



NEW YORK CITY
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AUTHORITY

Welcome

NYCHA Public Hearing

FY21 Annual Plan and Significant Amendment to the FY20 Annual Plan

December 8, 2020



Spanish: 646-838-1534 then enter 793 993 224# - Las diapositivas traducidas están disponibles: on.nyc.gov/nycha-public-hearing
Chinese Simplified: 646-838-1534 then enter 350 419 228# - 提供会议简报中文译本: on.nyc.gov/nycha-public-hearing
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Russian: 646-838-1534 then enter 352 433 975# - 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

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Foreign Language and Sign Language Interpretation

If you are in need of foreign language interpretation services, please dial:

646-838-1534

Then, enter the following PIN numbers for your preferred language:

- **Spanish:** 793 993 224#
- **Chinese:** 350 419 228#
- **Russian:** 352 433 975#

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

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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.

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Annual Plan and Significant Amendment

On October 16, 2020, NYCHA released the **Draft Fiscal Year 2021 Annual Plan** and the **Draft Significant Amendment to the Fiscal Year 2020 Annual PHA Plan** for public review on NYCHA's website.

Both of these documents are available online at:

on.nyc.gov/nycha-public-hearing

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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/1ewtrC2TJYc> and will be available to view on NYCHA's website.

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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 9 meetings to date:

1. March 20 – Real Estate Development
2. April 16 – Safety and Security
3. April 30 – Capital Projects
4. May 21 – HUD COVID Waivers and Real Estate Development
5. June 25 – Real Estate Development
6. July 16 – NYCHA’s Transformation Plan
7. August 20 – Real Estate Development
8. October 21 – Real Estate Development and Flat Rent
9. November 12 – Real Estate Development and Flat Rent

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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.

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
- Q&A box in Zoom

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NYCHA's Panelists

- NYCHA's Board Members
 - Greg Russ – Chair and CEO
 - Joseph Adams – Member
 - Paula Gavin – Member
 - Matt Gewolb – Member
 - Victor A. González – Member
 - Jacqueline Young – Member
- General Manager Vito Mustaciuolo
- NYPD Deputy Inspector Howard Gottesman

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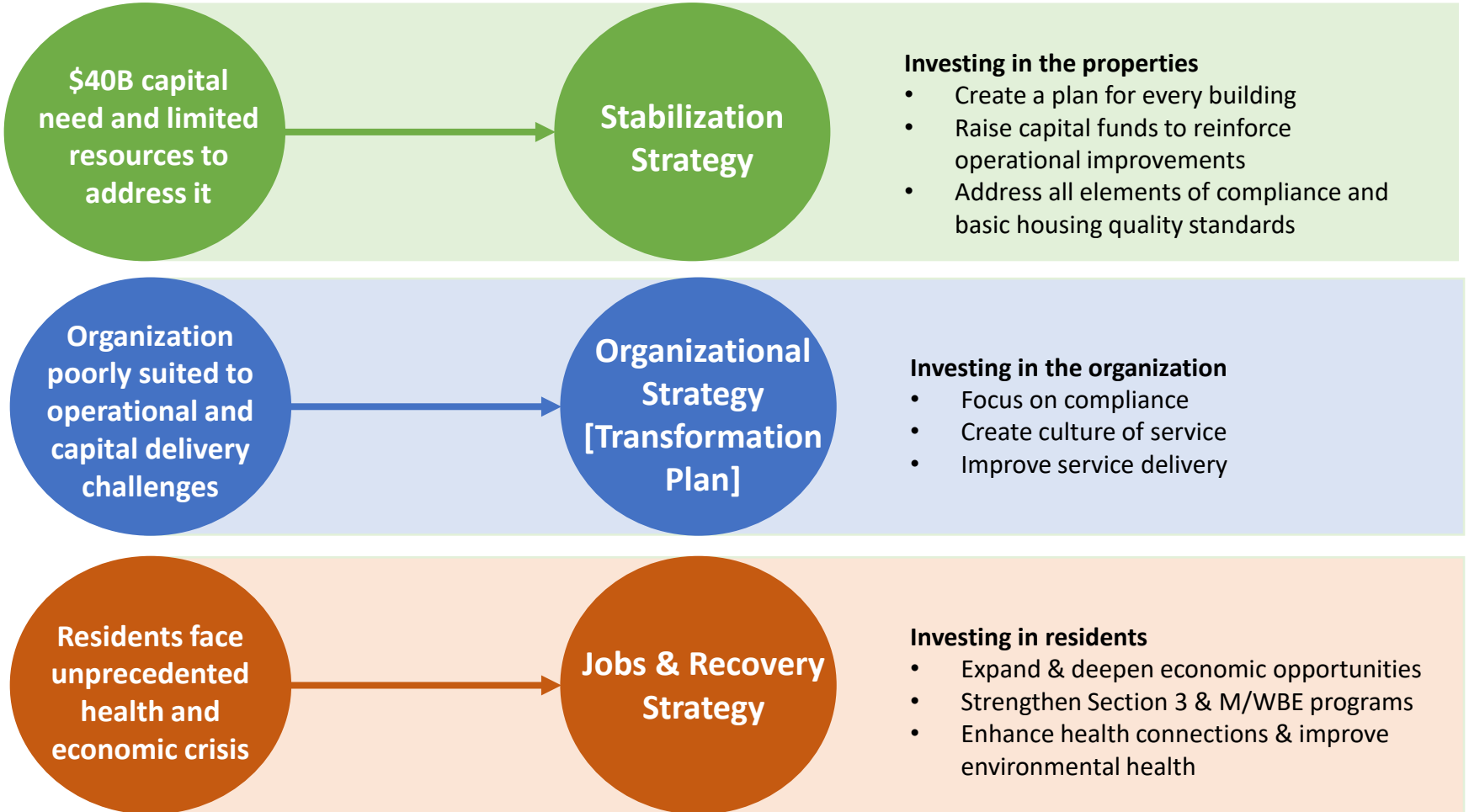
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Overview of A Blueprint for Change

NYCHA's challenges

Initiatives under development



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What's Needed to Stabilize 110,000 Apartments

NYCHA needs **\$18B** to achieve compliance with the HUD Agreement & meet basic Housing Quality Standards (HQS) at the 110,000 apartments – near term stabilization to prevent further decline

Mold: \$9.5 Billion

- Replace piping; full kitchens & baths; ventilation

Lead Abatement: \$1 Billion

- Full abatement across 110,000 units

Heat: \$4.1 Billion

- Prevent outages & improve heat delivery

Elevators: \$1.6 Billion

- Dramatically reduce outages

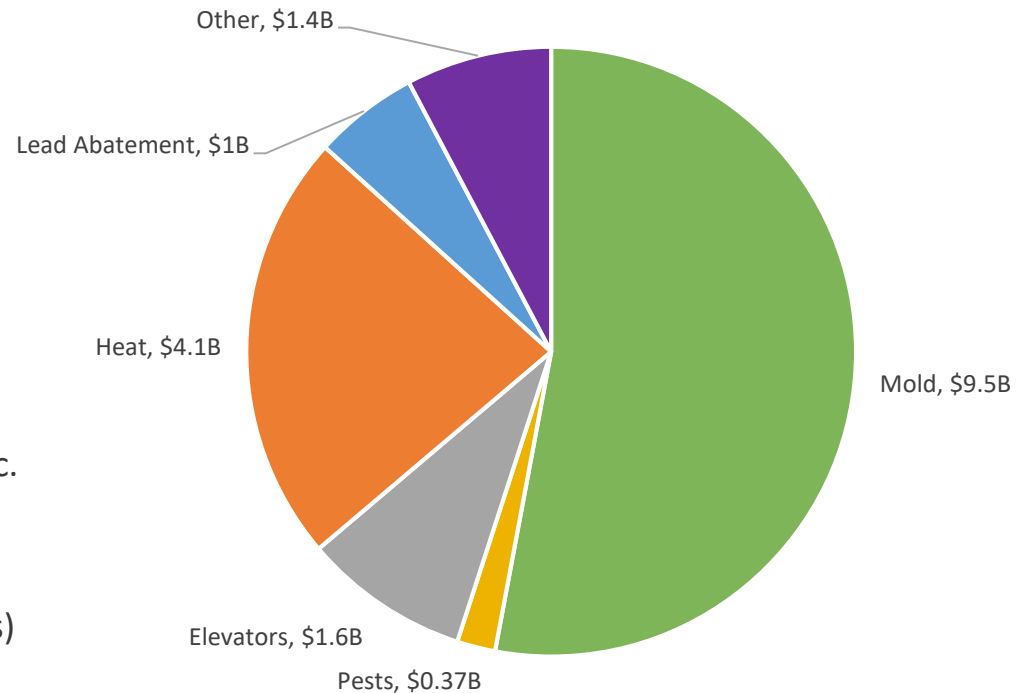
Pests: \$370 Million

- New waste yards, interior compactor work, etc.

Other: \$1.4 Billion

- Correct other HQS items (e.g. safety)
- Invest in security (incl. CCTV, main door access)
- Address gas risers

Stabilization Costs - \$18B



But to **fully revamp** the properties (e.g. to address community centers, grounds, cladding, etc.), NYCHA would need an **additional ~\$7B** – for a **total of \$25B**

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Stabilization Overview

1
CREATE

+

2
FUND

||

3
PRESERVE

NYC Public Housing Preservation Trust

- Use School Construction Authority model & create NYCHA-run **public** entity
- Provide procurement structure to expedite massive levels of construction
- Use a public entity to access Tenant Protection Vouchers (TPVs) for repairs
- NYCHA enters into a long-term ground lease with Trust
- Trust contracts back to NYCHA for management/operations & retains union workforce

Interim Use of Tenant Protection Vouchers (TPVs)

- Based on HUD notices, NYCHA has 110K apts likely to meet “obsolescence” criteria
- Apartments are eligible for TPVs when they meet this “obsolescence” criteria
- This project-based subsidy provides more stable & valuable funding each year
- NYCHA can then use this subsidy to raise upfront funds for capital repairs and make all the necessary repairs at the properties

Stabilization & Recovery

- Fulfill **all compliance requirements** of HUD agreement & basic housing standards
- Protect resident rights & affordability in perpetuity – same rent calculations
- Position properties for long-term financial stability & can address **full** PNA over time
- Access upfront capital through a public entity
- Catalyze economic recovery through investing in public housing as infrastructure

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NYC Public Housing Preservation Trust

Public Benefit Corporation

A **fully public entity** that will enable NYCHA to use TPVs, facilitate historic levels of construction, and preserve long-term public ownership

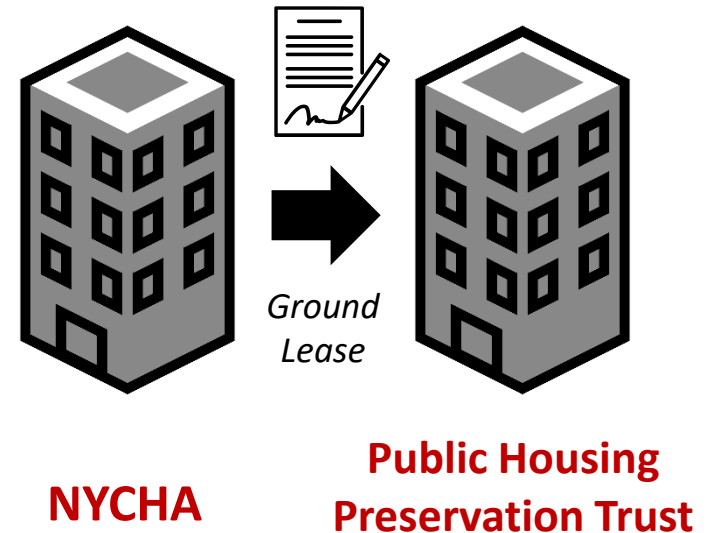
How It Works

- Use the School Construction Authority / DOE model
- NYCHA enters into long-term ground lease with Trust
- Trust oversees construction management contracts
- Trust contracts back to NYCHA for management & maintenance services

Results

- Properties under **end-to-end public control**
- Capital work **fulfills all compliance requirements** of HUD Agreement, stabilizes apts to HQS, and positions units for future investment options to meet full PNA
- State legislation codifies **full** resident protections & affordability in perpetuity
- **Significant** energy efficiency achieved
- Trust retains **public, represented** workforce

A Public to Public Process



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Key Organizational Changes

- 1. Governance:** Changes to NYCHA's Board and executive management structure
 - Separate Chair and CEO positions
 - General Manager becomes COO
 - Combine Asset Management and Capital Departments under Chief Asset & Capital Manager Officer
- 2. Neighborhood Model:** Changes to NYCHA's property portfolios and property operations
 - Reducing our scale to increase “eyes on the buildings”: Move from 6 borough structure to 4 geographic structures, from 21 Regional Asset Managers to 30 Director of Operations
- 3. Borough Administration Teams:** Changes to how Central Office functions support property operations by placing staff at the point of service delivery

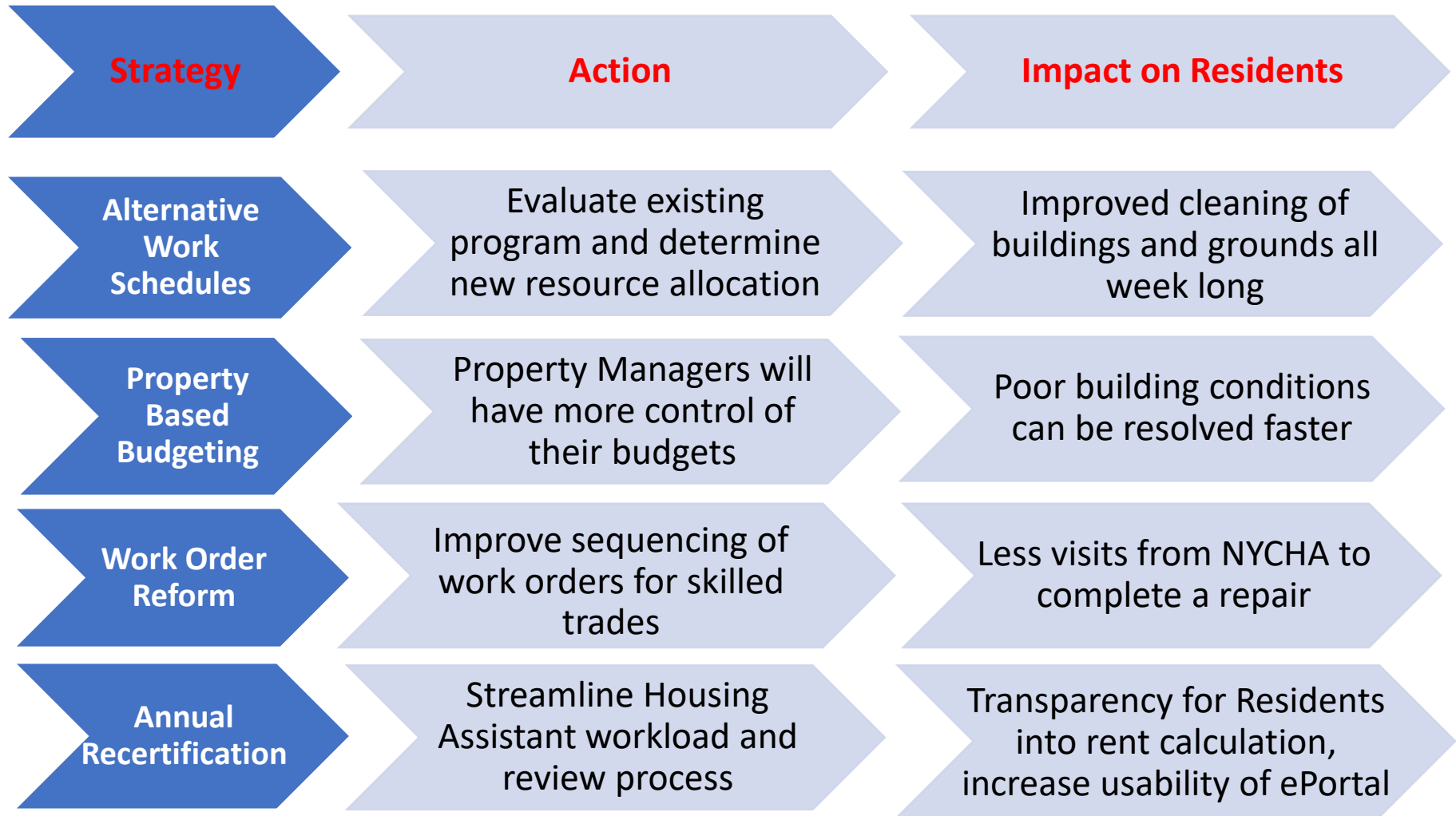
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NYCHA is transforming to serve you better...



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NYCHA is in the process of engaging residents, employees, and other stakeholders to gather feedback around A Blueprint for Change.

Public Comment Period:

- Comments accepted through December 28th. Submit Comments: <https://www1.nyc.gov/site/nycha/about/contact/transformation-plan-public-comments.page>

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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

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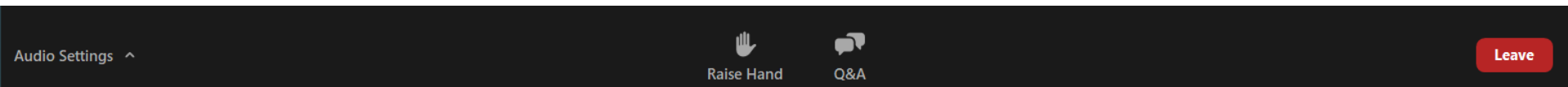
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Zoom Instructions for Public Comment

If you did not submit a request to speak and you wish to speak, please type your request to speak into the “**Q&A**” box in Zoom.

Please include your name and affiliation, if you are a resident, include your NYCHA development.

As a last alternative, you may “**Raise Your Hand**”



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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. Speakers signed up in the Q&A box
3. Raised Hands (time permitting)

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Comments

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

Submitting Public Comments

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- Mail – Public Housing Agency Plan Comments, Church Street Station, PO Box 3422, New York, NY 10008
- Q&A box in Zoom

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