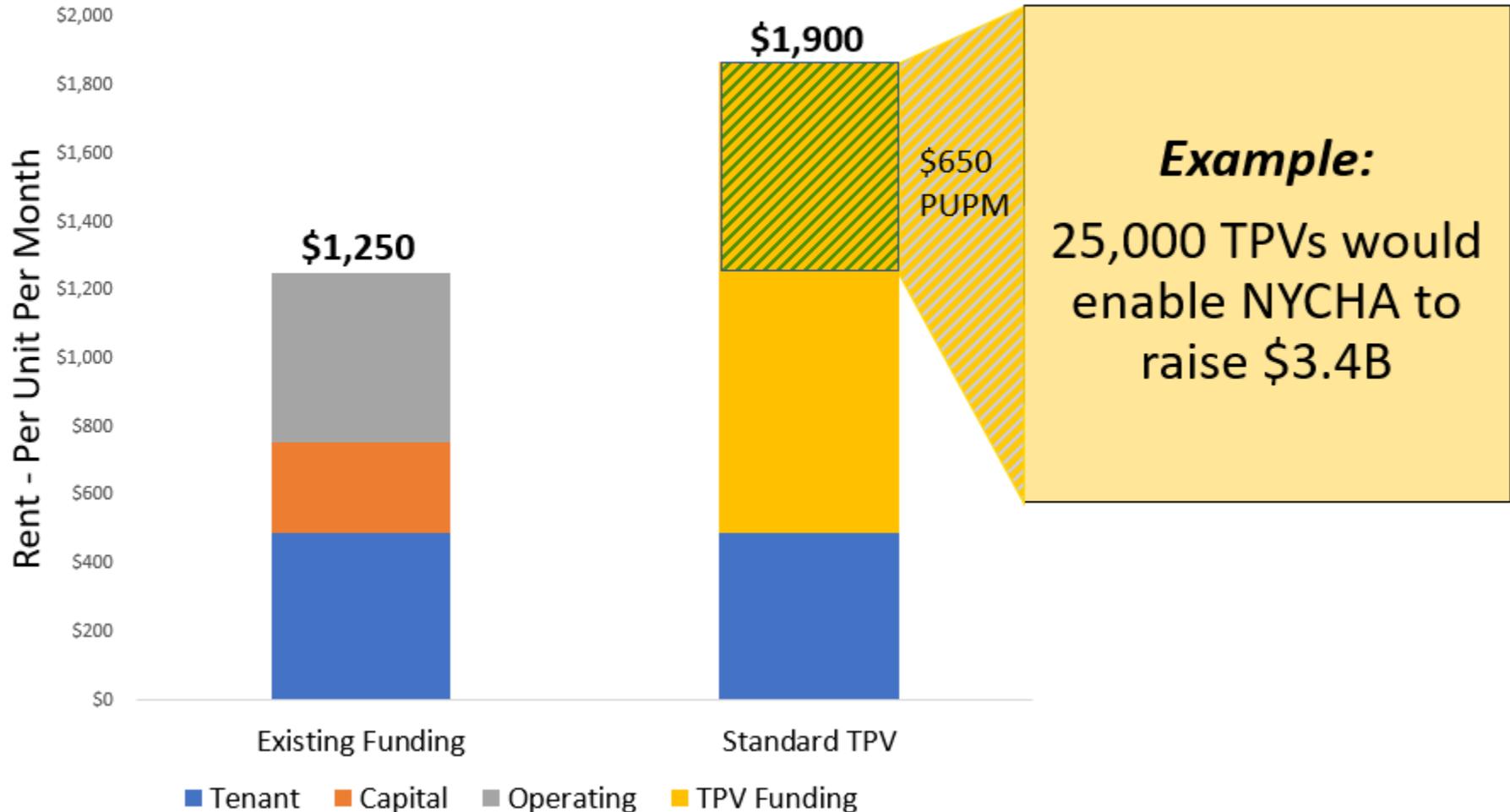
Benefits of the Trust

-  **Properties Remain 100% Public**
NYCHA owns, controls, and manages the property – no private manager or land/building sales.
-  **Residents Keep Public Housing Rights**
Rents are permanently capped at 30% of income, same succession rights, full 964 rights carried over (including RA and citywide orgs), and more.
-  **Faster, Better Quality Renovations**
Trust can use “best value” to select vendors, not just lowest bid, and better manage renovations regardless of the funding source.

Tenant Protection Vouchers (TPVs) are Valuable

Unit Rents by Type (2019)

Per Unit Per Month



Stabilization: Changes to Trust Legislation

Since December 2020, NYCHA has held weekly resident townhalls and engaged all Resident Associations across the city, hosting small group resident meetings to gather revisions and input on the draft ideas.

SECTION	WHAT WE HEARD	WHAT WE CHANGED
§601	Baez mold requirements must apply to the Trust	Baez mold requirements will apply to the Trust
§603	Residents must play a larger role in the selection of board members	CCOP and the RAB will nominate two candidates for resident board member positions
§605	The Trust should be piloted	The Trust will be capped at 25,000 units
§607	NYCHA must pay any temporary moving costs	NYCHA will pay all temporary moving costs
§607	No over-income family can be displaced	All over-income families have the right to stay
§607	All rights must be captured in writing between residents & the Trust/NYCHA	All rights will be captured in writing between residents & the Trust/NYCHA
§607	Part 964 must apply to the Trust in full	Part 964 will explicitly apply in full
§607	Residents should be able to manage the properties if they want	Trust will be required to negotiate with any Resident Management Corporation (RMC) that residents form
§608	Renovations should decarbonize and electrify public housing	Trust must use electrification, renewable energy, and decarbonization guidelines for repairs
§613	Residents and buildings must be protected if there are any issues with paying back bonds	All rights and restrictions must remain under all circumstances & buildings can never go market rate; the City & State governments will have the right to intervene to correct any problem with bonds or debt

Continuing Resident Engagement

NYCHA will continue to engage residents and other stakeholders to build on the 25+ revisions made in the last round of feedback.

- Continue to host citywide and development-specific townhalls
- Continue to engage citywide and development-specific resident leadership
- Re-start in-person engagement as pandemic-related restrictions continue to lift
- Work with residents, advocates, elected officials, and other stakeholders to identify areas for further improvement and revision



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Public Comment Period:

**Comments on the FY22 Draft Annual Plan and
Draft Significant Amendment to the FY21 Annual Plan**

Zoom Instructions for Public Comment

- Attendees who submitted a request to speak via email will be called on to speak in order of submission.
- When called on to speak, please ensure your microphone is **not muted**.
- Attendees will be able to speak for **3 minutes** uninterrupted.
- If you are experiencing issues in your apartment, please email annualplancomments@nycha.nyc.gov or type your name, development, address, apartment number, contact information, and issue in the Q&A box

Zoom Instructions for Public Comment

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



Zoom Instructions for Public Comment

The order of speakers will be:

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

Comments

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

If testifying by Zoom, please unmute yourself when prompted.

If testifying by phone, please press *6 when promoted in order to unmute yourself.

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

Submitting Public Comments

We encourage residents and the public to provide written comments on the Draft Annual Plan and the Draft Significant Amendment. Comments may be submitted through July 30, 2021.

You can provide comments via:

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- **Mail:** Public Housing Agency Plan Comments, Church Street Station, PO Box 3422, New York, NY 10008
- **Fax:** (212) 306-8888