

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

FINAL Significant Amendment to the Annual PHA Plan for Fiscal Year 2018



Date: August 23, 2018

NOTICE

New York City Housing Authority Significant Amendment to the FY 2018 Agency Annual Plan and the Draft Agency Plan for FY 2019

The public is advised that the *Significant Amendment to the FY 2018 Agency Annual Plan and the FY 2019 Draft Agency Annual Plan* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting April 6, 2018 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 2018 Agency Annual Plan and the FY 2019 Agency Annual Plan* and supporting documents. The *Significant Amendment to the FY 2018 Agency Annual Plan and the FY 2019 Draft 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-financialinformation.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:

Manhattan Family Partnerships Borough Office 45 Allen Street New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Senior Center 1553 University Avenue Bronx, New York	Soundview Senior Center 1674 Seward Avenue Bronx, New York Queens Community Development / Family Partnerships Borough Office 70-30 Parsons Boulevard Flushing, New York	Staten Island Family Partnerships Borough Office 90 Lafayette 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 2018 Agency Annual Plan and the FY 2019 Draft Agency Annual Plan* at a public hearing to be held on **Tuesday, May 22, 2018** 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 2018 Agency Annual Plan and the FY 2019 Draft Agency Annual Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than May 23, 2018**. 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 Significativa de la Autoridad de Vivienda de la Ciudad de Nueva York al Plan anual de la agencia para el Año fiscal 2018 y al Proyecto de plan de la agencia para el Año fiscal 2019

Se anuncia al público que la Enmienda significativa propuesta al Plan anual de la agencia para el año fiscal 2018 y el Proyecto de plan de la agencia para el Año fiscal 2019 estará disponible para su inspección pública en la oficina central de NYCHA ubicada en 250 Broadway, New York, NY, a partir del 6 de abril de 2018 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 agencia para el año fiscal 2018 y el Proyecto de plan de la agencia para el Año fiscal 2019 y los documentos de respaldo. La Enmienda significativa al Plan anual de la Agencia para el año fiscal 2018 y el Proyecto de plan de la agencia para el Año fiscal 2019 también estarán disponibles en los siguientes lugares:

- En la Página Web de NYCHA, que se encuentra en: <http://www1.nycha.gov/site/nycha/about/annual-plan-financialinformation.page>
- En la oficina de la administración de cada residencial de vivienda pública de NYCHA durante horas de oficina regulares.
- En los centros comunitarios/oficinas municipales que se enumeran a continuación entre las 9:00 a.m. y las 7:30 p.m.:

Asociaciones familiares de Manhattan Oficina Municipal 45 Allen Street New York, New York	Centro para personas de la tercera edad Soundview 1674 Seward Avenue Bronx, New York	Asociaciones familiares de Staten Island Oficina Municipal 90 Lafayette Avenue Staten Island, New York
Centro para personas de la tercera edad Taft 1365 5th Avenue New York, New York	Desarrollo comunitario de Queens/Asociaciones familiares Oficina Municipal 70-30 Parsons Boulevard Flushing, New York	Centro para personas de la tercera edad Brownsville Brownsville Senior Center Brooklyn, New York
Centro para personas de la tercera edad Sedgwick 1553 University Avenue Bronx, New York		

COMENTARIOS DEL PÚBLICO

Se invita al público a comentar sobre la Enmienda significativa al Plan anual de la Agencia para el Año fiscal 2018 y el Proyecto de plan de la agencia para el Año fiscal 2019 en una audiencia pública que se celebrará el martes, 22 de mayo del 2018, de 5:30 p.m. a 8:00 p.m. en:

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

La ubicación indicada arriba es accesible para personas con limitaciones físicas y se puede llegar a ella utilizando transporte público. Para obtener información sobre el transporte, vaya a <http://tripplanner.mta.info> o llame a la Línea de información de Viajes de Tránsito MTA/NYC al (718) 330-1234.

Le animamos a hacer comentarios por escrito sobre la Enmienda significativa al Plan anual de la Agencia para el año fiscal 2018 y el Proyecto de plan de la agencia para el Año fiscal 2019. Para ser considerados, **los comentarios deben recibirse mediante correo postal de los Estados Unidos o fax a más tardar el 23 de mayo de 2018.** Los comentarios escritos pueden enviarse por fax al (212) 306-7905. Los comentarios pueden enviarse a la siguiente dirección y los comentarios también pueden ser enviados 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「2018 財政年度公共房屋機構年度計劃」重大修正案及 「2019 財政年度公共房屋機構計劃」初稿

從2018年4月6日起，民眾可於上午9時30分至下午4時30分前往紐約市房屋局辦公總樓查閱「2018財政年度機構計劃」重大修正案和「2019財政年度機構計劃」初稿，地址：紐約市曼哈頓百老匯大道250號(250 Broadway, New York, NY)。請致電 (212) 306-3701 預約時間查閱「2018財政年度機構計劃」重大修正案和「2019財政年度機構計劃」初稿及相關證明文件。

民眾還可通過下列方式索取或下載「2018 財政年度機構計劃」重大修正案和「2019財政年度機構計劃」初稿：

- 紐約市房屋局 (NYCHA) 官方網站，網址：
<http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- 辦公時間前往紐約市房屋局轄下公房區管理處
- 早上 9 時至晚上 7 時 30 分，前往下列社區中心/區域事務辦公室：

<p>Manhattan Family Partnerships 曼哈頓維爾家庭合作部 區域辦公室 45 Allen Street New York, New York</p> <p>Taft Senior Center 塔美特公房長者中心 1365 5th Avenue New York, New York</p> <p>Sedgwick Senior Center 塞奇威克公房長者中心 1553 University Avenue Bronx, New York</p>	<p>Soundview Houses Senior Center 桑維爾公房長者中心 1674 Seward Avenue Bronx, New York</p> <p>Queens Community Development / Family Partnerships 皇后區社區發展/家庭合作部辦公室 區域辦公室 70-30 Parsons Blvd Flushing, New York</p>	<p>Staten Island Community Operations Borough Office 史坦頓島家庭合作部 區域辦公室 90 Lafayette 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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公眾意見

我們還誠邀各界人士出席於2018年5月22日，星期二，下午 5時30分至晚上8時舉行的公共聽證會，對「2018 財政年度機構計劃」重大修正案和「2019財政年度機構計劃」初稿發表意見並提出建議。

地點如下：

Borough Of Manhattan Community College
199 Chambers Street
New York, New York 10007

上述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) 紐約市交通旅遊諮詢熱線查詢，電話：(718) 330-1234。

歡迎各界人士對「2018 財政年度機構計劃」重大修正案和「2019財政年度機構計劃」初稿發表書面意見。我們僅會考慮於2018年5月23日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

百思豪 (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 (New York City Housing Authority, NYCHA) к Годовому плану агентства на 2018 финансовый год и проект Годового плана агентства на 2019 финансовый год

Настоящим извещаем, что *Значительная поправка (Significant Amendment) к Годовому плану агентства на 2018 финансовый год (FY 2018) и проект Годового плана агентства на FY 2019* будут доступны для публичного ознакомления в главном офисе NYCHA, который находится по адресу: 250 Broadway, New York, NY, начиная с 6 апреля 2018 года с 9:30 а.м. до 4:30 р.м. Для ознакомления с этими и другими сопроводительными документами позвоните по тел. (212) 306-3701 и назначьте встречу. *Также* эти документы можно найти:

- На вебсайте NYCHA <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.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.:

Manhattan Family Partnerships Районный офис: 45 Allen Street New York, New York Центр для пожилых (Senior Center) Taft 1365 5th Avenue New York, New York Центр для пожилых Sedgwick 1553 University Avenue Bronx, New York	Центр для пожилых Soundview 1674 Seward Avenue Bronx, New York Queens Community Development / Family Partnerships Районный офис: 70-30 Parsons Boulevard Flushing, New York	Staten Island Family Partnerships Районный офис: 90 Lafayette Avenue Staten Island, New York Центр для пожилых Brownsville 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 2018 и проекту Годового плана агентства на FY 2019* на публичном слушании, которое состоится **во вторник, 22 мая 2018 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 добраться туда общественным транспортом, пользуйтесь страницей на Интернетe <http://tripplanner.mta.info> или звоните в Транспортное управление MTA/NYC Transit Travel Information Line по тел. (718)330-1234.

Письменные отзывы по поводу *Значительной поправки к Годовому плану агентства на FY 2018 и проекту Годового плана агентства на FY 2019* приветствуются. Чтобы их учли, **они должны быть получены по почте (United States Postal mail) не позже 23 мая 2018 года.** Комментарии по факсу будут приниматься по номеру (212) 306-7905. 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 исп. директор



**Public Hearing on the Significant Amendment to
the Fiscal Year 2018 Agency Annual Plan and the
Draft Fiscal Year 2019 Annual Plan**



**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-fy19

Public Hearing

**Tuesday, May 22, 2018
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



Requests for reasonable accommodation for this event should be relayed to the NYCHA Public Accessibility Services Coordinator, Paola Vernelly, by May 14, 2018, at 212-306-4617 or by email at Paola.Vernelly@nycha.nyc.gov.



AUDIENCIA PÚBLICA SOBRE LA ENMIENDA SIGNIFICATIVA AL
PLAN ANUAL DE LA AGENCIA DEL AÑO FISCAL 2018 Y EL
PROYECTO DE PLAN ANUAL DEL AÑO FISCAL 2019



Únase a la conversación e infórmese sobre los temas que impactan a su hogar y su comunidad.

¿No puede asistir en persona? Vea la transmisión de vídeo en directo y lea los aspectos más destacados de la presentación de la reunión en:

on.nyc.gov/nycha-fy19



Audiencia Pública

Martes 22 de mayo de 2018
5:30 p.m. a 4:00 p.m.

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



Las solicitudes de alojamiento razonable para este evento deben ser transmitidas a la Coordinadora de Servicios de Accesibilidad Pública de NYCHA, Paola Vernelly, hasta el 14 de mayo de 2018, al 212-306-4617 o por correo electrónico a Paola.Vernelly@nycha.nyc.gov.



「2018 財政年度公共房屋機構年度計劃」 重大修正案及「2019 財政年度公共房屋 機構年度計劃」初稿公眾聽證會



踴躍參與，共同討論，
關注住房和社區發展動
向。

無法親自出席會議？歡迎
上網觀看會議現場直播並
查看諮詢會議的簡報重
點，網址：

on.nyc.gov/nycha-fy19



公眾聽證會

2018 年 5 月 22 日，星期二
下午 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



如對這次會議活動有任何合理便利措施的要求，請於 2018 年 5 月 14 日前聯繫紐約市房屋局公共無障礙服務專員 Paola Vernelly，電話：212-306-4617 或電郵：Paola.Vernelly@nycha.nyc.gov。



Публичное слушание по поводу Значительной поправки к Годовому плану агентства на FY 2018 и проекту Годового плана агентства на FY 2019



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-fy19

Публичное слушание
Вторник, 22 мая 2018 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 Офисе управления Вашего жилищного комплекса и на интернете www.nyc.gov/nycha



Запросы на приемлемую модификацию (reasonable accommodation) во время этого мероприятия должны быть переданы координатору общественных услуг NYCHA Paola Vernelly до 14 мая 2018 года по тел. 212-306-4617 или электронной почтой по адресу Paola.Vernelly@nycha.nyc.gov.

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Executive Summary

NYCHA’s Final Amendment to the Annual PHA Plan for FY 2018

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 Final Amendment to the Annual PHA Plan for FY 2018 (the “Draft Amendment”) 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 Final Amendment to each public housing Resident Association President and members of the Resident Advisory Board (“RAB”).

NYCHA held a public hearing at the Borough of Manhattan Community College (“BMCC”) in Manhattan on May 22, 2018 and accepted written comments on the Draft Amendment through May 23, 2018. Please see the Notice on page 2. NYCHA met with the Resident Advisory Board (“RAB”) members for their comments in six meetings between January and May 2018 and held two meetings in May for their final comments before the Amendment was submitted to HUD for approval on August 23, 2018.

Housing New York 2.0

Since Mayor de Blasio launched the Housing New York Plan in 2014, New York City has accelerated the construction and preservation of affordable housing to levels not seen in 30 years.

The City is on track to secure more affordable housing in the first four years of the Administration than in any comparable period since 1978. The City has tripled the share of affordable housing for households earning less than \$25,000. Funding for housing construction and preservation has doubled, as have the number of homes in the City’s affordable housing lotteries each year. Hundreds of once-vacant lots have affordable homes rising on them today. Reforms to zoning and tax programs are not just incentivizing, but mandating affordable apartments—paid for by the private sector—in new development.

NextGeneration NYCHA – 100% Affordable Housing and Seniors First

The Authority provides underutilized land for the creation of 10,000 affordable housing units, including a mix of commercial and community uses to provide additional amenities to residents and the surrounding community. The plan to create 100 percent affordable senior and multifamily housing on available NYCHA property was developed in response to resident and advocate calls for more affordable housing options in their communities.

Since the release of the NextGeneration NYCHA plan, NYCHA and the New York City Department of Housing Preservation and Development (HPD) have announced plans for 100% Affordable Housing and Seniors First developments at twelve sites which will result in approximately eighteen hundred new units of senior and multifamily housing. In the summer of 2017 construction began on the first two of these projects at Ingersoll Houses in the Fort Greene neighborhood of Brooklyn and at Mill Brook Houses in the Mott Haven neighborhood in the Bronx.

All NextGeneration NYCHA 100% Affordable Housing and Seniors First developments will advance the goals of Mayor de Blasio's Housing 2.0 plan and help achieve NYCHA's commitment to contribute 10,000 of those affordable units within the decade as part of NextGeneration NYCHA, the Authority's 10-year strategic plan.

The Final Significant Amendment to the FY 2018 Annual Plan includes the following Senior First developments: Baruch, Bushwick II CDA (Group E) and Sotomayor Houses.

NextGeneration NYCHA – NextGeneration Neighborhoods (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.

In 2017, NYCHA and HPD announced selection of a development team at Holmes Towers in Manhattan and in 2018 at Wyckoff Gardens in Brooklyn. Prior to selection, between September 2015 and May 2016, over 1,300 residents participated in meetings, visioning sessions, and charrettes at both developments. All proposals received in response to the Request for Proposals were reviewed by a NYCHA resident members of the Stakeholder Committees prior to selection. NYCHA will continue to engage its residents through the Stakeholder Committees throughout development and construction. The Stakeholder Committees are also working directly with the selected developer by representing the interests and concerns of NYCHA residents, neighbors, and the community. Construction is expected to begin at Holmes Towers in 2019 and at Wyckoff Gardens in 2019 or 2020. NYCHA expects to receive approximately \$62 million collectively for the long-term leasing of these two development sites.

Two additional NextGen Neighborhoods sites were announced in 2017, at La Guardia Houses in Manhattan and at Cooper Park in Brooklyn. A RFP for La Guardia Houses was released in March 2018 and release of a RFP for Cooper Park is anticipated in 2018. Resident engagement began for both sites in 2017.

The Final Significant Amendment to the FY 2018 Annual Plan includes the proposed development at Cooper Park.

NextGeneration NYCHA - Permanent Affordability Commitment Together (PACT)

NYCHA will use every tool available to protect the affordability of New York City's housing stock and strengthen public housing for this and future generations of New Yorkers. NYCHA's preservation work – called Permanent Affordability Commitment Together (PACT) – centers on converting public housing units to Section 8 with tenants-in-place via federal pathways such as the United States Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) and adjacent programs. PACT is NYCHA's initiative to facilitate major improvements to developments while preserving long-term affordability and maintaining strong resident rights through effective public-private partnerships. By leveraging these federal programs and tools, NYCHA will help improve the quality of life for residents, ensuring their apartments and buildings receive much-needed repairs and upgrades while preserving affordability and tenant protections. PACT is a component of NextGeneration NYCHA's 10-year strategic plan to preserve public housing and become a more effective and efficient landlord. Under PACT, NYCHA seeks to shift a public housing development's funding source to Project-Based Section 8 to provide a more stable flow of federal subsidy and to allow NYCHA and its development partners to raise external financing to address the development's capital repair needs.

As the subsidy for a PACT development transitions from either unfunded status or public housing (Section 9) to the Housing Choice Voucher program (Section 8), NYCHA retains ownership and continues to play a key role in decision making and oversight of the development, specifically as the beneficial owner and Section 8 contract administrator. Under PACT rules, all units in the converted development must remain permanently affordable (rent cannot exceed 30% of resident income), which NYCHA will enforce through continued ownership of the land and legal agreements with the development partner. Residents will continue to have the same succession opportunities and grievance procedures under PACT that currently exist for NYCHA's public housing tenants. Residents will retain the right to establish and operate a resident organization and receive funding for that group. Finally, development partners will be required to train and hire NYCHA residents, and proactively engage residents on a regular basis as the project moves forward.

RAD at Scattered Sites in the Bronx and Brooklyn

In January 2017, NYCHA received HUD approval to convert approximately 1,700 units in the Bronx and Brooklyn from public housing to Section 8 Project-Based Vouchers (PBVs). In May 2017, NYCHA issued a Request for Proposals (RFP) to identify development partners to facilitate the conversion of funding, raise financing, perform the required capital rehabilitation, undertake property management, and deliver social services at the 17 affected scattered site developments, which are broken up into three bundles as follows:

1. Bundle 1 (the Bronx): Twin Parks West (Sites 1 & 2); Franklin Avenue I Conventional; Franklin Avenue II Conventional; Franklin Avenue III Conventional; Highbridge Rehabs (Anderson Avenue); Highbridge Rehabs (Nelson Avenue)
2. Bundle 2 (the Bronx): Betances II, 9A; Betances II, 13; Betances II, 18; Betances III, 9A; Betances III, 13; Betances III, 18; Betances V (partial); Betances VI (partial)
3. Bundle 3 (Brooklyn): Bushwick II (Groups A & C); Bushwick II CDA (Group E); Palmetto Gardens

In January 2018, NYCHA selected development partners for all three bundles. Construction is expected to begin at the developments in Bundles 1 and 2 in 2018 and at the developments in Bundle 3 in 2019. The Final Significant Amendment to the FY 2018 Annual Plan includes the proposal to add additional units from nearby developments to Bundle 2 as follows: Betances I, Betances IV, and the remainder of Betances V and VI, and to Bundle 3 as follows: Bushwick II (Groups B & D) and Hope Gardens.

PACT/Unfunded Units (LLC II)

In July 2017, NYCHA announced that it is expanding PACT to protect the Authority's unfunded unit portfolio. This portfolio consists of eight (8) conventional public housing developments known as the "LLC II developments" and currently receive no public housing funding. Previously, NYCHA's PACT program was synonymous with RAD. To make significant repairs, more effectively manage the developments, and strategically deploy NYCHA's limited financial resources, NYCHA is expanding PACT to create additional public-private partnerships and actively bring the unfunded units into the Authority's Housing Choice Voucher (Section 8) program.

The LLC II developments were originally built and funded by New York City and New York State subsidies but were never funded directly by HUD. These developments currently "share" in the federal funds provided for NYCHA's public housing. This costs NYCHA more than \$23 million a year. Additionally, the eight developments require \$1.4 billion in capital repairs, but while they remain unfunded, the buildings continue to deteriorate.

Shifting the units to the Section 8 Housing Choice Voucher program will bring new, stable revenue to the developments and allow for substantial improvements to be made to the apartments, buildings, and grounds. Additionally, funding previously diverted to these developments from the rest of NYCHA's portfolio will now go towards the operation and maintenance of NYCHA's traditional public housing developments.

On September 11, 2008, HUD approved NYCHA's plan to transition the unfunded public housing units to Section 8 assistance. Currently, when a resident vacates their apartment in an LLC II development, the Authority converts the unit to Section 8. Through this process, 1,804 units in the eight developments became part of Section 8 between 2008 and 2018. Through PACT, the remaining 3,890 unfunded units will convert to Section 8. This PACT strategy is an unprecedented financing model to support these apartments, prevent them from falling into complete disrepair, and protect their affordability and residents' rights.

Community engagement and resident conversion began at Baychester and Murphy Houses in the Bronx in August 2017. In September 2017, NYCHA released a Request for Proposals (RFP) to identify development partners to raise financing, perform capital rehabilitation, undertake property management, and, where appropriate, deliver social services at the eight affected developments, starting with the Bronx sites.

On December 3, 2017, HUD approved NYCHA for a retention action pursuant to 2 CFR Part 200 for Baychester and Murphy. HUD had previously approved NYCHA's Significant Amendment to the FY 2017 Annual Plan for the retention action at Baychester and Murphy on November 22, 2017. On June 25, 2018, NYCHA announced the new private management and construction teams to oversee renovations for Baychester and Murphy. Construction is expected to begin in 2019. As of July 31 2018, 98% of residents at Baychester and 97% of residents at Murphy have been converted to Section 8.

NYCHA plans to pursue similar HUD approvals for the remaining six developments in the LLC II portfolio. Through this action, all units in the developments will be operated outside of the federal public housing program under project-based Section 8. Families will be transitioned to Section 8 assistance. Families ineligible for Section 8 assistance will be allowed to remain in place and will generally still pay no more than 30% of their adjusted gross income towards rent. Completion of the full PACT conversion is expected by 2026.

As part of the Final Amendment to the FY 2018 Annual Plan, NYCHA is requesting HUD approval for a retention action pursuant to 2 CFR Part 200 for Independence and Williams Plaza in Brooklyn. NYCHA began community engagement and resident conversion activities at these developments in March 2018.

Capital Improvements – FINAL FY 2018 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Action Plan

On January 25, 2018, NYCHA presented an overview of the Authority's Capital Planning Program and the FY 2018 Capital Plan and 5-Year Action Plan to the Resident Advisory Board (RAB).

NYCHA's Final FY 2018 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment I, on pages 84 through 115.

ATTACHMENT A
PHA PLAN UPDATE

A) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- Rental Assistance Demonstration (RAD) Program
- Demolition and Disposition
- PACT Program for Unfunded Units
- Smoke Free Housing Statement
- Capital Improvements

B) Identify the specific locations where the public may obtain copies of the Final Amendment to the FY 2018 Annual PHA Plan

The public is advised that the *Final Significant Amendment to the FY 2018 Agency Annual Plan* is available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY 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 *Final Significant Amendment to the FY 2018 Agency Annual Plan* and supporting documents. The *Final Significant Amendment to the FY 2018 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:

Manhattan Family Partnership Center 45 Allen Street New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Senior Center 1553 University Avenue Bronx, New York	Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York Queens Community Development Office 70-30 Parsons Boulevard Flushing , New York	Staten Island Family Partnership Office 90 Lafayette Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
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ATTACHMENT B
**RENTAL ASSISTANCE DEMONSTRATION (RAD), DEMOLITION AND/OR
DISPOSITION AND PACT PROGRAM FOR UNFUNDED UNITS**

1) RENTAL ASSISTANCE DEMONSTRATION (RAD)

The New York City Housing Authority (“NYCHA”) is amending its Annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (“RAD”) program. As a result, NYCHA will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices. Upon conversion to Project Based Vouchers, NYCHA will adopt the resident rights, participation, waiting list, and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-3 and PIH Notice 2016-17-Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions. These resident rights, participation, waiting list, and grievance procedures are summarized on pages 20 through 28 of this Amendment. NYCHA certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed under a Voluntary Compliance Agreement with HUD concerning accessibility of developments for individuals with mobility impairments, and other consent decrees, consent orders, final judicial rulings and administrative decisions (collectively, “VCA and related agreements”). RAD conversion at the NYCHA developments listed below will not have a negative impact on NYCHA’s compliance with these existing VCA and related agreements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing public housing authorities with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, NYCHA’s Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of RAD, and that NYCHA may also borrow funds to address its capital needs. NYCHA currently has debt under the Capital Fund Financing Program and will be working with the New York City Housing Development Corporation to address outstanding debt issues, which may result in additional reductions of Capital Funds.

Below, please find specific information related to the Public Housing Development(s) that were approved for RAD conversion by HUD in June 2018:

Name of Public Housing Development: BETANCES I	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 309	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$346,326,398/ 169,723

			x 115 = \$630,527
Bedroom Type	Number of Units Pre-Conversion 309	Number of Units Post-Conversion 309	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	28	28	0
One Bedroom	61	61	0
Two Bedroom	113	113	0
Three Bedroom	77	77	0
Four Bedroom	30	30	0
Five Bedroom			0
Six Bedroom			0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES V (partial conversion)	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 48	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$346,326,398/ 169,723 x 48 = \$97,946
Bedroom Type	Number of Units Pre-Conversion 48	Number of Units Post-Conversion 48	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	2	2	0
One Bedroom	16	16	0
Two Bedroom	21	21	0
Three Bedroom	9	9	0
Four Bedroom			0
Five Bedroom			0
Six Bedroom			0

(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES VI (partial conversion)	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 106	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$346,326,398/ 169,723 x 106 = \$216,297
Bedroom Type	Number of Units Pre-Conversion 106	Number of Units Post-Conversion 106	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	3	3	0
One Bedroom	28	28	0
Two Bedroom	62	62	0
Three Bedroom	61	61	0
Four Bedroom	1	1	0
Five Bedroom			0
Six Bedroom			0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BUSHWICK II (GROUPS B & D)	PIC Development ID: NY005012470	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 300	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$346,326,398/ 169,723 x 300 = \$612,162

Bedroom Type	Number of Units Pre-Conversion 300	Number of Units Post-Conversion 300	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	25	25	0
Two Bedroom	175	175	0
Three Bedroom	75	75	0
Four Bedroom	25	25	0
Five Bedroom			0
Six Bedroom			0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: HOPE GARDENS	PIC Development ID: NY005012470	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 324	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$346,326,398/ 169,723 x 324 = \$661,135
Bedroom Type	Number of Units Pre-Conversion 324	Number of Units Post-Conversion 324	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	26	26	0
One Bedroom	131	131	0
Two Bedroom	71	71	0
Three Bedroom	58	58	0
Four Bedroom	38	38	0
Five Bedroom			0
Six Bedroom			0
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

RAD Resident Rights, Participation, Waiting List and Grievance Procedures

(Please note the residents rights listed below are from HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3, Section 1.6 C and Section 1.6 D (the “Notice”))

- 1. No Rescreening of Tenants upon Conversion.** Pursuant to the RAD Statute¹, at conversion, current households cannot be excluded from occupancy at the Covered Project² based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project³ will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.⁴ Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to Project Based Voucher (“PBV”) requirements regarding continued occupancy unless explicitly modified in HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3 (the “Notice”) (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. Moving to Work (“MTW”) agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, this provision shall apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD Project Based Rental Assistance (“PBRA”) units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR § 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.⁵

- 2. Right to Return.** See section 1.4.A.5(ii) of the Notice reference below and the RAD Fair Housing, Civil Rights, and Relocation Notice (as defined below) regarding a resident’s right to return.
 - i. RAD Fair Housing, Civil Rights, and Relocation Notice.** Relocation requirements related to public housing conversions under RAD are described in Notice H 2016-17; PIH 2016-17, as may be amended from time to time (“RAD Fair Housing, Civil Rights, and Relocation

¹ RAD is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55, approved November 18, 2011), as amended by the Consolidated Appropriations Act, 2014 (Pub. L. No. 113-76, approved January 17, 2014), the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. No. 113-235, approved December 6, 2014), and Division L, Title II, Section 237 of the Consolidated Appropriations Act (Pub. L. No. 114-113, enacted December 18, 2015), collectively, the “RAD Statute.”

² *Covered Project* - The post-conversion property with assistance converted from one form of rental assistance to another under the Demonstration.

³ *Converting Project* - The pre-conversion property whose assistance is converting from one form of rental assistance to another under the Demonstration.

⁴ These protections (as well as all protections in HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3 for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project.

⁵ For non-RAD PBV households, applicable program requirements includes the requirement that any admission to the project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time.

Notice”).⁶ The RAD Fair Housing, Civil Rights, and Relocation Notice provides PHAs and their development partners with information and resources on RAD program requirements and Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) requirements when planning for or implementing resident moves in connection with a RAD conversion under the First Component of RAD. Specifically, the RAD Fair Housing, Civil Rights, and Relocation Notice provides guidance on relocation planning, resident right to return, relocation assistance, resident notification, initiation of relocation, and the fair housing and civil rights requirements applicable to these activities.

The appendices to the RAD Fair Housing, Civil Rights, and Relocation Notice include recommended relocation plan contents. Sample relocation notices for issuance to residents depending on RAD project characteristics are available on the RAD website at www.hud.gov/rad. Questions regarding relocation will generally be addressed in the RAD Fair Housing, Civil Rights, and Relocation Notice and not this Notice. In the event of a conflict between this Notice and the RAD Fair Housing, Civil Rights, and Relocation Notice, with regard to relocation requirements, the RAD Fair Housing, Civil Rights, and Relocation Notice controls.

- ii. **Right to Return.** Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Project once rehabilitation or construction is completed. Permanent involuntary displacement of residents may not occur as a result of a project’s conversion of assistance, including, but not limited to, as a result of a change in bedroom distribution, a de minimis reduction of units, the reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery. Where the transfer of assistance to a new site is warranted and approved (see Section 1.4.A.12 of the Notice), residents of the Converting Project will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. For more information on how to implement these provisions see the RAD Fair Housing, Civil Rights, and Relocation Notice.
- iii. **Ineligibility of Tenant Protection Vouchers.** Conversion of assistance is not an event that triggers the issuance of Tenant Protection Vouchers to residents of public housing projects going through a RAD conversion.⁷

- 3. **Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR part 983 have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.

⁶ “Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions” http://portal.hud.gov/hudportal/documents/huddoc?id=RAD_Notic2.pdf. For properties being redeveloped with funding under a Choice Neighborhoods Implementation (CNI) grant, the RAD Fair Housing, Civil Rights, and Relocation Notice is superseded by guidance regarding relocation included in the CNI NOFA.

⁷ This provision does not preclude a PHA from receiving tenant protection vouchers for a property that has also received a Choice Neighborhoods Implementation grant.

- 4. Phase-in of Tenant Rent Increases.** If a tenant’s monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section “Calculated PBV TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP⁸

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP

⁸ For example, where a resident’s most recently paid TTP is \$100, but the Calculated PBV TTP is \$200 and remains \$200 for the period of the resident’s occupancy, (i.e. no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident’s contribution would increase by 33% of \$100 to \$133. At the second AR, the resident’s contribution would increase by 50% of the \$66 differential to the standard TTP, increasing to \$166. At the third AR, the resident’s contribution would increase to \$200 and the resident would continue to pay the Calculated PBV TTP for the duration of their tenancy.

Please Note: In either the three year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies must also implement a three or five-year phase-in for impacted residents, but may alter the terms above as long as it establishes a written policy setting forth the alternative terms.

5. Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service

Coordinator (ROSS-SC) programs. Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.⁹ Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

For information on FSS PIC reporting requirements for RAD conversions, see Notice PIH 2016-08 at .

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities.

6. Resident Participation and Funding. In accordance with Attachment 1B of the Notice, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

⁹ The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

7. Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

- i. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :
 - a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
 - b. Not less than 14 days in the case of nonpayment of rent; and
 - c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
- ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),¹⁰ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction.

¹⁰ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

- 8. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4 of the Notice; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

- 9. Jobs Plus.** Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project.
- 10. When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.¹¹ In such cases, the resident is considered a participant under

¹¹ For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance. Following conversion, the residents is still responsible for paying \$600 in tenant rent and utilities.

the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

11. Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

12. Establishment of Waiting List. 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

- i. Transferring an existing site-based waiting list to a new site-based waiting list.
- ii. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
- iii. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
- iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).¹²

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c).

13. Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a

¹² For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

IV - Relocation Plans

NYCHA is pursuing a preservation plan that will allow for tenant-in-place rehabilitation, which will require no relocation. If a resident must be temporarily relocated due to medical reasons and/or reasonable accommodation, the temporary relocation will be performed at no expense to the resident. The resident may be able to relocate to a vacant unit in the same development, a vacant unit in another NYCHA development or a vacant unit in the selected developer's housing stock. Specific temporary relocation options will be finalized after a development partner is selected for each affected development. NYCHA will submit an Accessibility and Relocation Checklist to HUD with its financing plan as required by PIH Notice 2012-32 (HA), REV-3 and will comply with the relocation requirements under the RAD program as stated in PIH Notice 2016-17-Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions. Please see Attachment J on page 82 for the full text of this PIH Notice.

V – Site Selection and Neighborhood Standards

NYCHA's RAD conversions comply with all applicable site selection and neighborhood review standards as required by the Notice.

VI – Voluntary Compliance Agreement, Consent Order or Consent Decree

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 the NYCHA developments listed on pages 16 – 19 will not have a negative impact on NYCHA's compliance with existing voluntary compliance agreements or consent decrees.

2) 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.)

NextGen Neighborhoods Affordable and Market-Rate Housing Initiatives

Cooper Park, Brooklyn – NYCHA intends to lease a parcel of approximately 36,000 square feet on Block 2867, Lot 1 with approximately 185,000 square feet of residential development rights for market rate and affordable housing development as part of the NextGen Neighborhoods Program. NYCHA in collaboration with HPD will issue an RFP in 2018.

NextGen 100% Affordable Housing Initiatives

Baruch Houses, Manhattan – NYCHA intends to lease a parcel of approximately 6,800 square feet on Block 323, Lot 1 for construction of a senior housing development. NYCHA in collaboration with HPD issued a RFP in 2017. A developer designation is anticipated in 2018.

Bushwick II CDA (Group E), Brooklyn – NYCHA intends to lease a parcel of approximately 7,800 square feet on Block 3325, Lot 1 for construction of a senior housing development. NYCHA in collaboration with HPD issued a RFP in 2017. A developer designation is anticipated in 2018.

Justice Sonya Sotomayor Houses, Bronx – NYCHA intends to lease a parcel of approximately 9,400 square feet on Block 3730, Lot 1 for construction of a senior housing development. NYCHA in collaboration with HPD issued a RFP in 2017. A developer designation is anticipated in 2018.

Other Development Activities

Transfer of Development Rights (“TDR”) - NYCHA is exploring potential transactions to transfer development rights (TDRs) in order to raise revenue for the Authority and facilitate the development of additional affordable housing. NYCHA will follow HUD’s direction as to any required process, notifications and engagement with respect to TDRs.

Ingersoll, Brooklyn – NYCHA intends to dispose of a parcel of approximately 6,000 square feet (part of Block 2050, Lot 1) along with an additional 90,634 square feet of surplus development rights. The parcel had previously been leased to an adjacent, privately held warehouse which will be demolished for a proposed development. The proposed disposition will generate revenue for NYCHA as well as facilitate the development of new affordable housing units in accordance with the NYC Mandatory Inclusionary Housing (“MIH”) policy. NYCHA intends to submit a Section 18 application in 2018. The proposed transaction is planned for 2018 or 2019.

Robert Fulton, Manhattan – NYCHA intends to dispose of approximately 30,000 square feet of surplus development rights for commercial office development through a zoning lot merger. The proposed TDR will generate revenue for NYCHA. NYCHA intends to submit a Section 18 application in 2018. The proposed TDR transaction is planned for 2018 or 2019.

College Avenue – East 165 Street, Bronx – NYCHA intends to dispose of approximately 12,000 square feet of surplus development rights through a zoning lot merger. The proposed TDR will facilitate an affordable housing development and generate revenue for NYCHA. NYCHA intends to submit a Section 18 application in 2018. The proposed TDR transaction is planned for 2018 or 2019.

Howard Houses, Brooklyn – NYCHA intends to dispose of approximately 15,000 square feet of surplus development rights through a zoning lot merger. The proposed TDR will facilitate an affordable housing development and generate revenue for NYCHA. NYCHA intends to submit a Section 18 application in 2018. The proposed TDR transaction is planned for 2018 or 2019.

Demolition/Disposition Activity Description
1a. Development name: Cooper Park 1b. Development (project) number: NY005000690
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of approximately 36,000-square foot parcel on a portion of Block 2867, Lot 1, with approximately 185,000 square feet of residential development rights 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: 2019
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: 2017 b. Projected end date of activity: 2023
Demolition/Disposition Activity Description
1a. Development name: Baruch Houses 1b. Development (project) number: NY005010600
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Lease of approximately 6,800-square foot parcel on a portion of Block 323, Lot 1, for development of affordable senior housing.
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: 2019
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: 2017 b. Projected end date of activity: 2023
Demolition/Disposition Activity Description
1a. Development name: Bushwick II CDA (Group E) 1b. Development (project) number: NY005012470
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Lease of approximately 7,800-square foot parcel on a portion of Block 3325, Lot 1, for development of affordable senior housing.
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: 2019
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: 2017 b. Projected end date of activity: 2023
Demolition/Disposition Activity Description
1a. Development name: Sotomayor Houses 1b. Development (project) number: NY005010670
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Lease of approximately 9,400-square foot parcel on a portion of Block 3730, Lot 1, for development of affordable senior housing.
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: 2019
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: 2017 b. Projected end date of activity: 2023
Demolition/Disposition Activity Description
1a. Development name: Ingersoll Houses 1b. Development (project) number: NY005000140
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Transfer of a 6,000 square foot parcel and approximately 91,000 square feet of surplus development rights to an adjacent housing development site at Tillary Street and Prince Street (Block 2050 Lot 100) which has been rezoned with requirements for affordable housing.
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2018
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: 2017 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Robert Fulton Houses 1b. Development (project) number: NY005001360
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Transfer of surplus development rights to an adjacent development site for commercial development.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2018
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: 2017 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: College Avenue–East 165 Street 1b. Development (project) number: NY005013080
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Transfer of surplus development rights to an adjacent housing development site for affordable housing.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2018
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: 2017 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: Howard Houses

1b. Development (project) number: NY005000720
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Transfer of surplus development rights to an adjacent housing development site for affordable housing.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2018
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: 2017 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: Betances IV 1b. Development (project) number: NY005012110
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Ground-lease disposition of eight residential buildings with 282 units with the following addresses: 480 East 143rd Street, Bronx, NY 10454; 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 455, 510, 511, 512, 513, 527, 528, 530, 537, 545, and 547 East 146th Street, Bronx, NY 10455
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2018
5. Number of units affected: 282
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2018 b. Projected end date of activity: 2018

3. PACT Program for Unfunded Units

On December 3, 2017, HUD approved NYCHA for a retention action pursuant to 2 CFR Part 200 for Baychester and Murphy. HUD had previously approved NYCHA's Significant Amendment to the FY 2017 Annual Plan for the retention action at Baychester and Murphy on November 22, 2017. On June 25, 2018, NYCHA announced the new private management and construction teams to oversee renovations for Baychester and Murphy. Construction is expected to begin in 2019. As of July 31 2018, 98% of residents at Baychester and 97% of residents at Murphy have been converted to Section 8.

NYCHA plans to pursue similar HUD approvals for the remaining six developments in the LLC II portfolio. Through this action, all units in the developments will be operated outside of the federal public housing program. Families will be transitioned to Section 8 assistance. Families ineligible for Section 8 assistance will

be allowed to remain in place and pay no more than 30% of their income for rent. Completion of the full PACT conversion is expected by 2026.

As part of this Amendment to the FY 2018 Annual Plan, NYCHA is requesting HUD approval for a retention action pursuant to 2 CFR Part 200 for Independence and Williams Plaza in Brooklyn. NYCHA has started community engagement and resident conversion activities at these developments.

The LLC II developments are listed below:

AMP Number	Development Name	Total Units	Number of Units to be Converted to Section 8	Number of Units Converted by 1/26/18 (Tenant Based and Project Based/ Occupied and Vacant)
NY005021260	BAYCHESTER	441	441	320
NY005021330	MURPHY	281	281	206
NY005021850	344 EAST 28TH STREET	225	225	68
NY005021400	INDEPENDENCE TOWERS	744	744	139
NY005021280	WILLIAMS PLAZA	577	577	98
NY005021270	WISE TOWERS	399	399	96
NY005020460	BOULEVARD	1,441	1,424	420
NY005020950	LINDEN	1,586	1,586	457
Total		5,694	5,677	1,804

ATTACHMENT C

SMOKE FREE HOUSING STATEMENT

NYCHA's smoke-free policy is in effect as of July 30, 2018. The policy prohibits the smoking of tobacco products inside public housing apartments; in all indoor common areas; and within twenty-five (25) feet of public housing buildings or to NYCHA's property boundary if less than twenty-five (25) feet from a NYCHA building. A prohibited tobacco product is any item that involves the ignition and burning of tobacco leaves, including cigarettes, cigars, pipes, and water pipes (hookahs). Details about the smoke-free policy are available on NYCHA's website at <https://www1.nyc.gov/site/nycha/residents/smoke-free.page>.

NYCHA has amended its public housing lease to include smoke-free provisions and has mailed its residents a lease addendum containing smoke-free provisions. NYCHA continues to engage residents about the smoke-free policy.

Partnering with Residents, the NYC Health Department and Other Leaders

Since the release of the HUD Rule, NYCHA has engaged residents, staff, city agencies, experts in smoking cessation, and others in dialogue about smoking and health. Smoke-free housing policy is fundamentally about promoting healthy living and working environments, and NYCHA will continue to work collaboratively to develop strategies and resources to educate residents about the health risks of exposure to secondhand smoke and to connect residents to cessation services for those who want to quit.

Highlights of Engagement and Partnership Activities to Date:

- In spring 2017, NYCHA and the NYC Health Department hosted community meetings on smoking and health that generated hundreds of initial ideas from residents on the new initiative.
- The NYCHA Advisory Group on Smoking and Health, formed in June 2017 and comprised of residents and partner members, helped guide the development of policy, engagement and partnership strategies.
- Over 1,500 residents at 54 NYCHA developments participated in Smoke-Free NYCHA Family Day interactive activities in 2017.
- The Smoke-Free NYCHA web page was launched in January 2018 featuring fact sheets, public notices, links to critical information, and other resources.
- In 2018, NYCHA is leading over 50 Smoke-Free NYCHA community meetings with residents at their developments.
- NYC Smoke-Free (part of Public Health Solutions) led the development of a video profiling Smoke-Free NYCHA produced by and featuring public housing alumni and youth leaders. NYCHA will promote the video to raise awareness about the new policy and the process of implementing the HUD Rule.
- Through partnership with Green City Force, young adult NYCHA residents have received training and led outreach and engagement at developments across the City. Two of the young adult residents trained were hired to lead targeted engagement and education efforts throughout spring 2018.

- The New York City Health Department developed customized educational materials for Smoke-Free NYCHA, facilitated a training of community health workers, and is leading smoking cessation support groups in select developments.

NYCHA will work to advance Smoke-Free NYCHA implementation in alignment with other agency initiatives to achieve safe, clean, and connected communities. In any residential context smoke-free policy is an important component to healthy and sustainable housing, particularly for children, seniors, and residents of all ages with vulnerable health conditions.

ATTACHMENT D

SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN

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 E

RESIDENT ADVISORY BOARD MEMBERS

	Delegate Name	Development	District	Delegate/ Alternate
1	Lozano, Lilithe	Parkside	Bronx North	Delegate/CCOP
2	Hawkins, Iona	Parkside	Bronx North	Delegate
3	Hall, Robert	Gun Hill	Bronx North	Delegate
4	Clayton, Marie	Gun Hill	Bronx North	Delegate
5	Williams, Jacqueline	Twin Parks West	Bronx North	Delegate
6	Butler, Harvey	Sackwern	Bronx North	Delegate
7	Daughtry, Maxine	Soundview	Bronx North	Alternate
8	Jamerson, Princella	Millbrook	Bronx South	Delegate
9	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
10	Serrano, Ray	Stebbins Hewitt	Bronx South	Delegate
11	Walker, Daniel Barber	Jackson	Bronx South	Delegate/CCOP
12	Bowman, Reginald	Seth Low	Brooklyn East	Delegate/CCOP
13	Johnson, Naomi	Howard	Brooklyn East	Delegate
14	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
15	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
16	Prince, John	Rutland Towers	Brooklyn East	Delegate
17	Marshall, Lillie	Red Hook West	Brooklyn South	Delegate/CCOP
18	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
19	Godfrey, Vonnette	Penn Wortman	Brooklyn South	Delegate
20	Carter, Deborah	Gravesend	Brooklyn South	Delegate
21	Brown, Frances	Red Hook East	Brooklyn South	Delegate
22	Boyce, Sheryl	Bayview	Brooklyn South	Delegate
23	Ballard, Raymond	Sumner	Brooklyn West	Delegate/CCOP
24	Keith, Leora	Tompkins	Brooklyn West	Delegate
25	Harrell, Cassandra	Bed Stuy Rehab	Brooklyn West	Delegate
26	Knox, Doretha	Berry Street South 9th	Brooklyn West	Alternate
27	Shipman, Lohoma	Bushwick	Brooklyn West	Delegate
28	Bradham, Vernona	Roosevelt	Brooklyn West	Delegate
29	Velez, Ethel	Johnson	Manhattan North	Delegate/CCOP
30	Green, Nathaniel	Dyckman	Manhattan North	Delegate
31	Herman, Patricia	Lincoln	Manhattan North	Delegate
32	Coaxum, Henry	Thurgood Marshall	Manhattan North	Delegate

33	McNear, Bernadette	Rangel	Manhattan North	Delegate
34	Javier, Abigail	Jefferson	Manhattan North	Delegate
35	Bergin, Rose	Isaacs	Manhattan South	Delegate
36	Gordon, Felicia	Hernandez	Manhattan South	Delegate
37	Quinones, Carmen	Douglass	Manhattan South	Delegate
38	Morris, Ann Cotton	Woodside	Queens	Delegate/CCOP
39	Anglero, Karen	Latimer Gardens	Queens	Delegate
40	Simpson, April	Queensbridge	Queens	Delegate
41	Coger, Claudia	Astoria	Queens	Delegate
42	Wilkins, Carol	Ravenswood	Queens	Delegate
43	Harris, Brenda	Cassidy/Lafayette	Staten Island	Delegate/CCOP
44	Parker, Geraldine	Stapleton	Staten Island	Delegate
45	Lewis-Clinton, Scherisce	South Beach	Staten Island	Delegate
46	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
47	Everette, Beatrice	West Brighton	Staten Island	Delegate
48	Brown, Lorraine	334 East 92nd St.	Section 8	Delegate
49	Munroe, Carlton	75 Martense Street	Section 8	Delegate

ATTACHMENT F

AGENDAS OF MEETINGS HELD WITH NYCHA'S RESIDENT ADVISORY BOARD (RAB)

January 25, 2018 Agenda

- Roll Call / Introductions

- NYCHA's Capital Planning Program – 15 minutes

- FY 2018 Capital Plan & 5-Year Action Plan – 15 minutes

- Comments and Questions – 60 minutes

- Proposed Significant Amendment/Annual Plan Schedule and RAB Meetings

- Internal RAB Discussions - 30 minutes



ATTACHMENT F

AGENDAS OF MEETINGS HELD WITH NYCHA'S RESIDENT ADVISORY BOARD (RAB)

Agenda February 8, 2018

- Roll Call/Introductions
- NYCHA's Smoke-Free Housing Policy – 15 minutes
- Comments and Questions – 60 minutes
- Internal RAB Discussions



Smoke-Free NYCHA



ATTACHMENT F

AGENDAS OF MEETINGS HELD WITH NYCHA'S RESIDENT ADVISORY BOARD (RAB)

March 1, 2018 Agenda

- Roll Call / Introductions
- Assessment of Fair Housing (HPD) – 25 minutes
- Comments and Questions – 60 minutes
- Congress's Proposed Rent Reform Update
- Internal RAB Discussions - 30 minutes



ATTACHMENT F

AGENDAS OF MEETINGS HELD WITH NYCHA'S RESIDENT ADVISORY BOARD (RAB)

March 29, 2018 RAB Meeting

Agenda

- **Roll Call / Introductions**
- **Recovery and Resilience- Red Hook East**
- **100% Affordable Sites**
- **NextGen Neighborhoods (50/50)**
- **PACT – RAD**
- **PACT – LLC II/Unfunded Units**
- **FHA Vacant Homes**
- **Comments and Questions**



ATTACHMENT F

AGENDAS OF MEETINGS HELD WITH NYCHA'S RESIDENT ADVISORY BOARD (RAB)

May 3, 2018 RAB Meeting

May 3, 2018 Agenda

- Roll Call / Introductions
- RAB Comments on the Significant Amendment to the FY 2018 Annual Plan and FY2019 Draft Annual Plan – 60 minutes
- Internal RAB Discussions - 30 minutes



ATTACHMENT F

AGENDAS OF MEETINGS HELD WITH NYCHA'S RESIDENT ADVISORY BOARD (RAB)

May 17, 2018 RAB Meeting

May 17, 2018 Agenda

- Roll Call / Introductions
- RAB Comments on the Significant Amendment to the FY 2018 Annual Plan and FY2019 Draft Annual Plan – 60 minutes
- Internal RAB Discussions - 30 minutes



ATTACHMENT G

Comments from the Public Housing Resident Advisory Board (RAB)

CAPITAL IMPROVEMENTS

- NYCHA needs to investigate contractors before hiring them and make sure they do not have violations against them or a history of bad performance for work done at NYCHA developments. Why does NYCHA restrict which vendors are allowed even if those vendors do not have the most affordable prices?

NYCHA selects its construction contractors through a competitive bidding process as required by HUD. This process requires NYCHA to select the lowest responsive and responsible bidder. Part of the bid evaluation process is to determine if the bidder is responsive and responsible.

To be responsive, the bidder must have submitted a bid proposal that complies with the terms set forth in the bid solicitation. They must provide the required bonds, signatures, and cannot have altered the terms of the contract. To be responsible, the contractor must show that it has the experience and capacity to perform the contract work. NYCHA checks the financial background of the firm and the principals of the firm. NYCHA also checks references and reviews internal files if the contractor has previously performed work for NYCHA.

Contractors are evaluated by the construction evaluation groups 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.

In addition, NYCHA screens contractors through the Vendor Name Check (VNC) process to ensure that contracts are awarded to responsible contractors, i.e. contractors with the capability in all respects to perform fully the contract requirements and the business integrity to justify the award of public funds. Contractors seeking to do business with NYCHA, for contract awards valued at over \$150k or more, or when the contractor has \$150k or more of NYCHA contracts within the preceding 12-month period, are required to file Vendor/Principle questionnaire disclosures in PASSPort, so that NYCHA can request a VNC Memo from the Office of Inspector General (OIG), review the OIG findings and solely approve for contract award those contractors deemed responsible.

- NYCHA needs to evaluate the work that has been completed at Johnson Houses. The lobby and rear door installation were insufficient and needs to be redone.

Residents should inform property management and provide photos/details if possible if they have concerns about the quality of construction work. That information would then be relayed to the Capital Projects Department ("CPD") for review and additional inspection. CPD would determine if the contractor needs to return to make additional repairs.

With regards to the entrance and exit doors at Johnson Houses, NYCHA defaulted the contractor and is currently working to formulate a corrective action plan.

- Does NYCHA maintain a list of the top 10 best and top 10 worst contractors? Why or why not?

NYCHA maintains a Capital Projects Contractor Evaluation System, a database which manages performance evaluations for capital projects vendors. Information from this database is reviewed when contractor is being considered for award of contract work to determine responsibility and performance.

- NYCHA should establish a rating system for contractors that includes resident leader input as a factor.

NYCHA evaluates all contractors and maintains a database that tracks and manages performance. The information is reviewed when contractor is being considered for award of contract work to determine responsibility and performance. NYCHA will explore opportunities to include resident leader input.

- NYCHA needs to consult with the Resident Association presidents about what capital improvements are needed at their development.

Every five years, NYCHA contracts with a private entity, with architectural and engineering expertise, to conduct a physical needs assessment to evaluate needs across its entire portfolio of properties. In addition, NYCHA's Capital Planning group works very closely with property management operations staff to review needs including skilled trade work orders to prioritize investments given scarce funding resources.

Based on the suggestion above, NYCHA will explore opportunities to review recommended projects via NYCHA's community engagement processes.

- NYCHA should conduct site visits to developments to see what capital repairs are needed before allocating funds for the Capital Plan.

NYCHA staff conduct site visits in advance to assess field conditions that inform fund allocations as part of the scoping phase of capital improvement projects.

- NYCHA should understand that contractors do not want to work with NYCHA because of a history of NYCHA not paying contractors.

NYCHA is required to pay vendors within 30 days of receipt of invoice for work as part of the General Conditions with contractors.

- NYCHA needs to explain the process for how federal funding for the 5-year capital plan is allocated across the NYCHA portfolio.

NYCHA is required by federal law to develop its priorities over a five-year period. As part of that process, NYCHA contracts with an independent entity to conduct a Physical Needs Assessment (PNA) of its entire portfolio to assess capital needs and estimate repair/replacement costs for building components. PNA findings inform NYCHA's allocation of federal resources, as per HUD requirements. Information on NYCHA's PNA can be found at the links below:

<https://www1.nyc.gov/assets/nycha/downloads/pdf/PNA%202017.pdf>
https://www1.nyc.gov/assets/nycha/downloads/pdf/2017%20PNA_Development.pdf

- NYCHA needs to explain what happened to the Energy Performance Contract (EPC) funding in 2014.

NYCHA currently has four active EPCs:

1. \$18 million EPC (2013), 24 developments. EPC subsidies began in 2013, and this project is currently in the 5th year of 13 years.
2. Ameresco A EPC (under construction) 16 developments, \$55.5M
3. Sandy A EPC (under construction) 18 developments, \$43M
4. BQDM EPC (under construction) 23 developments, \$68M

EPC improvements are funded by costs savings generated by the improvements. There is no outlay of HUD capital funds.

- NYCHA needs to explain why Douglass has received funding for brickwork but has had scaffolding in place and work ongoing for years.

Exterior brickwork is continually affected on a yearly basis due to New York's ongoing freeze and thaw cycles. Consequently, various degrees of brick deterioration occur yearly throughout our NYCHA brick buildings. This deterioration of brick requires cyclical repairs for any locations affected. The installation of scaffolding is required under the New York City Building Code to protect NYCHA residents and the public once brickwork deficiencies are identified through the time when the work is completed.

- What is elevator 2-way communications in NYCHA elevators and who is listening?

The 2-way system in NYCHA elevators connect to Verizon lines.

- NYCHA should call the original roofers to make repairs since most roofs come with warranties and NYCHA should not be paying for the repairs.

The original roofers can be called to make repairs if the warranty has not been invalidated and has not expired. Unfortunately, damage to the roof can invalidate the warranty, including having trash damage the roof or satellites installed on the roof.

- NYCHA needs to explain where the Authority receives funding for capital work.

NYCHA's capital work is funded by federal investments and by funds from New York State and New York City elected officials.

- 1471 Watson needs funding to repair building roofs. When will this be included in NYCHA's 5-Year Capital Plan?

This development was not included in the Mayor Roofing Initiative. The estimated cost to replace the roof would be roughly \$2.6M and NYCHA will explore addressing this need.

- In 2016, NYCHA had an opportunity for boiler replacement funding and needs to explain if this funding was secured.

NYCHA is not sure what opportunity for funding this comment is about.

- When will Ravenswood Houses be receiving new boilers?

Replacement of boilers at this development was proposed under the \$250M State Funding Request.

- NYCHA needs to prioritize waste line repairs in capital funding.

NYCHA prioritizes capital investments for exterior work to address critical roofing and brick deficiencies to make the building envelope watertight, and for systems replacements such as boilers and elevators. As these building components are brought to a state of good repair, NYCHA invests in building interiors such as waste lines.

- Does NYCHA use the same rating system as the Boston Housing Authority for the Physical Needs Assessment?

Similar to the Boston Housing Authority, NYCHA's PNA methodology is based on HUD guidelines which require that building components be replaced in priority year based on the expected useful life.

- How are Regional Asset Managers involved with capital project determinations?

Operations and property management staff evaluate the needs at developments and report their findings back to Central Office. The Capital Projects Division takes these recommendations into consideration when determining the capital project funding allocation.

- NYCHA is not compliant with HUD regulations regarding the 5-year Capital Plan because NYCHA is filing a plan that is not addressing all of NYCHA's needs and funding is mismanaged. Capital needs are inadequate to meet the needs on all properties. Suggestion: Restructure capital needs to meet remediation with a completion-oriented time table

NYCHA's aging housing stock requires far more capital investment than has been available from Federal, State, and City grants. Of NYCHA's over 2,400 residential buildings, 75% are more than 40 years old and have over \$16.5 billion in unfunded capital needs. Federal funding available to NYCHA for capital improvements has not only failed to keep pace with needs but has dramatically declined. From 2001 to 2016, annual federal capital grants have declined by 24 % and as a result, NYCHA has experienced a cumulative federal capital grant funding loss of \$1.375 billion since 2001. This chronic funding gap severely constrains NYCHA's ability to make necessary repairs and upgrades to all developments within its portfolio.

- NYCHA says that issues related to heating and waste lines are Operations issues, but at the development, NYCHA staff says that these issues are capital projects. Which department is responsible for these issues?

Collectively, NYCHA's main priority is to resolve issues that arise at developments. Repairs are conducted by Operations staff while comprehensive replacements fall under the purview of Capital Projects.

- Most contracts present a work plan with a warranty. Why can't contractors be held accountable for their work (warranties)? By doing so, hundreds of thousands of dollars would be free to put

elsewhere besides repeating work under warranty. If a warranty has been cancelled, then the Resident Associations need to be notified of such a cancellation.

Contractors are held accountable for work performed under the warranty. Warranties have specific time frames and are maintained at the management office of a development.

- Why is it that the same developments are always a part of the Capital Budget in every plan, while other developments only get on the Capital budget sparingly? (Howard Houses for example).

Capital improvements within NYCHA's portfolio must compete for scarce resources and thus receive funding, based on regulated criteria, which assess the physical and maintenance needs of developments. Under NextGeneration NYCHA, NYCHA has also tapped non-HUD sources of funding such as the NY State Weatherization Assistance Program (WAP) to provide upgrades not represented in the Capital budget. Since 2016, \$4.2 million in WAP grants have been secured for work in more than a dozen NYCHA developments (including Howard Ave Houses and Belmont Sutter Houses in the Park Rock Consolidated). Typical scopes of work include boiler replacement, ventilation upgrades, new energy-efficient refrigerators and lighting, and new windows at some developments.

- What is the comprehensive plan for budgeting funds for Park Rock/Crown Heights?

At Park Rock Rehab, exterior brick repairs in the amount of \$5.26M was recently completed in 2016. At Crown Heights, exterior brick repairs in the amount of \$3.16M completed in 2016.

In terms of planned work, over \$7M will be invested at Park Rock Rehab including:

- *Replacement of fire alarms in 2021, a total of \$100K of federal funds*
 - *Replacement of roofs in 2022, a total of \$6.95M of city funds as part of the Mayor's Roof Initiative*
 - *Replacement of interior compactors in 2022, a total of \$300K of federal funds*
- When will the grounds and benches be improved at Todt Hill Houses?

This capital work is projected to be completed by February 2020.

- NYCHA should detail the inspection process once work is completed by contractors.

Near the end of the construction work, NYCHA staff walk the job with the contractor and create a "Punchlist" of open items that need to be completed before the contractor leaves the site. When the contractor has completed all the work the Certificate of Final Acceptance is signed.

- Who inspects contracted repairs?

For capital-eligible work, contractors submit documentation and/or samples for review by the designer to confirm that the materials installed are the same or equal to the materials specified in the contract. NYCHA employs both in-house and consultant inspectors to monitor the work. For non-capital eligible work, NYCHA specifies the materials. The development Superintendent is responsible for inspecting contracted work.

- Who looks at the materials?

NYCHA conducts quality assurance inspections on a sample of closed work orders in order to verify that the work was completed.

- NYCHA prioritizes capital work at high rise buildings and does nothing to recognize scattered sites.

Given the reality of physical needs of our housing stock outpacing limited funding resources, NYCHA aims, whenever possible, to maximize economies of scale by prioritizing projects that will benefit the most residents.

- There are problems with the floors in Bedford-Stuyvesant Rehab. The floors were just replaced in 2015 and the tiles are cracked. How does NYCHA explain this ongoing issue? The residents request a proper engineering report about why the tiles are continuously breaking and peeling off.

The floors at Bedford-Stuyvesant Rehab have been checked by engineers from NYCHA's Capital Projects division. Although there is some settlement due to the wood structure, it is within allowable guidelines. When floor tiles are replaced, the contractor is required to properly prep the underfloor prior to installing tiles.

- Who inspected the new fire alarm system at 701 Willoughby Avenue at Bedford-Stuyvesant Rehabs?

The fire alarm was installed by Capital Projects and is operational as of July 2018.

RAD, SECTION 18 DEMOLITION/DISPOSITION AND PACT PROGRAM FOR UNFUNDED UNITS

- What is the timeline for the demolition of the building at Red Hook?

Demolition of the building at Red Hook is expected by the end of 2018 and residents will see contractors on site by summer 2018.

- Will any residents be displaced because of the demolition of the building at Red Hook?

There are four households that must be relocated because of the demolition at Red Hook. As of March 2018, all residents have been offered apartments within the Red Hook Houses and either have moved, are in the process of moving, or are awaiting a proper match.

- For apartments that have undergone FEMA renovations, plywood was used instead of concrete for the walls and the cabinets are sliding off the walls. Will NYCHA be repairing these apartments again?

As of May 2018, the FEMA-funded first floor apartment renovation project has repaired 289 apartments that were damaged by Superstorm Sandy, including removal of plaster walls that were at risk for mold. The scope of these repairs varied on an apartment by apartment basis, but in all cases all apartment surfaces were cleaned twice using biocide cleaner. Plaster walls that were damaged were replaced with new gypsum wallboard. None of the renovated apartments had concrete walls. We cannot find a record of any work orders associated with cabinets sliding off the walls from any of the 289 apartments repaired under this program.

- Are Park Rock/Crown Heights Rehab in consideration to be part of a RAD conversion?

Yes, Park Rock/Crown Heights Rehab is currently under consideration for a RAD conversion.

- The Resident Association presidents should attend all RAB meetings where their development is being discussed so that the resident association is properly represented at the meeting.

NYCHA's Resident Engagement Departments extends invitations to Resident Association Presidents to all RAB meetings where their development is being discussed.

- NYCHA should make sure to inform a resident association if their development is up for consideration for a RAD conversion. Community boards should be notified of all developments in their district that are up for consideration as well.

NYCHA's Community Development Department advises and meets with the CCOP and Resident Association boards of the district and development once a development is being considered for a RAD conversion.

- Does Transfer of Development Rights ("TDR") mean that NYCHA is selling developments?

Transfer of Development Rights (TDR) has no effect on existing NYCHA buildings. To NYCHA, TDR means that NYCHA may sell extra square footage not being used for existing NYCHA buildings to neighboring property owners. NYCHA would retain all the land and buildings it currently owns. This program may potentially allow other property owners to develop more affordable housing near existing NYCHA developments and may also provide NYCHA with a much-needed revenue stream.

- Has the potential of transferring development rights been discussed with NYCHA's NextGen Operations and Property Management departments?

The RAB was one of the first presentations that the Real Estate Development Department gave on this potential program. TDR would have no impact on Operations or Property Management at NYCHA developments.

- What are the criteria when NYCHA is determining which developments may be converted under the RAD program?

Under NextGen NYCHA, the Authority is identifying 15,000 units in scattered site and obsolete developments to convert to Section 8. NYCHA uses four criteria to determine which developments may be converted. These criteria are: (1) the development has 400 units or less, (2) the tallest building in the development is no more than 7 stories, (3) the building-to-lot coverage ratio is above 25%, and (4) the development is already privately managed under a NYCHA contract.

- Bedford-Stuyvesant Rehabs was recently awarded \$2 million dollars. Will this money go to waste when Bedford-Stuyvesant Rehabs is converted to Section 8?

Bedford-Stuyvesant Rehabs is not scheduled for conversion as of July 2018. NYCHA is reviewing the financial feasibility of all potential conversions and NYCHA's Real Estate Development Department is working closely with NYCHA's Capital Projects Division to ensure all resources already allocated to developments will be utilized effectively.

- There currently is a backlog of public housing apartments in NYCHA. How does NYCHA justify removing units from the public housing portfolio and converting them under RAD when there is a waiting list?

NYCHA is only converting a portion of its public housing units to Section 8; the majority of NYCHA developments will remain in the public housing system. Furthermore, aside from the public housing waiting list, there is also a NYCHA Section 8 waiting list, and families on that list will move into newly vacated units in the converted RAD developments.

- As of March 2018, is the Section 8 waiting list currently open?

The Section 8 waiting list is not currently open.

- West Brighton has 25 vacant units that have been vacant for decades. What does NYCHA have planned for these units?

NYCHA does not have the funding to rehabilitate these units to make them safe to be inhabited again. NYCHA is exploring potential development scenarios to demolish the vacant units and build new affordable housing. NYCHA will work with the West Brighton Resident Association on all development plans.

- When NYCHA is determining which developments will be included in RAD or have new construction built on a development's campus, does NYCHA call resident leaders to inform them of their potential plans?

NYCHA's Community Development Departments advises and meets with the CCOP & Resident Association boards of the district and development once a development is being considered for a RAD conversion or a new construction project.

- NYCHA should be asking resident leaders to form committees when new development and/or a RAD conversion is taking place at their development.

NYCHA is committed to robust community engagement to ensure resident needs are heard and addressed. As such, beginning in 2016, public housing leaders and representatives of multiple community-based housing advocacy organizations, including Enterprise Community Partners, Legal Aid Society, and Community Service Society (CSS), came together for the very purpose of bringing a voice to PACT residents by forming the New York City Rental Assistance Demonstration Roundtable, known colloquially as the "RAD Roundtable" or "Roundtable." The Roundtable's initial goal was to develop "Guiding Principles" for the Section 8 conversions to ensure that the rights of public housing tenants were protected as NYCHA preserves properties through PACT. Since then, the Roundtable has taken on the role of developing a "RAD Handbook" for residents of converting developments that will provide key information and resources before, during, and after the conversion. The RAD Roundtable has continued to invite resident leaders from all developments slated for RAD conversions to join the Roundtable and serve as a conduit of information to their residents. Additionally, NYCHA engages with Resident Associations and/or Stakeholder Committees for all planned new construction projects.

- What is the difference between low income and affordable housing?

In May 2015, Mayor De Blasio released Housing New York: A Five-Borough, Ten-Year Plan to address New York's affordable housing crisis. In that Plan, a rental unit is considered affordable if a household pays less than 30% of its gross annual income on rent and utilities. A household paying more than 30% of its income on rent is considered "rent-burdened."

In Housing New York: A Five-Borough, Ten-Year Plan, income bands are calculated as a percentage of the Area Median Income ("AMI") and households are classified according to income band as extremely low income, very low income, low income, moderate income, or middle income depending on the definitions associated with particular subsidy program guidelines. For example, typically extremely low-income households are defined as those earning less than 30% AMI, very low-income households are defined as earning 50% AMI or less. For more detailed information about affordable housing in New York City, please visit <https://www1.nyc.gov/site/hpd/renters/find-housing.page>.

- NYCHA needs to explain the differences between RAD, PACT, and Section 18 because they do not have the same regulations, rights, and laws that apply to each program, which affects residents.

NYCHA will be providing FAQs on the PACT-RAD and PACT-Unfunded Units programs to ensure full clarity on the sub-programs.

- The RAB would like to know if NYCHA policies will be applicable for developments that undergo a RAD conversion and if all resident rights are preserved.

The purpose of the PACT initiative is to protect residents' rights while stabilizing the developments financially to facilitate extensive rehabilitation work, and to keep the property permanently affordable. In summary, this means that residents:

- *Have the right to stay in the development without further rescreening;*
 - *Have the right to return if relocation is necessary, although the conversion will involve only tenant-in-place rehabilitation work and no relocation is contemplated to take place;*
 - *Have the right to organize and continue to receive funding for tenant participation activities from the property management budget;*
 - *Retain the right to a hearing to resolve grievances;*
 - *Be protected under the RAD Roundtable Guiding Principles; and*
 - *Generally pay no more than 30 percent of adjusted gross income towards their rent.*
- Will developers be able to impose new rules or regulations on residents living in RAD developments?

Residents in PACT developments will work with their new development partner to revisit the content and enforcement of house rules. In addition, residents will have to execute new leases to reflect the fact that they are Section 8 tenants rather than public housing tenants.

- NYCHA needs to clarify what will happen when people who are living in an apartment but are not on the lease undergo a RAD conversion.

As part of the PACT-RAD conversion process, NYCHA works with Legal Aid to host "lease addition days" where residents can add household members and register appliances on their public housing lease prior to the Section 8 conversion.

- NYCHA has not adhered to the regulations (HUD 24 CFR 970.9) for RAD conversions or for the new builds. Resident leadership has not been permitted the opportunity to participate as is required by this regulation.

RAD conversions are not covered by the 24 CFR Part 970 regulations. However, as noted previously, NYCHA is committed to robust community engagement to ensure resident needs are heard and addressed.

New construction of non-public housing on NYCHA property is usually through a Section 18 disposition application to HUD and is covered under 24 CFR Part 970. NYCHA does engage in the required resident consultation under 24 CFR Section 970.9. In addition, pursuant to 24 CFR Section 970.9(b)(3), NYCHA does not have to offer the property proposed for the new construction to an eligible resident organization if the property is to be used for low-income housing or the property is non-dwelling property. Please see the regulations at 24 CFR Section 970.9(b)(3).

- Is NYCHA or the NYC Department of Housing Preservation and Development (HPD) the lead for the development at Holmes Towers?

NYCHA is the lead agency on this project. However, there are aspects of the project, such as the proposed Area Median Income (AMI) levels associated with the HPD Term Sheets and housing lottery, that are determined by HPD.

- During the early meetings in October and November of 2015, Holmes residents were advised that the proposed Tower would only be 33 floors and the developer would have to pay down all the capital needs [\$33 million at that time] before the developer could start the build or project, if you will. As of March 2018, Holmes capital needs would only receive \$12 million instead of the whole amount. Why has this changed?

*NYCHA did not guarantee that the revenue generated from this project would address all of the capital needs at Holmes. Specifically, the November 4, 2015 presentation, states:
How much money will be reinvested into Holmes?*

- *Significant portion*
- *Determined by the final scope of project informed by residents*
- *Final numbers depend on competitive bid proposals received*

All proposals were evaluated competitively through the RFP process, which included evaluation of the return to NYCHA. Currently, NYCHA expects to receive at least \$25 million through the ground lease, half of which will go towards repairs at Holmes. We are working with the resident stakeholder committee, the developer, and their contractor to scope and plan repairs. We hope that by completing repairs simultaneously with the construction of the new building that we will be able to reduce price by efficiencies of scale and stretch every dollar we are getting even further.

It is correct that the presentation in November 2015 also stated that the new building would be between 25-33 stories. The proposal that was selected is planned for approximately 50 stories, but is a narrower building, blocking less light to existing NYCHA apartment windows and requiring a smaller building footprint than a shorter, bulkier building.

- Why has NYCHA not presented about the development at Holmes Towers to the Community Board 8 Housing Committee?

Fetner Properties and NYCHA presented to the CB8 Housing Committee on September 14, 2017.

- In August 2017, the resident engagement meeting at Holmes Towers with Fetner Properties stated that Section 3 is not required. Page 5 of the RFP (63877) states the definition of Section 3 24 CFR 135. However, Section 3 is triggered by 24 CFR 963 as well. Will Section 3 be required at Holmes Towers?

Although the Holmes Towers development project is not subject to Section 3 hiring requirements, NYCHA will impose contractual obligations on the developer to work with NYCHA's REES Department to hire NYCHA residents in connection with this development project. The Holmes developer is committed to a robust NYCHA resident hiring plan and working with NYCHA resident-owned and/or local businesses to the extent possible.

- Has NYCHA determined the developer fee that will be given to Fetner Properties? Will the developer fee be 10% or 15%?

Developer fee is allowed on the affordable housing only. HPD term sheets state that total developer fee is not to exceed 15% of improvement costs (excluding developer fee, reserves, and syndication and partnership expenses) and 10% of acquisition costs for tax credit projects. Up to 10% of the fee may be paid during construction.

- Why did the height of the project at Holmes Towers increase from 33 stories to 47 stories?

It is correct that the presentation in November 2015 also stated that the new building would be between 25-33 stories. The proposal that was selected is planned for approximately 50 stories, but is a narrower building, blocking less light to existing NYCHA apartment windows and requiring a smaller building footprint than a shorter, bulkier building.

- Why are the mechanicals not going on the roof at the development at Holmes Towers?

There is a mechanical floor in the middle of the buildings as well as on the roof. This is done for efficiency of the systems (less travel distance for heat to the lower floors).

- Fetner Properties projected equity is between \$45-50 million [construction loan is \$175,000,000] with upfront good faith of \$25,000,000 for 99-year lease. This \$25,000,000 equates to \$83.3 per square foot for 99 years. Does NYCHA believe this was a good deal?

All proposals were evaluated competitively through the RFP process, which included evaluation of the return to NYCHA. Currently, NYCHA expects to receive at least \$25 million through the ground lease, 1/2 of which will go towards repairs at Holmes. We are working with the resident stakeholder committee, the developer, and their contractor to scope and plan repairs. We hope that by completing repairs simultaneously with the construction of the new building that we will be able to reduce price by efficiencies of scale and stretch every dollar we are getting even further.

- Fetner Properties submitted "infill" plans from Holmes Towers. This plan was in draft form which excluded important information:
 - Actual height of the building
 - Will it require a mayoral zoning override because it does not comply with the underlying zoning? If so, how out of compliance is it?
 - Zoning district is R8 which is currently mapped in only a few places in CB8

- Sky exposure plane forces buildings to the center of the block the taller they get—narrow street [standard sky exposure plane]
- Sky exposure plane is 480 feet tall within three feet of the street line
- Violates initial setback distance which should setback 15 feet at 85 feet
- Allowable floor area ratio [FAR] varies according to the “height factor”
- Large amounts of open space are required for tall buildings
- Sometimes open space can be on top of community facility buildings—has this been considered?
- What are height factor calculations for Block and Lot [1573, Lot 20]?
- What are height factor calculations for total development: New and Existing?
- Will Fetner require a mayoral zoning override for conditions that cannot be met?
- Has there been an environment review [EIR]? If so, please provide.
- What are the public/residents’ benefits that would justify a mayoral zoning override?
- Will other NYCHA infill sites use a similar strategy?
- Should the Mayor waive zoning requirements for a for-profit developer?

All these issues will be included in the submission to the NYC Department of Buildings (“DOB”). DOB ensures compliance with zoning. It is anticipated that a waiver may be sought for some items including penetration of the sky exposure plane. The actual height of the building is planned to be approximately 500 feet. The environmental review is in progress and will be shared once the results are finalized. Any adverse impacts of the new development will be addressed.

- Fetner Properties presented to CB8 Housing Committee on September 14, 2017. Fetner deferred to NYCHA and promised CB8 Housing Committee that we would have the design plans in January of 2018. As of March 2018, the committee has not heard from Fetner nor have we seen a copy of the design plans.

NYCHA is currently focused on the exterior, landscape, and playground planning as those areas will be used directly by NYCHA residents of Holmes Towers. After developing an outreach strategy with the Stakeholder Committee in October and November, NYCHA and Fetner Properties held 3 sessions on February 7, 2018 to discuss open space and playground planning and presented a report back and conducted further engagement at the monthly Resident Association meeting on March 20, 2018. Schematic designs have been presented publicly and did come prior to the detailed discussion on landscape planning. Building plans will be submitted to the DOB at approximately 70% completion in summer 2018 at which time we can share with residents.

- The RFP stipulates that the plans must be submitted within six months. That said, March 2018 is the 11-month and the plans appear to be past due. As a result, the contract/award should be null and void for non-compliance.

Section VI (d) of the RFP, Obligations of the Selected Developer, stipulates the following:

“Within six (6) months of selection the Developer must complete a set of schematic site plans, floor plans, and elevations that include any modifications to the original plans included in the Proposal in response to this RFP, as agreed upon by NYCHA and HPD and the Developer and submit them to NYCHA and HPD for review and approval. Prior to disposition, the Developer must submit a complete set of final site plans, floor plans, elevations, samples of exterior building materials, and detailed specifications to NYCHA and HPD for review.”

Fetner Properties has been providing schematic design documents to both HPD and NYCHA throughout the pre-development process and will provide final documents prior to execution of the ground lease.

SMOKE FREE HOUSING POLICY

- Will language be added to the lease about the repercussions of violating the no-smoking policy?

Yes. New residents will sign a lease containing smoke-free provisions. Existing residents have received a lease addendum with smoke-free provisions.

The smoke-free lease addendum and the public housing lease state the following:

12(dd): To assure that, in compliance with the Landlord's Smoke-Free Policy, the Tenant, any member of the household, a guest, or another person under the Tenant's control, shall not smoke prohibited tobacco products in restricted areas, as described in the Landlord's Smoke-Free Policy. Restricted areas include, but are not limited to, the Leased Premises, all interior areas of the Development or other developments of the Landlord, and areas within 25 feet of development buildings, or to the property boundary where that boundary is less than 25 feet from the property line of a development building. Prohibited tobacco products include, but are not limited to, cigarettes, cigars, pipes, and hookahs (water pipes).

The Landlord's adoption of the requirements in this paragraph 12(dd) does not make the Landlord a guarantor of the Tenant's or any other resident's health or of the smoke-free condition of restricted areas. The Landlord specifically disclaims any implied or express warranties that the Landlord's public housing properties will have higher or improved air quality or will be free from secondhand smoke.

The Landlord will take reasonable steps to enforce the requirements of this paragraph 12(dd) utilizing a graduated enforcement policy, as provided in the Landlord's Smoke-Free Policy.

- What are the repercussions for violating the no-smoking policy? Will the repercussions be legal or criminal? Will residents be evicted if they have a certain number of violations of the no-smoking policy reported? Several RAB members are concerned about what happens once they sign and acknowledge the smoke free policy and what are the repercussions if they don't sign. Will they be evicted?

The goal of NYCHA's smoke-free policy is not to evict people. Smoke-Free NYCHA is designed to create healthier homes for residents and healthier working environments for employees by reducing exposure to secondhand smoke and providing support to residents and employees who smoke and want to quit. The smoke-free provisions in the lease addendum are in effect as of July 30, 2018 regardless of whether the tenant signed the lease addendum.

In consultation with residents and staff, and consistent with HUD guidance, NYCHA has formulated a graduated enforcement approach to address violations of the smoke-free policy. Graduated enforcement means NYCHA will respond to violations with escalated warnings and specific, progressive enforcement remedies while also connecting residents to resources.

Violations will be documented. NYCHA staff observing violations will be able to report them to the Property Management office. Residents may report violations by calling the Customer Contact Center or notifying the Property Management office and providing details of the violation. Property Management staff will not be able to identify every violation of this policy. Failure to enforce any part of this policy does not negate NYCHA's right to enforce the lease and policy at any future time.

Property Management staff will begin an informal resolution process if one or more of the following occurs:

- 1. One documented observation by NYCHA employees who know or reasonably can determine the identity of the violator; of:
 - a. A household member, guest, or other visitor smoking inside public housing apartments, in all indoor common areas, and within twenty-five (25) feet of public housing buildings or to NYCHA's property boundary if less than twenty-five (25) feet from a NYCHA building ("restricted areas"); or*
 - b. Evidence of use of a prohibited tobacco product in a restricted area. Some examples include: observing an ashtray containing used cigarettes or smelling tobacco smoke emanating from an apartment.**
- 2. Three recorded resident complaints to Property Management staff and/or three calls to the Customer Contact Center regarding:
 - a. Observing a resident, guest, or other visitor smoking in a restricted area; or*
 - b. Reporting the smell of tobacco smoke emanating from another resident's apartment.**

After a staff member has observed a resident violating the policy, or in response to multiple resident-generated complaints that a resident has violated the policy, Property Management will conduct an informal conference with the resident to discuss the violation or violations. Property Management will provide materials to educate the resident on smoking, the health effects of secondhand smoke, strategies to take the smoking outside the buildings and the 25-foot perimeter, and available smoking cessation resources. During the meeting the lessee will agree in writing to comply with the smoke-free policy and will acknowledge that further violations can result in the commencement of termination of tenancy proceedings.

If the household attends the informal resolution meeting and complies with the smoke-free policy for one year or more from the date of the informal resolution meeting, but violates the smoke-free policy thereafter, staff starts the informal resolution process over again.

Property Management staff will commence termination of tenancy proceedings if one or more of the following occurs:

- 1. The household fails to appear at the informal resolution meeting and does not respond within fourteen (14) calendar days of the scheduled date; or*
- 2. The household participates in the informal resolution meeting and a resident, guest or other visitor violates the smoke-free policy within one year of the date of the informal resolution meeting.*

Violation of the policy will be treated as a civil and not criminal matter.

- How will residents be notified about the changes in the lease for the no-smoking policy?

NYCHA has mailed a lease addendum containing smoke-free provisions to all residents. New residents sign a lease containing smoke-free provisions. Prior to mailing the lease addendum, NYCHA posted a notice of the planned lease change in all buildings. NYCHA also discussed the lease changes during Smoke-Free NYCHA engagement with residents. During the first quarter of 2018 NYCHA:

- 1. Convened 22 Smoke-Free NYCHA “Community Conversations” that engaged residents at 103 developments*
- 2. In partnership with the Health Department, worked with partner Green City Force to engage over 2,000 residents in on-site outreach*
- 3. Shared Smoke-Free NYCHA educational information during door-to-door outreach to over 3,000 senior residents.*

Information on the lease change is also included in Smoke-Free NYCHA fact sheets, available online and in Property Management offices.

- Does the no-smoking policy apply to marijuana? Has NYCHA determined how to address the issues of having medical marijuana and non-medical marijuana in NYCHA developments? While it is illegal, how will NYCHA enforce that residents are not allowed to have it in their homes?

In accordance with HUD guidance and regulations, NYCHA’s smoke-free policy was created to prohibit the use of tobacco products. Regarding marijuana, no combustible forms of marijuana are currently legal in New York City or New York State and marijuana is an illegal controlled substance under federal law. In response to resident and staff feedback NYCHA is exploring additional opportunities to reduce exposure to secondhand marijuana smoke.

- Who will be responsible for approaching people who are smoking within the 25-foot perimeter of the NYCHA buildings?

NYCHA staff observing violations will report them to the Property Management office. Residents may report violations by calling the Customer Contact Center or notifying the Property Management office and providing details of the violation. Property management staff will not be able to identify every violation of this policy. Failure to enforce any part of this policy does not negate NYCHA’s right to enforce the lease and policy at any future time.

- What steps can NYCHA take to prevent smoke from traveling between one room to another and one floor to another?

Secondhand smoke can travel through cracks, ventilation systems and windows. NYCHA will continue to seek new resources for maintenance, repair, and capital upgrades to secure our public housing resources for the next generation of New Yorkers. However, as HUD explains, the best way to help mitigate the impacts of secondhand smoke is to adopt a smoke-free policy. As HUD states: “ventilation and other air filtration technologies cannot eliminate all the health risks caused by secondhand smoke exposure. Smoke-free policies are the only way to prevent exposure to secondhand smoke in multifamily units.” See HUD Guidebook entitled Implementing HUD’s Smoke-Free Policy in Public Housing, at page 5.

NYCHA’s smoke-free policy will help eliminate smoking indoors and close to buildings. In addition, Smoke-Free NYCHA is working with resident leaders and partners to build solid, gradual change, improving air quality across NYCHA developments.

- Will NYCHA be updating the ventilation in apartments to help prevent smoke from traveling between apartments and coming from electrical outlets?

NYCHA agrees that upgrading ventilation systems is one of many needs of our aging housing stock. NYCHA will continue to seek new resources for maintenance, repair, and capital upgrades to secure our public housing resources for the next generation of New Yorkers.

However, as HUD explains, the best way to help mitigate the impacts of secondhand smoke is to adopt a smoke-free policy. As HUD states: “ventilation and other air filtration technologies cannot eliminate all the health risks caused by secondhand smoke exposure. Smoke-free policies are the only way to prevent exposure to secondhand smoke in multifamily units.” See HUD Guidebook entitled Implementing HUD’s Smoke-Free Policy in Public Housing, at page 5.

- Will NYCHA be creating designating smoking spots outside of the 25-foot perimeter?

NYCHA is not currently planning to create designated smoking areas.

- How will NYCHA’s no smoking policy be discussed on Family Days?

In 2017, over 1,500 residents at 54 NYCHA developments participated in Smoke-Free NYCHA Family Day interactive activities. During the first quarter of 2018 NYCHA:

- 1. Convened 22 Smoke-Free NYCHA “Community Conversations” that engaged residents at 103 developments*
- 2. In partnership with the Health Department, worked with partner Green City Force to engage over 2,000 residents in on-site outreach*
- 3. Shared Smoke-Free NYCHA educational information during door-to-door outreach to over 3,000 senior residents.*

NYCHA will continue to work collaboratively to develop strategies and resources to educate residents about the health risks of exposure to secondhand smoke and to connect residents to cessation services for those who want to quit. Information on the policy and available resources will be shared as part of 2018 Family Day engagement.

- Will local PSAs be involved with telling people they are not allowed to smoke within the 25-foot perimeter of NYCHA buildings?

Smoking in prohibited areas is a violation of the lease. It is not a criminal matter. The role of local PSAs regarding NYCHA’s smoke-free policy is currently under discussion.

- How will NYCHA stop people from smoking in apartments and stairwells? Smoking in public places contaminate the hallways.

NYCHA’s smoke-free policy prohibits the smoking of tobacco products in apartments, stairwells and hallways, among other areas. NYCHA is using a graduated enforcement approach to address violations of the smoke-free policy. Graduated enforcement means NYCHA will respond to violations with escalated warnings and specific, progressive enforcement remedies while also connecting residents to resources. The details of NYCHA’s graduated enforcement approach is explained in detail above in response to another comment. NYCHA staff observing violations will be

able to report them to the Property Management office and NYCHA residents will be able to report all violations by calling the Customer Contact Center or notifying the Property Management office.

- A RAB member stated they believe it is unfair to force residents and staff to report people violating the no-smoking policy.

Residents are not required to report violations of the smoke-free policy. NYCHA has established the ability for residents to report to enable NYCHA to be responsive to resident concerns about adherence to the smoke-free policy. NYCHA staff are instructed to report violations to the Property Management office.

Although residents are not required to report violations to Property Management, it is the responsibility of residents to inform their guests and visitors of the smoke-free policy and to ensure guests and visitors do not violate the policy. Residents are accountable for their own violations of the policy, as well as violations of their guests and visitors.

- Will NYCHA be using air monitors to detect if someone has been smoking?

NYCHA will not be installing air monitors to detect smoke at any NYCHA developments for enforcement-related purposes.

- Several RAB members stated it is dangerous to expect residents to report other residents for violating the no-smoking policy.

Residents are not required to report on other residents' behavior but may report smoking in prohibited areas if they wish. NYCHA's policy is designed to facilitate residents supporting the health of their family members and other residents.

- Will there be any investment from New York State to help fund NYCHA's implementation of the no-smoking policy?

NYCHA has not received any direct financial investment from New York State to help fund the implementation of this policy.

- What types of smoking cessation resources are available?

The following available resources are being promoted via educational materials developed by the NYC Health Department:

1. *Talk to your doctor about your medication and counseling options.*
 - a. *Health insurance, including Medicaid, may cover services to help you quit.*
2. *Get a free starter kit of quit-smoking medications or talk to a quit coach.*
 - a. *Visit nysmokefree.com*
 - b. *Call 1-866-NY-QUITS (1-866-697-8487) or 311*
3. *Connect to other resources.*
 - a. *Visit nyc.gov and search "NYC Quits."*
 - b. *Download the new NYC HelpMeQuit app from Apple or Google Play stores.*

The New York City Health Department also developed customized educational materials for Smoke-Free NYCHA, facilitated a training of community health workers, and is leading smoking cessation

support groups in select developments. NYCHA is working with the Health Department and other partners to develop additional cessation resources. In addition, the Smoke-Free NYCHA web page was launched in January 2018 and features fact sheets, public notices, links to critical information, and other resources. NYCHA will work to advance Smoke-Free NYCHA implementation in alignment with other agency initiatives to achieve safe, clean, and connected communities.

- What will happen if a NYCHA resident is smoking on a city sidewalk outside of the NYCHA campus that is within the 25-foot perimeter of the NYCHA building?

The smoke-free policy applies only within NYCHA's property boundaries. The smoke free policy only applies to smoking on NYCHA property.

- NYCHA should sit down with CCOP district chairs and resident associations and boards to discuss the implementation of the no-smoking policy so that resident leaders can help their residents learn about the new policies and procedures.

Partnership with residents and external partners has been a cornerstone of Smoke-Free NYCHA. NYCHA's Department of Health Initiatives works with CCOP chairs and other resident leaders to respond to opportunities for residents to become involved in implementation. To contact Health Initiatives please email smoke-free@nycha.nyc.gov or (212) 306-8282.

- NYCHA needs to get the CCOP and the RAB involved with their partnerships on the no-smoking policy.

NYCHA welcomes partnership with CCOP and RAB on this and other healthy housing topics.

- How will the evaluation of the no-smoking policy be conducted? Will resident leaders be notified of how the evaluation is going and what the findings are?

NYU Langone Health will conduct a study to evaluate the impact of the new smoke-free policy on secondhand smoke (SHS) exposure and health outcomes in NYCHA residents as well as examine implementation of the smoke-free policy. Findings will inform strategies for optimizing implementation and impact in NYCHA and public housing authorities nationally. Resident leaders at developments selected to participate in an evaluation have been notified.

In addition to NYU's research, the NYC Health Department will conduct a citywide phone survey of NYCHA residents to evaluate NYCHA's smoke-free policy. NYCHA will facilitate the sharing of results from the Health Department survey with the RAB and/or CCOP.

- What will NYCHA do to make sure that retailers are not selling cigarettes on NYCHA campuses?

Retail sales of tobacco products are not addressed in NYCHA's smoke-free policy, but NYC has passed new laws that restrict retail sales. On August 28, 2017, New York City Mayor Bill de Blasio signed into law a package of tobacco legislation, which included a cap on the number of tobacco retail outlets in each of the 59 community districts. This new law will reduce the number of tobacco retailers in all NYC neighborhoods.

Residents interested in retail-based tobacco control strategies are also encouraged to contact NYC Smoke-Free at 646-619-6400 or: nycsmokefree@healthsolutions.org.

- A RAB member recommended if residents are having issues with people smoking in public places in the building, they should contact their NCO for assistance.

NYCHA's smoke-free policy provides a process for residents and staff to report violations. Residents may report violations by calling the Customer Contact Center or notifying the Property Management office and providing details of the violation.

- Will NYCHA upgrade ventilation systems or install new ventilation because of the smoke-free policy?

NYCHA agrees that upgrading ventilation systems is one of many needs of our aging housing stock. NYCHA will continue to seek new resources for maintenance, repair, and capital upgrades to secure our public housing resources for the next generation of New Yorkers.

However, as HUD explains, the best way to help mitigate the impacts of secondhand smoke is to adopt a smoke-free policy. As HUD states: "ventilation and other air filtration technologies cannot eliminate all the health risks caused by secondhand smoke exposure. Smoke-free policies are the only way to prevent exposure to secondhand smoke in multifamily units." See HUD Guidebook entitled Implementing HUD's Smoke-Free Policy in Public Housing, at page 5.

- A RAB member wants to know about the repercussion for residents who burn frankincense oil for religious observance. How are they affected with the smoke free ban?

Burning frankincense oil is not covered in the smoke-free policy.

- A RAB member recommends the graduated enforcement of the smoke free policy.

NYCHA agrees with this recommendation and has incorporated a graduated and escalated approach in enforcing the smoke-free policy.

- The Dallas Housing Authority installed gazebos where smokers can smoke. Will NYCHA eventually construct any similar designated smoking areas?

NYCHA is not currently planning to create designated smoking areas. If financial resources were provided to create designated smoking areas NYCHA would consider the opportunity.

- Is NYCHA working with the American Lung Association and other associations for the development of cessation programs? When will cessation programs be implemented?

NYCHA continues to engage partners to discuss opportunities to advance smoking cessation programs. The NYCHA Journal recently highlighted the American Lung Association Freedom From Smoking cessation support groups offered by the Harlem Health Advocacy Partners (HHAP) Program. NYCHA is in discussions with other partners interested in providing individual and group level support to residents who smoke and want to quit. NYCHA also worked with the NYC Department of Health to develop customized Smoke-Free NYCHA palm cards that provide comprehensive information on available cessation support. The article from the NYCHA Journal is available here: <https://www.nychajournal.nyc/quit-smoking-it-takes-village>

- NYCHA needs to explain why residents are receiving termination letters if they do not complete the smoking policy lease addendum.

NYCHA has not sent termination letters to residents based on a failure to sign the lease addendum containing the smoke-free policy provisions.

- What will happen to NYCHA employees who are smoking when the smoke free policy is in effect?

NYCHA is promoting employee adherence to the policy through staff training, employee communication and other means. NYCHA is also amending the Human Resources manual to reflect the new policy and staff that violate the policy may be subject to disciplinary action.

ATTACHMENT H

COMMENTS FROM THE PUBLIC

CAPITAL IMPROVEMENTS

- NYCHA should immediately release a plan to upgrade its boiler systems for inclusion in the final FY2019 Annual Plan to be submitted to HUD.

Currently, NYCHA's 2018-2022 Capital Plan is available online here:

<https://www1.nyc.gov/assets/nycha/downloads/pdf/capital-plan-narrative-2018.pdf>. This Plan includes a summary of how \$200M in funding provided by the Mayor will address heating issues at 20 developments impacting approximately 45,000 residents. Under this plan, 39 boilers will be installed at 10 developments to alleviate outages.

- NYCHA needs to do something about the boilers at Dyckman Houses and Marble Hill Houses.

Dyckman Houses is included in the 2018-2022 Federal Capital Plan to receive \$10.5M to implement full heating plant replacement across all buildings within the development. Design for this work is underway as of July 2018.

Marble Hill Houses was included in NYCHA's \$250M proposal to the State to receive \$20M to implement heating plant upgrades. Further planning awaits the release of funds from the State.

- Saint Nicholas is in dire need of plumbing and repairs. In May 2018, water was cut off for 4 days due to an electrical explosion.

There was no electrical explosion at Saint Nicholas. The building experienced low water pressure for several days in May 2018 due to issues in the kitchens in lines B and C at 2406 8th Avenue. NYCHA is aware of the need for plumbing upgrades at the development.

- The lobby doors are broken and even though Saint Nicholas is part of the MAP program, there are no intercoms and the elevator door drags. When will the lobby doors at Saint Nicholas be replaced?

Saint Nicholas Houses recently had lobby doors and key fobs installed. If a resident notices that a door has been vandalized, the resident should call the Customer Contact Center at 718-707-7771. If a key fob does not work, the resident should notify property management.

- The Harborview Terrace and Corsi Houses community rooms are in complete disarray and should be repaired.

The community center at Corsi Houses (the LaGuardia Community Center), is slated for two projects under city funding. In 2019, an upgrade to the community center is planned for \$4.068 million. A \$300,000 project for renovating the grounds for the sitting area for seniors at the LaGuardia Community Center is currently in the Procurement phase.

At Harborview Terrace Senior Center, there are upgrades currently underway on a \$2.056 million project that is projected to be completed by late December 2018.

- The windows at PS 139 need to be repaired.

NYCHA will take this recommendation under advisement. This past May, NYCHA installed new window balances in 121 of the 125 apartments in PS 139.

- Why was the boiler replacement at Soundview Houses removed from the Capital Plan?

Soundview is included in the 2018-2022 Federal Capital Plan to receive \$10.9M to implement a full heating plant replacement across all buildings within the development. Design for this work is underway and the projected completion date is by the end of 2021. This development is also slated to receive additional funding under the Mayor's \$200M investment toward heating upgrades at NYCHA developments.

- Why has scaffolding been in place for 3 years at Fulton Houses?

Sheds were up to protect the public until NYCHA could perform facade and roof repairs. Façade repairs have been completed at two buildings, but NYCHA is also performing roof work at some of the buildings. New York City's Department of Buildings will not allow NYCHA to remove the sheds until all the construction, including roof work, is completed at each building.

- There is a water problem at Castle Hill Houses where some apartments have no water and other apartments have water coming out of the ground.

The water issue at Castle Hill was resolved following repairs made to the house pumps in April 2018.

- NYCHA needs to clarify where the money went at Van Dyke Houses. NYCHA was supposed to get \$56 million and Van Dyke Houses only received \$1.8 million for the parking lots.

Van Dyke was included in NYCHA's \$250M proposal to the State to receive \$24M to implement heating plant upgrades. Further planning awaits the release of funds from the State.

- NYCHA needs to explain the roof work and plastic on the roofs at Smith Houses.

Roof work was completed at buildings 1, 2, 4 and 5 at Smith Houses as of December 2017.

- NYCHA does not currently include an arborist to oversee the protection of trees within NYCHA properties while construction takes place. Specifically, resiliency projects at Smith Houses have been underway for months now without an adequate plan in place to protect the trees. Residents are concerned about the future of the trees given that some of them may have been damaged due to construction. NYCHA should take a more aggressive approach to safeguard Smith's trees and explore the possibility of employing an arborist.

NYCHA has retained an arborist for this project. The arborist has completed a substantive report that has been shared with the concerned parties and NYCHA is awaiting a walkthrough of the site to go tree by tree on the recommended remediation and mitigation efforts for each tree. NYCHA has had a tree protection plan in place for the entirety of the contract and has accepted further recommendations from the concerned parties that have been implemented on the project.

- Resident leaders at Smith Houses and Two Bridges are concerned about communication and lack of engagement with tenants during repairs. Construction disrupts the quality of life for residents and NYCHA should place a greater emphasis on communicating with tenants during construction.

Because of NYCHA's historic \$3billion grant for Superstorm Sandy Recovery, NYCHA created a specific Sandy Community Outreach team composed of 20 individuals, of which half are NYCHA residents. This team attends meetings, provides project updates, canvasses the developments, acts as a liaison between residents and the contractors, alerts residents of critical information related to construction impacts, and keeps the community at large informed. Every week the team calls each Resident Association (RA) president of each Sandy impacted development and attends every RA meeting monthly.

At Smith Houses, the team has made over 7,315 phone calls to residents concerning the project, posted over 10,850 flyers in relation to construction, impacts to residents, or career opportunities and attended or presented at 141 community meetings/events. At Two Bridges, the team has made over 1,780 phone calls to residents concerning the project, posted over 1,287 flyers in relation to construction, impacts to residents, or career opportunities, and attended or presented at 98 community meetings/events.

For further information, visit the Sandy Recovery webpage at:

<https://www1.nyc.gov/site/nycha/about/recovery-resiliency.page>, or reach out to the team directly: at disaster.recovery@nychanyc.gov or 212-306-8532.

RAD, SECTION 18 DEMOLITION/DISPOSITION AND PACT PROGRAM FOR UNFUNDED UNITS

- Residents of Williams Plaza and Independence Towers do not want to be rushed to place a hold on the RFP from NYCHA until a legal and detailed Memorandum of Understanding (MOU) is in place concerning the rights of the residents of both developments, describing the benefits that will come with the conversion, and detailing the guidelines and the changes that will be a byproduct of this conversion.

NYCHA will take this recommendation under advisement. Regarding the Memorandum of Understanding (MOU), it is NYCHA's understanding that residents would like to follow the MOU model that Baltimore public housing residents adopted during their Rental Assistance Demonstration (RAD) conversion process. Please note that that MOU was executed between the residents and the new property manager – not the public housing authority. It is also NYCHA's understanding that the RAD Roundtable is working on a similar MOU to be executed in New York City for the Permanent Affordability Commitment Together (PACT)-RAD conversions. NYCHA welcomes having a similar MOU for the PACT-Unfunded Units conversions (which include Independence and Williams Plaza) and will wait for the Roundtable to issue one.

- NYCHA needs to record the PACT Roundtable Guiding Principles on Resident Rights Memorandum of Understanding (MOU), laying out an agreement with residents concerning the work to be done and the community benefits that will come with conversion, as well as protections with HUD so that they become part of all the blended conversion transactions conducted under the PACT program.

NYCHA will take this recommendation under advisement and needs to coordinate with the Roundtable since the Guiding Principles belong to them and do not belong to NYCHA.

- The residents of Williams Plaza and Independence Towers Houses are requesting a Physical Need Assessment (PNA) to ascertain the needs of both developments.

The Physical Needs Assessments (PNAs) are an exhibit to the Request for Proposal (RFP). Information on the results of the recent PNA for NYCHA can be found online:

<https://www1.nyc.gov/assets/nycha/downloads/pdf/PNA%202017.pdf>

- To prevent arbitrary rent increase at Williams Plaza Houses and Independence Towers, will rents in the converted developments be subject to rent regulation under existing rent stabilization laws?

As long as the unit is under a Section 8 Housing Assistance Payment (HAP) Contract, rent stabilization should not determine the amount of rent the resident will pay. Regardless of the contract rent, families will generally continue to pay 30 percent of their adjusted gross income.

- Residents of developments undergoing conversions in the Unfunded Units program, such as Williams Plaza and Independence Towers, need more assurance, clarity, and transparency on how the program will operate.

In July 2017, NYCHA had our first meeting with resident leaders from the seven developments in NYCHA's PACT-Unfunded Units portfolio. During our meeting, NYCHA discussed how entering the PACT program would potentially impact residents and their neighbors, answered questions about resident rights, and provided project timelines.

In March 2018, NYCHA met with resident leaders, elected officials, and community leaders to kick off the PACT conversions at Williams Plaza and Independence Towers. As of June 2018, NYCHA has had one general resident meeting thus far and will continue to host meetings to discuss the process with residents where NYCHA can receive feedback. In summer 2018, NYCHA will be scheduling site visits with RFP respondents to walk the developments and gather a clearer understanding of the physical needs of the buildings.

NYCHA anticipates that a development partner will be selected in the fall of 2018. At that time, the development partner will join NYCHA with the resident engagement process and will co-host all meetings. Topics to be covered include the property management transition, job opportunities, social service needs, and the rehab scope of work, for which NYCHA will need resident input to finalize. NYCHA is excited to work with residents to achieve a true transformation at these developments that will address capital, operational, and social service delivery gaps.

- Under PACT, what will happen if a resident decides that he/she does not want to become a project-based Section 8 voucher holder? Would the resident be given the option to stay living in Williams Plaza and Independence Towers developments or transfer to another public housing development?

This is a mandatory conversion for all residents of Independence Towers and Williams Plaza to Section 8 if they have not done so already. Please note that the federal government does not provide direct capital and operating funding for these units, which thus creates a multi-million-dollar annual operating deficit. Any resident who wishes to remain in the public housing program may request a transfer, but the transfer must be for a valid reason, such as that the apartment is uninhabitable due to a fire or flood, the tenant has a special need due to a disability, or the apartment is under- or over-occupied. There are currently more than 264,000 families on NYCHA's public housing waitlist, of which more than 12,600 families are awaiting a transfer.

Once a family converts to Section 8, the only way for them to re-enter the public housing system is to re-apply and be put on the public housing waitlist. However, one year after conversion to project-based Section 8, every family will be eligible to apply for a Section 8 tenant-based voucher to move to private housing, subject funding availability for such vouchers. Tenants will also have the ability to utilize the

portability option to transfer outside of New York City to anywhere in the United States, including Alaska, Hawaii, and Puerto Rico, where tenant-based vouchers are accepted.

- Under PACT, what will happen to residents with excess income that won't qualify for project-based Section 8 if they remain living at Williams Plaza? Some residents at Williams Plaza have total annual incomes higher than 80% of the area median income. Will their rent become 50% of the area median income or will their rent be 30% of their gross income?

If at the time of conversion a household's income exceeds 80 percent of Area Median Income (AMI), the family will generally still pay 30 percent of their adjusted gross income towards rent, the apartment will not be added to the Section 8 HAP contract, and no subsidy will be provided.

- Under PACT, if a resident decides to accept the project-based Section 8 voucher and then after one year decides that the program is not good for their family, can the family reject the project-based Section 8 voucher and move to a public housing building?

Once a family converts to Section 8, the only way for them to re-enter the public housing system is to re-apply and be put on the public housing waitlist. One year after conversion to project-based Section 8, every family will be eligible to apply for a Section 8 tenant-based voucher to move to private housing, subject to funding. Tenants will also have the ability to utilize the portability option to transfer outside of New York City to anywhere in the United States, including Alaska, Hawaii, and Puerto Rico, where tenant-based vouchers are accepted.

- Under PACT, are the occupancy standards for project-based Section 8 the same as for tenant-based Section 8 or public housing?

Public housing occupancy standards will remain in effect for existing residents after conversion. However, the Section 8 occupancy standards will apply to new applicants who rent vacant units at the developments post-conversion.

- What explicit commitments is NYCHA making to residents regarding ongoing rights and protections of Williams Plaza Houses and Independence Towers? There is no parallel infrastructure of regulations or guidance for the proposed conversion of the unfunded units. Several questions emerge: The PACT should come with a set of required resident protections and guideline principles:
 - Including the right to stay without further screening,
 - The right to return if relocation is necessary,
 - The right to organize, and continued funding of tenant participation activities.
 - Will overcrowded, or severely overcrowded families be given priority to transfer to the correct size apartment?
 - Residents have the option to request reasonable accommodations for medical reasons?
 - If a family income increases and they stop receiving subsidy for the apartment, will the subsidy be given back if the income decreases in the future?
 - How will under-occupied and severely under-occupied residents who are seniors and/or disabled will be affected after the PACT conversion and under the project-based Section 8? Will they be forced to downsize?
 - To enhance resident rights, NYCHA encouraged the formation of the PACT Roundtable on Resident Rights and Protections – resident leaders, housing advocates, to augment federal laws and regulations by developing 'guideline principles' to be observed by NYCHA and the PACT developers in Independence Towers and Williams Plaza Houses conversions.

- HUD Part 964 Tenant Participation regulations governing the formation of a duly-elected resident organization, and its recognition by the new owner as the sole organization representing residents, need to be continued and incorporated.
- Appropriate HUD and OSHA environmental regulations need to be adopted to protect residents from environmental hazards during renovations.
- NYCHA PACT guidelines should also encourage the new owner to agree to a Memorandum of Understanding (MOU), laying out an agreement with residents concerning the work to be done and the community benefits that will come with conversion.
- Smaller, scattered site developments undergoing RAD conversion may not have sufficient TPA resources to provide the technical assistance they need. Special allocations of TPA or other funds should be made available to meet their needs.
- Residents in PACT-converted developments should be assured of continued access to central NYCHA services, such as job programs.
- NYCHA needs to record the PACT Roundtable Guiding Principles on Resident Rights Memorandum of Understanding (MOU), laying out an agreement with residents concerning the work to be done and the community benefits that will come with conversion. And protection with HUD so that they become part of all the blended conversion transactions conducted under the PACT program.
- The converted buildings should be placed under rent stabilization.
- NYCHA should adopt the PACT infrastructure – federal laws and regulations, as well as local guideline principles – as applicable to the eight designated developments undergoing conversion of unfunded units.

The purpose of the PACT initiative is to protect residents' rights while stabilizing the developments financially to facilitate extensive rehabilitation work, and to keep the property permanently affordable. In summary, this means that residents:

- *Have the right to stay in the development without further rescreening;*
- *Have the right to return if relocation is necessary, although the conversion will involve only tenant-in-place rehabilitation work and no relocation is contemplated to take place;*
- *Have the right to organize and continue to receive funding for tenant participation activities from the property management budget;*
- *Retain the right to a hearing to resolve grievances;*
- *Be protected under the RAD Roundtable Guiding Principles; and*
- *Generally pay no more than 30 percent of adjusted gross income towards their rent.*

Further details about resident rights are as follows:

- *All residents will generally be required to pay no more than 30 percent of their adjusted gross income toward rent.*
 - *As long as the unit is under a Section 8 Housing Assistance Payment (HAP) Contract, rent stabilization should not determine the amount of rent the resident will pay. Regardless of the contract rent, families will generally continue to pay 30 percent of their adjusted gross income.*
 - *If at the time of conversion a household's income exceeds 80 percent of Area Median Income (AMI), the family will generally still pay 30 percent of their adjusted gross income towards rent, the apartment will not be added to the Section 8 HAP contract, and no subsidy will be provided.*
- *Public housing occupancy standards will remain in effect for existing residents after conversion. However, the Section 8 occupancy standards will apply to new applicants who rent vacant units at the developments post-conversion.*

- *Succession rights for public housing residents will be grandfathered in, but only for authorized household members with permanent status.*
 - *Authorized household members with permanent status may claim remaining family member rights upon the passing of the tenant of record.*
 - *If the tenant of record vacates the unit and/or utilizes their transfer option, all household members will be required to vacate as well.*
 - *Over-crowded and severely overcrowded families will be given priority to transfer to an appropriate-sized unit when one becomes available in the developments.*
 - *Families living in under-occupied units will remain in place until an appropriate-sized unit becomes available in the developments, at which time they will be required to move to that unit.*
 - *Residents will have the right to request reasonable accommodations for medical reasons.*
 - *Residents will have continued recognition of and funding for legitimate resident organizations. NYCHA will ensure that the development partner sets aside funding to be accessed by the resident association for eligible activities per the same guidelines as in public housing. The tenant association should remain democratically elected and follow its bylaws post-conversion to Section 8. NYCHA will no longer be the fiscal conduit for City Council or any other contributions received by the association from outside entities.*
 - *NYCHA facilitates access to social services through a partnership-based model. Residents at PACT sites can still access the services of local providers within NYCHA's partner network post-conversion. Furthermore, residents will have the added benefit of dedicated social services as defined during the predevelopment process. Certain programs which are limited to conventional public housing residents will remain as such (e.g. NYCHA Resident Training Academy). However, most programs are available to both Section 8 and non-Section 8 residents.*
 - *All rehab work that will be performed by the development partner is subject to all applicable federal, state, and local environmental laws and regulations. Compliance with such environmental laws and regulations by the development partner will be made a requirement in the appropriate legal agreements between NYCHA and the partner.*
- NYCHA needs to be transparent about the proposed structure of the conversion transactions, explain the different approval processes and how it will ensure that residents will not be treated differently whether they are converted under RAD or Section 18.

All residents in PACT developments will undergo a seamless conversion experience as outlined in NYCHA's closing documents with its development partners.

- NYCHA needs to record the RAD Roundtable Guiding Principles on Resident Rights and Protections with HUD so that they become part of all the blended conversion transactions conducted under the PACT program.

The Guiding Principles are already an exhibit to NYCHA's closing document with its development partners and are a part of all PACT conversions.

- The NYCHA plan projects it will engage residents in the 8 developments during the summer of 2017. (In contrast, RAD requires at least 2 consultations before an application can be submitted to HUD.) Did NYCHA engage residents prior to including the conversion program in its draft Plan?

Yes. NYCHA began community engagement and resident conversion activities at Independence and Williams Plaza in March 2018.

- What standards will be applied, governing the extent of rehabilitation to be carried out under conversion? (For instance, under RAD, the new owner must meet the 20-year capital need; required renewal of 20-year rent assistance contracts assures ongoing affordability; the resident association will continue to receive tenant participation funding.)

The extent of rehabilitation will be the same under all PACT sub-programs – NYCHA and its development partners will address the 20-year capital needs of the developments.

- To prevent arbitrary rent increases, will rents in the converted developments be subject to rent regulation under existing rent stabilization laws?

As long as the unit is under a Section 8 Housing Assistance Payment (HAP) Contract, rent stabilization should not determine the amount of rent the resident will pay. Regardless of the contract rent, families will generally continue to pay 30 percent of their adjusted gross income.

- Should 4,000 vouchers be lost to the voucher pool for Section 8 waiting list households to make up for city and state disinvestment? Waiting list families will bear the costs of preservation for state and city abandonment of this stock.

As their landlord, NYCHA's first responsibility is to its existing residents. Unfortunately, the eight developments in the unfunded unit portfolio are creating a \$23 million annual operating deficit and require \$1.4 billion in capital repairs. Thus, continuing to leave the units in an unfunded status is unsustainable.

- NYCHA should adopt the RAD infrastructure—federal laws and regulations, as well as local guideline principles—as applicable to the eight designated developments undergoing conversion of unfunded units.

NYCHA has already adopted the RAD infrastructure described above.

- The converted buildings should be placed under rent stabilization.

As long as the unit is under a Section 8 Housing Assistance Payment (HAP) Contract, rent stabilization should not determine the amount of rent the resident will pay. Regardless of the contract rent, families will generally continue to pay 30 percent of their adjusted gross income.

- NYCHA should directly involve NYCHA residents in selecting which campuses will be targeted for development, and which program will be used at each development (fully affordable, half-affordable, half-market, or a new option of resident's choosing). We believe that NYCHA residents should have an opportunity to vote YES or NO on each new development on their own campuses. NYCHA should offer residents meaningful information about the universe of possibilities so that they can choose the program and affordability mix – if any – that fits their campus's needs. NYCHA must be sensitive to the needs of its tenants and establish a protracted community outreach program incorporating feedback into its decision-making. This is critical to the planning process, as well as project construction and operation. While NYCHA has held community visioning sessions, tenants stated that these meetings are not fully transparent, conducive to open and fair dialogue, and not advertised to residents in the surrounding neighborhood. NYCHA needs to improve communication between NYCHA and its tenants.

New construction and preservation projects under the NextGeneration Plan include a multi-year engagement process to inform residents of planned developments and to incorporate resident preference and concerns into those projects. Once a potential development site is selected for a NextGeneration project, Community Development and Intergovernmental staff employ extensive outreach to inform elected officials, resident leadership, and residents of the proposed project. NYCHA residents of the development site are provided information through flier distribution, door-to-door canvassing, and informational meetings.

For all NextGeneration Neighborhoods' projects, visioning workshops are led by Community Development staff to help NYCHA residents and participating community members identify priorities and concerns regarding the new development. The results of the visioning workshops are summarized in a Community Vision that is published with the Request for Proposals. Proposals that align with the priorities of the community are evaluated favorably during the developer selection phase.

After a developer is selected, the development team will continue the public engagement process and present their plans to NYCHA residents and their elected leaders. The development team will also work with NYCHA's Office of Resident Economic Empowerment and Sustainability to connect NYCHA residents to job opportunities before construction begins.

- NYCHA should increase the financial benefit to impacted NYCHA campuses by: (a) setting a price “floor”- the minimum amount required to proceed – that more accurately reflects the value of a 99-year lease in the “hot” markets where 50/50 projects are being proposed. At minimum, this should be sufficient to address current capital repair needs at each impacted campus, (b) requiring developers to make annual revenue contributions to support future capital needs at the impacted developments and (c) ensuring that a greater share of the financial benefit from each project is directed toward the impacted campus, as residents of these campuses will bear the full cost of the new developments.

Responses to the Request for Proposals are evaluated on various criteria including return to NYCHA. NYCHA has requested that applicants provide an upfront payment for the value of the ground lease so that NYCHA is able to address critical capital needs.

- NYCHA needs to meaningfully consider proposed infill projects in the context of other neighborhood conditions, including (a) ongoing impacts from Superstorm Sandy, and environmental hazards more generally and (b) other active construction proposals in the neighborhood.

All new construction projects on NYCHA land are subject to environmental review per the National Environmental Policy Act (NEPA), the State Environmental Quality Review Act (SEQR), and the New York City Environmental Quality Review (CEQR). Mitigation measures will be applied were any on-site or nearby toxic, hazardous, or radioactive substances are found that could affect the health and safety of project occupants or conflict with the intended use of the property.

- NYCHA needs to create transparent, enforceable, and meaningful opportunities for resident oversight and decision-making in the implementation of NextGen Neighborhoods projects, including by: (a) establishing separate accounts with an independent auditing system to ensure that all funds earmarked for impacted NYCHA campuses are received by, and expended at, these campuses; (b) creating a clear structure through which NYCHA residents can weigh in on expenditure of funds received through these projects.

NYCHA is committed to transparency for all funds received through the NextGen Neighborhoods program and is working with stakeholder committees at each project site to ensure resident participation on expenditure of funds.

- NYCHA should extend its outreach program to the Community Boards in each area affected by proposed infill development. Public engagement should include invitations to public hearings as well as presentations to the various Community Boards during the planning of proposed developments.

NYCHA has reached out to Community Boards and will continue to present to and otherwise engage Community Boards as requested.

- The impacts of the new developments must be well-served by public infrastructure and amenities. New residential developments on NYCHA campuses must not overburden local schools and open space. Furthermore, no infill projects on NYCHA campuses should result in a net decrease in the amount of recreational facilities or other amenities.

All new construction projects on NYCHA land are subject to environmental review per the National Environmental Policy Act (NEPA), the State Environmental Quality Review Act (SEQR), and the New York City Environmental Quality Review (CEQR). Further, many new construction projects include improvements to open space, recreation facilities, landscaping, and other site improvements.

- NYCHA should not bypass or circumvent zoning regulations in the planning and construction of new developments. The City's Zoning Resolution is intended to preserve safety and neighborhood character and ensure to predictability of proposed development. Residents on NYCHA campuses and in the adjoining neighborhoods deserve these protections. NYCHA should not use vehicles such as a Mayoral Zoning Override (MZO) considered for the John Haynes Holmes Towers in the Yorkville section of Manhattan.

All new construction projects are required to comply with the New York City Zoning Resolution, the NYC Construction Code, as well as additional guidelines. Where appropriate, Mayoral Zoning Overrides are at times requested. All Mayoral Zoning Overrides are reviewed by the Department of City Planning as well as other appropriate NYC agencies.

- Why are the only developers that are being selected private developers who have given large sums of money towards Mayor De Blasio's campaign and who are also qualifying for millions in taxpayer subsidies?

All developers are selected through open and competitive Request for Proposals process.

- Why isn't NYCHA asking for annual payments in addition to the upfront ground lease payments?

NYCHA has requested that applicants provide an upfront payment for the value of the ground lease so that NYCHA is able to address critical capital needs. This represents the present value of payments that would otherwise be made over time and may not be available for addressing capital needs immediately. Additional annual payments would reduce the value of the upfront payment.

- Why are local community not-for-profit organizations not allowed to submit their proposals for NextGen projects?

Not-for-profit organizations are encouraged to apply for all NextGen Requests for Proposals.

- With the recent changes in NYCHA leadership, all development projects should be reviewed by the new leadership and NYCHA board.

All ground leases are subject to NYCHA Board and US Department of Housing and Urban Development approval pursuant to Section 18 or otherwise.

- NYCHA needs to explain the doomsday clause that is in effect for RAD developments.

NYCHA is not aware of any doomsday clause.

- As the process of converting developments to RAD moves forward, it is imperative that NYCHA continue an open dialogue with residents. Furthermore, elected officials must remain informed and engaged so that they are able to work together with their tenants to figure out what is best for them.

NYCHA goes to great lengths to conduct in-depth and extensive engagement with its residents, elected officials, and community stakeholders on all of its development programs, including PACT-RAD.

- If NYCHA does go forward with this project to build a new building at LaGuardia Houses, the following recommendations should be taken. First, anything built must be 100 percent permanently affordable. Second, if there is already a proposed retail space, NYCHA should seriously consider adding an affordable grocery store in that space. While NYCHA has cited some zoning limitations preventing a grocery store from being built in that space, the suggestion warrants further analysis. Lastly, revenue generated from this project at LaGuardia Houses should go back to LaGuardia first; the remaining funds should then be distributed among neighboring NYCHA developments on the Lower East Side. This is in lieu of the funding being split fifty-fifty between LaGuardia Houses and the general NYCHA pot.

The established affordability levels will remain for the duration of the 99-year ground lease. The existing zoning restricts the program of the new building to residential and community facility uses. Inclusion of a grocery store would require a change in zoning subject to Uniform Land Use Review Procedure. We will be reviewing responses to the Request for Proposals with the stakeholder committee at La Guardia and will discuss the proposed as-of-right ground floor uses in the context of affordable food access. It is currently proposed that fifty percent of the revenue generated will go into capital repairs at La Guardia so that the additional revenue can be used elsewhere on NYCHA developments that could not benefit from this program otherwise.

- How many units, in numbers not percentages, will there be in each income range that would allow NYCHA residents to permanently respond to – 30% of their annual income?

The total unit count is not yet known and therefore the number of affordable units is not yet known. NYCHA is continuing to explore opportunities for the development site. NYCHA will use the resident input collected during the visioning workshops to understand the desired affordability levels and unit distribution for the new building. Those priorities will be captured in the Community Vision Summary which will be published with the Request for Proposal (RFP). Proposals that align with the priorities of the community will be evaluated favorably. NYCHA residents will receive a preference for twenty-five percent (25%) of the new affordable units created.

- Will supportive services (Section 202/Elderly Program, Section 811/Supportive Housing for Persons with Disabilities Program, or Section 8) be in place as anything higher than 30% of one's income may be appropriate only for seniors/disabled/homeless/low income families who have these services in place? There should be programs that offer means of accommodating our needs, more specifically HUD programs where NYCHA would remain the landlord.

NYCHA will use the resident input collected during the visioning workshops to understand the desired programs and target populations for the new building. Those priorities will be captured in the Community Vision Summary which will be published with the Request for Proposal (RFP). Proposals that align with the priorities of the community will be evaluated favorably.

- In dollars and cents, what would be the income range that both the “affordable” and market rate units go for? Low income families are being disqualified from even applying for these “affordable” housing units.

Affordable unit rents are set per US Department of Housing and Urban Development guidelines. Rents for 2018 are available on NYC Housing Preservation and Development Department's website here: <https://www1.nyc.gov/site/hpd/renters/find-housing.page>.

As an example (using 2018 rents) an affordable two-bedroom apartment at 60% AMI would be \$1,280 per month while an affordable studio apartment at 30% AMI would be \$367 per month. There are no limits on rents for the market rate apartments.

- Will there be any federal requirements regarding how many families below 30% of the area median income (AMI) can apply and occupy these units? If NYCHA is not including income ranges that low-income families or single people can respond to, will NYCHA amend this to include a range that all incomes can respond to as this is a need in this development?

NYCHA will use the resident input collected during the visioning workshops to understand the desired affordability levels and unit distribution for the new building. Those priorities will be captured in the Community Vision Summary which will be published with the Request for Proposal (RFP). Proposals that align with the priorities of the community will be evaluated favorably.

- Will all “affordable” units created at Cooper Park continue to be “affordable” for the life of the building and/or property (not building because at some point and for whatever reason the building can come down)? Will there be legal remedies in place to enforce this?

The established affordability levels will remain permanently affordable.

- Will “affordable” units be designed just like market-rate units?

Affordable units must meet NYC Housing Preservation and Development Department's Design Guidelines for New Construction and Substantial Rehabilitation. Affordable and market rate will be distributed throughout a majority of the floors in the building. All building services, amenities, entrances, and views must be open to residents of both the affordable and market rate units. There may be some differences between and among market rate and affordable units.

- Are there appropriate agencies in place that have been conducting the necessary environmental testing and reviews at Cooper Park? With what NYCHA is proposing now, can NYCHA without reservations

say that building 250 units at Cooper Park's parking lot will not have a negative detrimental impact on the residents living here and is what you'd receive from the leasing compensate for the deterioration and possibly loss of residents' lives due to their inability to have access to the sun?

All new construction projects on NYCHA land are subject to environmental review per the National Environmental Policy Act (NEPA), the State Environmental Quality Review Act (SEQR), and the New York City Environmental Quality Review (CEQR). These analyses determine the environmental areas of concern that must be mitigated prior to the undertaking of a proposed action. The finalization of the mitigation plans involves expert guidance from other participating city, state, and federal agencies.

- Are flood plan analyses, which would determine possibilities for flood on the proposed lot at Cooper Park, being conducted before an RFP is issued?

A desktop review of flood risk was completed during the planning process of the NextGen Neighborhoods project at Cooper Park. The development site is not located within the Federal Emergency Management Agency's (FEMA) Special Flood Hazard Areas or the Department of State's coastal zone boundaries.

- What studies are being performed to determine the air quality at Cooper Park?

The proposed development at Cooper Park must conform with the Clean Air Act (National Ambient Air Quality Standards (NAAQS)) requirements so that it does not constitute a significant new source of air pollution.

- Why are local community not-for-profit organizations that have a history of providing housing and services within the Cooper Park community being left out of the development process? Will NYCHA consider a neighborhood not-for-profit organization and/or community sponsors that would better ensure that the development at Cooper Park responds to this community's needs? NYCHA should lease the community center space at Cooper Park and replace it with a multi-use building. It is recommended that NYCHA gives the Boys and Girls Club of America a land lease in which they could build and manage a state of the arts facility. Above the Boys and Girls Club, NYCHA could also include a post office.

The NextGen Neighborhoods project at Cooper Park is currently in the resident visioning phase. At this time, it is anticipated that a portion of the ground floor space of the new building will be reserved for community facility uses. NYCHA encourages residents and community members to participate in the visioning workshops to provide recommendations for uses (i.e. daycare center, youth center, post office, etc.) NYCHA encourages local organizations to participate in the visioning workshops and to respond to the Request for Proposals once it is released.

- There is a need for early childhood programs at Cooper Park. NYCHA could enhance Cooper Park's Child Care Center's program by including 3-year olds and additional "affordable" units can be built above it.

Cooper Park's buildings 3 and 4 are currently mixed-use buildings with community facility uses at the ground floor funded by Department of Youth and Community Development, Administration for Children's Services, and Department for the Aging. Currently, the Cooper Park Child Care Center serves children ages 2 to 4 years old, up to children going on 5 years old.

- Has NYCHA insisted that potential developers of Cooper Park provide sufficient parking spaces underground in their plans for those residents already parking on this lot? Will there be an underground parking lot at Cooper Park? Will the developers be required to provide sufficient parking spaces for NYCHA residents who now park in this lot at the same cost residents pay now?

All current resident permit holders will retain parking permits. Residents permit holders will be relocated to existing spaces and/or replacement parking will be created if necessary.

- How many spaces have been leased on Cooper Park's parking lot? What is the number of parking stickers that NYCHA has sold for the last 5 years in each of the 3 Cooper Park parking lots? How many spaces are there in each of the lots? How many stickers have been purchased from each lot?

Cooper Park Houses has four parking lots with a total of 112 parking spaces for non-NYCHA staff. The development is a non-reserved location and permits are not issued by specific lot and/or space. Currently, Cooper Park has 56 resident permit holders and 27 non-resident permit holders for a total of 83 permit holders. The number of issued parking permits at Cooper Park has increased over the last 5 years, from 55 in 2014 to 83 at the present time.

The development site is proposed on a 76-space parking lot and will likely require the relocation of approximately 20 spaces. NYCHA has studied potential at-grade locations to build new parking spaces for current resident permit holders. If new replacement parking is required, information on the potential sites will be presented at future resident engagement meetings. If required, the new parking spaces will be sited and developed in consultation with resident leadership and will include sufficient spaces for handicap permit holders.

- What has NYCHA done to mitigate the number of parking spaces not occupied? Has any advertising to neighboring businesses been notified that their car owners could lease a space? Is this an oversight on NYCHA's behalf, laziness, or simply an underhanded plan? What outreach has NYCHA done?

In general, the outreach for permit lease-up includes contacting potential applicants on the waitlist. There has been no advertisement to the neighboring businesses of the availability of parking spaces since there was an existing waitlist.

- How will the "affordable" units be affected if the developer is responsible for picking up the cost of replacing the existing parking spaces?

All current resident permit holders will retain parking permits. Residents permit holders will be relocated to existing spaces and/or replacement parking will be created if necessary. The need to provide replacement parking should not affect affordable units.

- The language on the NextGen at Cooper Park Fast Fact sheet is frightening. NYCHA Ownership stated, "NYCHA maintains full ownership of the land ensuring long-term affordability." The last sentence is concerning because it says "long-term" not "permanent". Is NYCHA going to maintain full ownership of this lot permanently or can there be plans to sell this land which may mean that developers can opt out after a certain number of years of receiving funding and then get private money to maintain this proposed building? If NYCHA says they are leasing the land for 100 years, does this mean that NYCHA is literally proposing to lease this land for 100 years? Is this 100 years of leasing "life without possibility of parole" or "will there be a release after a decade or more has passed"?

NYCHA intends to remain the owner of the land. Units will remain permanently affordable.

- In the current proposal at Cooper Park, how long is “leasing land” and “affordable”? How long will those set aside 50% affordable units remain “affordable”? Is it NYCHA’s intention for the 50% affordable units at Cooper Park to remain “affordable” as long as NYCHA ‘retains’ or continues to own this property?

NYCHA intends to remain the owner of the land. Units will remain permanently affordable.

- Under what conditions will NYCHA not “retain an interest” in the Cooper Park parking lot? Would it be after the developers seek private funding allowing them to do as they please with the proposed building? How will NYCHA legally and in writing intend to prevent this from happening and NYCHA can remain the owner of this land? How will NYCHA keep control of the land? Will NYCHA use any type of “regulatory property control” which can exclude everyone from purchasing this land or from using this building in another way other than what is originally agreed upon? What are the parameters that NYCHA is setting by which potential developers must respond to? Does the proposal include things such as but not limited to agreements, deed restrictions, resale restrictions for the life of the building, and other requirements which may be necessary?

NYCHA intends to remain the owner of the land. The percentage of units designated as affordable will remain permanently affordable. Terms and conditions will be defined in the transaction documents.

- Is NYCHA’s short/long term plan to sell the lot at Cooper Park? This was stated in an article on October 2, 2017 “Public Housing Will Host Private Development in East Williamsburg” it was stated that “...the city will start accepting bids next spring for the latest installment of NextGen Neighborhoods, the controversial plan launched in 2015 that entrails selling off chunks of NYCHA land to private developers in order to put a dent in the Authority’s multi-billion-dollar deficit.” How will NYCHA have a ground lease on the proposed building at Cooper Park and for what reasons could this change?

NYCHA intends to remain the owner of the land. Units will remain permanently affordable.

- If private developers were selected to build on the Cooper Park site, will the City have a monitoring component specifying the maximum rent and explaining specifically how everything is to be carried out?

Regulatory Agreements recorded against the site should specify the rent restrictions and levels. These are generally administered by HPD and the Housing Development Corporation (HDC).

- Why aren’t any of the units at Cooper Park being set aside for NYCHA residents who are underutilizing their units or who are overcrowded? With what NYCHA is proposing, why hasn’t NYCHA proposed setting aside a percentage of those 1-bedroom units and not studio apartments for those residents who are underutilizing their current apartments so that NYCHA can generate additional income by renting those now vacant apartments?

NYCHA residents will receive a preference for 25% of the affordable units.

- What amount is necessary to fix problems at Cooper Park Houses? In the article on October 2, 2017 “Public Housing Will Host Private Development in East Williamsburg” it was stated that there are currently \$59 million in unmet capital needs. With Holmes Towers receiving \$12.5 million from money generated from this program, is NYCHA expecting anything close to this amount (\$59 million) for the

proposed plan at Cooper Park? What is the estimated dollar amount the Cooper Park will receive towards repairs/capital improvements from the proposed building?

NYCHA intends to use a portion of the funds generated from the Project on capital improvements at Cooper Park. Once a developer is selected, the return to NYCHA will be known and shared publicly.

- Will Cooper Park still receive funding from NYCHA’s Capital Plan and how much does it equate to in dollars and cents? How would it affect the \$60 million needed?

Cooper Park will remain eligible for funding through the Capital Plan. There is not a formula to predict funding for a given site; funding is based upon the physical needs in the context of needs across the portfolio.

Currently, there are two planned federally funded projects at Cooper Park. Fire alarm replacement is planned for FY2020 and improving elevator two-way communications is planned for FY2022. Cooper Park was also included in NYCHA’s \$250M proposal to the State to receive \$20M to implement heating plant upgrades. Further planning awaits the release of funds from the State.

- Has NYCHA considered receiving additional funds in annual payments, instead of a one-shot deal that doesn’t resolve anything? Will those annual payments continue to be given to Cooper Park? If not, why not? NYCHA should be asking for annual “leasing” payments in addition to the lump sum.

NYCHA has requested that applicants provide an upfront payment for the value of the ground lease so that NYCHA is able to address critical capital needs. Additional annual payments would reduce the value of the upfront payment.

- Will proposed developer’s proposals for Cooper Park be judged on appropriate programs that suit the needs of our community, and not merely the highest bidder?

During the developer selection phase of the project, proposals from developers will be evaluated competitively according to the following criteria (subject to change prior to the release of the Request for Proposals):

- *Financial Return to NYCHA*
- *Financial Feasibility of Development Proposal*
- *Quality of Building & Urban Design*
- *Program*
- *Development Experience, Management, & Capacity*

Proposals that align with the Community Visioning Summary will be scored favorably.

- Does NYCHA have preventative measures in place that vermin living underground will not venture into the playground and apartments at Cooper Park? What are they? Who will be responsible for assessments and preventative measures to adjacent properties and NYCHA buildings at Cooper Park? When the idea to build at Cooper Park was first developed in 2005/2007, at that time homeowners reported that their foundations were being undermined by work because contractors failed to simply do the required underpinnings. If there is foundation damage, where will the money come from to correct those damages? Will it come from the meager proposed amount that Cooper Park will receive? Who will be responsible for the time-to-time assessments and preventative measures to the properties adjacent to

Cooper Park? Who will be responsible for making sure that the time-to-time assessments and preventative measures are taking place?

The proposed development will be subject to all requirements set forth by NYC's Department of Buildings (DOB). DOB enforces compliance with these regulations and promotes worker and public safety through its review and approval of building plans, permitting and licensing functions, and inspections. Permits are required for most excavation work, including underpinning. The work must meet the approved plans and include precautions such as regularly checking nearby walls for cracks, bulges, and spalling.

The selected developer will be required to carry insurance according to the requirements outlined in the ground lease. The developer will be liable for any injuries or damages caused during or as a result of the construction.

The development team and their contractor will also meet regularly with the resident association leadership throughout construction to directly address any concerns or issues that arise.

- Has anyone at NYCHA considered the negative health impacts that the proposed building at Cooper Park may have on residents' quality of life?

NYCHA is concerned about the negative health impacts of housing on its residents. The NextGen Neighborhoods project is hoping to address many of the current impacts at Cooper Park through capital repairs on the existing buildings. Once a proposed design for the new building is selected, an environmental review will determine whether it meets federal, state, and local environmental standards. The proposed development will be subject to all requirements set forth by NYC's Department of Buildings. The new building must comply with required distances between new and existing buildings for fire separation, natural light and ventilation.

- Prior to any construction, what investigation will be performed to determine if there is any presence and nature of contamination (pipes underground that are connected to the imploded tanks/grave site) at Cooper Park? Prior to any construction, what are the proper remedial and/or health and safety measures that will be employed at Cooper Park? NYCHA should not construct the development at Cooper Park because as a project that may very well take up an entire block (between Debevoise & Morgan Aves), it far exceeds the footprint and scale of the adjacent buildings. Secondly, developing this narrow corridor blocks air, people, and would appear (emergency) vehicles from access to the center of the Cooper Houses. NYCHA should be concerned about the negative effects as it relates to health issues to residents of all ages, sex and race if the proposed building at Cooper Park is built in the parking lot, as blocking sunlight will cause residents to be sunlight deficient.

NYCHA is concerned about the negative health impacts of housing on its residents. The NextGen Neighborhoods project is hoping to address many of the current impacts at Cooper Park through capital repairs on the existing buildings. Once a proposed design for the new building is selected, an environmental review will determine whether it meets federal, state, and local environmental standards. The proposed development will be subject to all requirements set forth by the NYC Department of Buildings. The new building must comply with required distances between new and existing buildings for fire separation, natural light and ventilation.

- What is NYCHA's definition of "underutilized?"

The term "underutilized" means the land is not fulfilling its highest and best use.

- At Cooper Park, can developers apply for low-income housing tax credits through the state?

Applicants to the RFP may propose use of Low Income Housing Tax Credits.

ATTACHMENT I

CAPITAL IMPROVEMENTS FINAL - FY 2018 CAPITAL FUND ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT AND 5-YEAR ACTION PLAN

On January 25, 2018, NYCHA presented an overview of the Authority's Capital Planning Program and the FY 2018 Capital Plan and 5-Year Action Plan to the Resident Advisory Board (RAB).

NYCHA's Final FY 2018 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment I, on pages 84 through 115.

Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name

New York City Housing Authority

Original 5-Year Plan

Revision No:

Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	FFY Grant: FY18	FFY Grant: FY19	FFY Grant: FY20	FFY Grant: FY21	FFY Grant: FY22
Physical Improvements	228,907,736	233,361,267	233,361,267	235,443,038	235,443,038
Management Improvements	12,251,152	7,797,621	7,797,621	5,715,850	5,715,850
PHA-Wide Non-dwelling Structures and Equipment	0	0	0	0	0
Administration	0	0	0	0	0
Other	725,432	732,458	732,458	726,844	728,358
Operations	4,697,200	4,697,200	4,697,200	4,697,200	4,697,200
Demolition	0	0	0	0	0
Development	0	0	0	0	0
Capital Fund Financing - Debt Service	59,774,569	59,767,543	59,767,543	59,773,157	59,771,643

Total CFP Funds	306,356,088	306,356,088	306,356,088	306,356,088	306,356,088
Total Non-CFP Funds	0	0	0	0	0
Grand Total	306,356,088	306,356,088	306,356,088	306,356,088	306,356,088

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		Part I: Summary	
PHA Name:		Grant Type and Number	
New York City Housing Authority		Replacement Housing Factor	
		Grant No:	
		NY36P00550118	
		FFY of Grant Approval:	
		FFY_2018	
Type of Grant		Reserve for Disasters/ Emergencies	
Original Annual Statement		Final Performance and Evaluation Report	
Performance and Evaluation for Period Ending:		Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost	
Line	Summary by Development Account	Total Estimated Cost	Expended
		Original	Obligated
		Revised	Expended
1	Total non-CFP Funds	0.00	0.00
2	1406 OPERATIONS TOTAL	4,697,200.00	0.00
3	1408 MGMT IMPROVEMENT PROGRAMS TOTAL	12,251,152.00	0.00
4	1410 ADMINISTRATIVE SALARIES TOTAL	0.00	0.00
7	1430 FEES AND COSTS TOTAL	120,060.00	0.00
8	1440 SITE ACQUISITION TOTAL	0.00	0.00
9	1450 SITE IMPROVEMENT TOTAL	0.00	0.00
10	1460 DWELLING STRUCTURES TOTAL	228,787,676.00	0.00
11	1465.1 DWELLING EQUIPMENT TOTAL	0.00	0.00
12	1470 NONDWELLING STRUCTURES TOTAL	0.00	0.00
13	1475 NONDWELLING EQUIPMENT TOTAL	0.00	0.00
14	1485 ABATEMENT TOTAL	0.00	0.00
16	1495.1 RELOCATION COSTS TOTAL	0.00	0.00
17	1499 DEVELOPMENT ACTIVITY TOTAL	0.00	0.00
??	1500 FY 94 and Prior Yr. Grant Total	0.00	0.00
18a	1501 COLLATERALIZATION OR DEBT TOTAL	0.00	0.00
18b	9000 DEBT RESERVES TOTAL	0.00	0.00
18c	9001 BOND DEBT OBLIGATION TOTAL	59,774,568.50	0.00
19	1502 CONTINGENCY TOTAL	725,431.50	0.00
19	1503 RAD TOTAL	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.

Part I: Summary		Part I: Summary	
PHA Name: New York City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P00550118	Replacement Housing Factor Grant No: FFY_2018
Date of CFFP:		FFY_2018	
Original Annual Statement Performance and Evaluation for Period Ending:		Revised Annual Statement (revision no:) Final Performance and Evaluation Report	
Summary by Development Account		Reserve for Disasters/ Emergencies	
Line	Total Estimated Cost	Total Estimated Cost	Total Actual Cost
	Original	Revised	Obligated
20	306,356,088.00	0.00	0.00
21	0.00	0.00	0.00
22	1,000,000.00	0.00	0.00
23	0.00	0.00	0.00
24	0.00	0.00	0.00
Amount of Annual Grant: (sum of line 2-19)		0.00	
Amount of line 20 Related to LBP Activities		0.00	
Amount of line 20 Related to Section 504 Compliance		0.00	
Amount of line 20 Related to Security - Hard Costs		0.00	
Amount of line 20 Related to Energy Conservation Measures		0.00	
Signature of Executive Director		Signature of Public Housing Director	
Date		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.

Part III - Supporting Parties PHA Name: New York City Housing Authority	Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Account No:	AW_CFF2018 NY3BP0050118	CFFP (Yes/No) No.	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised	Funds Obligated	Funds Expended	
303 VERNON AVE (NY005010730P)										
WT_Plumbing	PR_009472	1460 DWELLING STRUCTURES				400,000	0	0	0	Planned
330 AMSTERDAM AVE (NY005010820P)										
WT_Plumbing	PR_009471	1460 DWELLING STRUCTURES				400,000	0	0	0	Planned
ASTORIA (NY005000260P)										
WT_Plumbing	PR_009554	1460 DWELLING STRUCTURES				520,000	0	0	0	Planned
WT_Heating	PR_009559	1460 DWELLING STRUCTURES				200,000	0	0	0	Planned
ATLANTIC TERMINAL SITE 4B (NY005011630P)										
WT_Elevators	PR_009161	1460 DWELLING STRUCTURES				1,775,000	0	0	0	Planned
AUDUBON (NY005010630P)										
WT_Plumbing	PR_009553	1460 DWELLING STRUCTURES				520,000	0	0	0	Planned
WT_Heating	PR_009558	1460 DWELLING STRUCTURES				200,000	0	0	0	Planned
BARUCH (NY005010600P)										
WT_Boilers	PR_007625	1460 DWELLING STRUCTURES				1,500,000	0	0	0	Planned
WT_Garbage Disposal	PR_009448	1460 DWELLING STRUCTURES				200,000	0	0	0	Planned
WT_Plumbing	PR_009479	1460 DWELLING STRUCTURES				1,000,000	0	0	0	Planned
BETHUNE GARDENS (NY005010030P)										
WT_General Construction	PR_009729	1460 DWELLING STRUCTURES				1,250,000	0	0	0	Planned
BLAND (NY005011860P)										
WT_Heating	PR_009502	1460 DWELLING STRUCTURES				400,000	0	0	0	Planned
BOSTON ROAD PLAZA (NY005010390P)										
WT_Elevators	PR_009162	1460 DWELLING STRUCTURES				900,000	0	0	0	Planned
BREUKELEN (NY005000560P)										
WT_Plumbing	PR_009552	1460 DWELLING STRUCTURES				520,000	0	0	0	Planned
WT_Heating	PR_009557	1460 DWELLING STRUCTURES				200,000	0	0	0	Planned
WT_Brickwork, Roofs	PR_007525	1460 DWELLING STRUCTURES				16,900,500	0	0	0	Planned

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

Part II Supporting Pages PHA Name: New York City Housing Authority	Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. Development/Account No.	AW_CF2018 NY36P00550118		CFFP (Yes/No) No		Federal FFY of Grant		Status of Work
				Quantity	Total Estimated Cost	Original	Revised	Funds Obligated	Funds Expended	
	WT_Bathrooms	PR_0093904	1460 DWELLING STRUCTURES		31,000,000	0	0	0	0	Planned
BROWNSVILLE (NY005000160P)				1,338						
	WT_Plumbing	PR_0095555	1460 DWELLING STRUCTURES		520,000	0	0	0	0	Planned
	WT_Heating	PR_0095560	1460 DWELLING STRUCTURES		200,000	0	0	0	0	Planned
BUSHWICK II (GROUPS A&C) (NY005012470P)				1,315						
	WT_Garbage Disposal	PR_0094465	1460 DWELLING STRUCTURES		1,000,000	0	0	0	0	Planned
CARLETON MANOR (NY005010750P)				886						
	WT_Garbage Disposal	PR_009457	1460 DWELLING STRUCTURES		200,000	0	0	0	0	Planned
CARVER (NY005000580P)				1,246						
	WT_General Construction	PR_009717	1460 DWELLING STRUCTURES		1,250,000	0	0	0	0	Planned
CLAREMONT REHAB GROUP 2 (NY005013080P)				758						
	WT_Fire Safety	PR_009639	1460 DWELLING STRUCTURES		350,000	0	0	0	0	Planned
CLINTON (NY005001230P)				749						
	WT_General Construction	PR_009718	1460 DWELLING STRUCTURES		1,250,000	0	0	0	0	Planned
CONEY ISLAND I (SITE 1B) (NY005011660P)				1,256						
	WT_Elevators	PR_009605	1460 DWELLING STRUCTURES		1,800,000	0	0	0	0	Planned
DOUGLASS II (BLDGS 1-3,13-15) (NY005010820P)				2,352						
	WT_Garbage Disposal	PR_009494	1460 DWELLING STRUCTURES		200,000	0	0	0	0	Planned
	WT_General Construction	PR_009719	1460 DWELLING STRUCTURES		1,250,000	0	0	0	0	Planned
DYCKMAN (NY005000410P)				1,167						
	WT_Major Renovation	PR_007665	1460 DWELLING STRUCTURES		2,500,000	0	0	0	0	Planned
EAGLE AVE - EAST 163RD ST (NY005000550P)				2,035						
	WT_Section 504	PR_009509	1460 DWELLING STRUCTURES		250,000	0	0	0	0	Planned
EAST RIVER (NY005010090P)				2,091						
	WT_Garbage Disposal	PR_009455	1460 DWELLING STRUCTURES		400,000	0	0	0	0	Planned
EDEENWALD (NY005000570P)				2,039						
	WT_Plumbing	PR_009551	1460 DWELLING STRUCTURES		520,000	0	0	0	0	Planned

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Part II: Supporting Tables PHA Name: New York City Housing Authority	Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. Development/Account No.	AW_CF2018 NY39P0050118	C-FPP (Yes/No) No.	Total Estimated Cost		Federal FFY of Grant		Status of Work
						Original Budget	Revised	Funds Obligated	Funds Expended	
	WT_Heating	FR_009556	1460 DWELLING STRUCTURES			200,000	0	0	0	Planned
FIORNTINO PLAZA (NY005012610P)										
	WT_Elevators	FR_009244	1460 DWELLING STRUCTURES			600,000	0	0	0	Planned
GLEBE AVE - WESTCHESTER AVE (NY005010670P)										
	WT_Fire Safety	FR_009526	1460 DWELLING STRUCTURES			200,000	0	0	0	Planned
GOWANUS (NY005000250P)										
	WT_Boilers	FR_008424	1460 DWELLING STRUCTURES			1,500,000	0	0	0	Planned
GRANT (NY005000870P)										
	WT_Plumbing	FR_009245	1460 DWELLING STRUCTURES			8,200,000	0	0	0	Planned
	WT_Fire Safety	FR_009640	1460 DWELLING STRUCTURES			400,500	0	0	0	Planned
HARLEM RIVER (NY005010030P)										
	WT_Plumbing	FR_009251	1460 DWELLING STRUCTURES			1,200,000	0	0	0	Planned
INGERSOLL (NY005000140P)										
	WT_Brickwork Roofs	FR_007606	1460 DWELLING STRUCTURES			20,000,000	0	0	0	Planned
JUSTICE SCOTOMAYOR (NY005010670P)										
	WT_Major Renovation	FR_007286	1460 DWELLING STRUCTURES			35,622,176	0	0	0	Planned
KING TOWERS (NY005010300P)										
	WT_Fire Safety	FR_009633	1460 DWELLING STRUCTURES			400,500	0	0	0	Planned
MARCY (NY005000210P)										
	WT_Heating	FR_009549	1460 DWELLING STRUCTURES			350,000	0	0	0	Planned
	WT_Boilers	FR_007638	1460 DWELLING STRUCTURES			1,000,000	0	0	0	Planned
	WT_Heating	FR_009760	1460 DWELLING STRUCTURES			500,000	0	0	0	Planned
MCKINLEY (NY005000590P)										
	WT_Heating	FR_009548	1460 DWELLING STRUCTURES			350,000	0	0	0	Planned
	WT_Elevators	FR_009439	1460 DWELLING STRUCTURES			100,000	0	0	0	Planned
	WT_Plumbing	FR_009521	1460 DWELLING STRUCTURES			2,835,500	0	0	0	Planned

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

Part II: Supporting Tables PHA Name: New York City Housing Authority	Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. Development/Account No.	AW_CF2018 NY38P00550118	C-FFP (Yes/No) No.	Total Estimated Cost		Federal FFY of Grant		Status of Work
						Quantity	Original	Revised	Funds Obligated	
	WT_Heating	FR_009536	1460 DWELLING STRUCTURES			600,000	0	0	0	Planned
MELROSE (NY005010280P)				1,244						
	WT_Section 504	FR_009511	1460 DWELLING STRUCTURES			250,000	0	0	0	Planned
	WT_Fire Safety	FR_009546	1460 DWELLING STRUCTURES			400,500	0	0	0	Planned
MELTZER TOWER (NY005011000P)				1,510						
	WT_Garbage Disposal	FR_009468	1460 DWELLING STRUCTURES			100,000	0	0	0	Planned
MITCHEL (NY005011450P)				1,829						
	WT_Elevators	FR_009189	1460 DWELLING STRUCTURES			10,000,000	0	0	0	Planned
	WT_Plumbing	FR_009523	1460 DWELLING STRUCTURES			6,125,000	0	0	0	Planned
MORRISANIA AIR RIGHTS (NY005012670P)				1,711						
	WT_Fire Safety	FR_009544	1460 DWELLING STRUCTURES			400,500	0	0	0	Planned
PARK AVE - EAST 123RD, EAST 123RD STREETS (NY005012410P)				726						
	WT_Garbage Disposal	FR_009470	1460 DWELLING STRUCTURES			100,000	0	0	0	Planned
PATTERSON (NY005000240P)				1,791						
	WT_Brickwork, Roofs	FR_008786	1460 DWELLING STRUCTURES			1,500,000	0	0	0	Planned
	WT_Plumbing	FR_009246	1460 DWELLING STRUCTURES			7,600,000	0	0	0	Planned
	WT_Bathrooms	FR_009255	1460 DWELLING STRUCTURES			2,500,000	0	0	0	Planned
PELHAM PARKWAY (NY005010390P)				1,501						
	WT_Heating	FR_009547	1460 DWELLING STRUCTURES			350,000	0	0	0	Planned
	WT_Boilers	FR_007636	1460 DWELLING STRUCTURES			17,000,000	0	0	0	Planned
PINK (NY005000890P)				1,500						
	WT_Boilers	FR_008871	1460 DWELLING STRUCTURES			12,000,000	0	0	0	Planned
POLO GROUNDS TOWER (NY005001490P)				1,614						
	WT_Heating	FR_009550	1460 DWELLING STRUCTURES			350,000	0	0	0	Planned
	WT_Plumbing	FR_009248	1460 DWELLING STRUCTURES			600,000	0	0	0	Planned
	WT_Heating	FR_009516	1460 DWELLING STRUCTURES							Planned

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

Part II: Supporting Easels PHA Name: New York City Housing Authority	Development Number Name / PHA-wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Account No.	AW_CF2018 NY38P00550118	CFFP (Yes/No): No	Total Estimated Cost		Federal FFY of Grant		Status of Work		
						Quantity	Original	Revised	Funds Obligated		Funds Expended	
						Original Budget	Original	Revised	Funds Obligated	Funds Expended		
POMONOK (NY005000530P)						2,071	900,000	0	0	0	0	Planned
	WT Bathrooms	FR_009254	1460 DWELLING STRUCTURES				3,000,000	0	0	0	0	Planned
RANDOLPH (NY005010300P)						1,372	1,500,000	0	0	0	0	Planned
	WT Garbage Disposal	FR_009465	1460 DWELLING STRUCTURES				1,500,000	0	0	0	0	Planned
SMITH (NY005000270P)						1,335	1,000,000	0	0	0	0	Planned
	WT Plumbing	FR_009460	1460 DWELLING STRUCTURES				1,000,000	0	0	0	0	Planned
SOUNDVIEW (NY005000710P)						1,259	1,050,000	0	0	0	0	Planned
	WT Boilers	FR_009453	1460 DWELLING STRUCTURES				1,050,000	0	0	0	0	Planned
TAFT (NY005010970P)						1,650	700,000	0	0	0	0	Planned
	WT Heating	FR_009252	1460 DWELLING STRUCTURES				700,000	0	0	0	0	Planned
THURGOOD MARSHALL PLAZA (NY005010030P)						1,251	190,000	0	0	0	0	Planned
	WT Fire Safety	FR_009631	1460 DWELLING STRUCTURES				190,000	0	0	0	0	Planned
TILDEN (NY005000720P)						1,813	800,000	0	0	0	0	Planned
	WT Boilers	FR_008669	1460 DWELLING STRUCTURES				800,000	0	0	0	0	Planned
VAN DYKE I (NY005000610P)						1,603	6,737,500	0	0	0	0	Planned
	WT Plumbing	FR_009750	1460 DWELLING STRUCTURES				6,737,500	0	0	0	0	Planned
WHITMAN (NY0050005140P)						1,659	10,000,000	0	0	0	0	Planned
	WT Brickwork Roofs	FR_007601	1460 DWELLING STRUCTURES				10,000,000	0	0	0	0	Planned

Part II: Supporting Tables PHA Name: New York City Housing Authority	Development Number Name / PHA-wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE ITEM (PR_003838)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			1,865,000	0	0	Planned
PHA WIDE ITEM (PR_003840)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			1,865,000	0	0	Planned
PHA WIDE ITEM (PR_003849)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			207,000	0	0	Planned
PHA WIDE ITEM (PR_003921)	WT Contingency		1502 CONTINGENCY			725,432	0	0	Planned
PHA WIDE ITEM (PR_005437)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			425,364	0	0	Planned
PHA WIDE ITEM (PR_006162)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			425,364	0	0	Planned
PHA WIDE ITEM (PR_006490)	WT Debt Service		3001 BOND DEBT OBLIGATION			59,774,569	0	0	Planned
PHA WIDE ITEM (PR_006763)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			186,300	0	0	Planned
PHA WIDE ITEM (PR_006785)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			186,300	0	0	Planned
PHA WIDE ITEM (PR_006859)	WT_Reimb To Operate		1406 OPERATIONS			4,597,200	0	0	Planned
PHA WIDE ITEM (PR_006922)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			1,894,000	0	0	Planned
PHA WIDE ITEM (PR_007224)	WT_IT Hardware and Software		1408 MGMT IMPROVEMENT PROGRAMS			197,478	0	0	Planned

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Part II - Supporting Pages PHA Name: New York City Housing Authority	Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Account No.	Quantity	Total Estimated Cost	CFFP (Yes/No): No.	Original	Revised	Federal FFY of Grant		Status of Work	
									Total Actual Cost	FFY 2018		
									Funds Obligated	Funds Expended		
	PHAWIDE ITEM (PR_007430)	WT_IT Hardware and Software	1408 MGMT IMPROVEMENT PROGRAMS		869,400		0	0	0	0	0	Planned
			1408 MGMT IMPROVEMENT PROGRAMS		869,400		0	0	0	0	0	Planned
	PHAWIDE ITEM (PR_008174)	WT_IT Hardware and Software	1408 MGMT IMPROVEMENT PROGRAMS		1,500,000		0	0	0	0	0	Planned
			1408 MGMT IMPROVEMENT PROGRAMS		1,500,000		0	0	0	0	0	Planned
	PHAWIDE ITEM (PR_008178)	WT_IT Hardware and Software	1430 FEES AND COSTS		120,060		0	0	0	0	0	Planned
			1430 FEES AND COSTS		120,060		0	0	0	0	0	Planned
	PHAWIDE ITEM (PR_008179)	WT_IT Hardware and Software	1408 MGMT IMPROVEMENT PROGRAMS		300,000		0	0	0	0	0	Planned
			1408 MGMT IMPROVEMENT PROGRAMS		300,000		0	0	0	0	0	Planned
	PHAWIDE ITEM (PR_008180)	WT_IT Hardware and Software	1408 MGMT IMPROVEMENT PROGRAMS		207,000		0	0	0	0	0	Planned
			1408 MGMT IMPROVEMENT PROGRAMS		207,000		0	0	0	0	0	Planned
	PHAWIDE ITEM (PR_008183)	WT_IT Hardware and Software	1408 MGMT IMPROVEMENT PROGRAMS		1,724,310		0	0	0	0	0	Planned
			1408 MGMT IMPROVEMENT PROGRAMS		1,724,310		0	0	0	0	0	Planned
	PHAWIDE ITEM (PR_008581)	WT_IT Hardware and Software	1408 MGMT IMPROVEMENT PROGRAMS		63,000		0	0	0	0	0	Planned
			1408 MGMT IMPROVEMENT PROGRAMS		63,000		0	0	0	0	0	Planned
									Award Total:	308,355,088	0	0

Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name

New York City Housing Authority

Original 5-Year Plan

Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 5 FFY Grant: FY22 PHA FY: FY22
1162-1176 WASHINGTON AVE (NY005013080P)		40,000	0	0	0
ADAMS (NY005001180P)		100,000	0	4,287,000	0
ALBANY (NY005010310P)		380,000	0	2,000,000	25,295,200
AMSTERDAM (NY005010220P)		350,000	0	0	0
ASTORIA (NY005000260P)		0	1,000,000	850,000	42,260,800
BAILEY AVE - WEST 193rd ST (NY005012020P)		0	0	0	2,000,000
BAISLEY PARK (NY005010910P)		0	0	600,000	0
BARUCH (NY005010600P)		5,000,000	14,574,800	1,830,755	380,000
BEACH 41ST ST - BEACH CHANNEL DRIVE (NY005001650P)		0	0	0	196,800
BELMONT - SUTTER AREA (NY005010460P)		300,000	0	0	0
BERRY (NY005000520P)		150,000	100,000	0	262,400
BETANCES IV (NY005012110P)		200,000	0	0	0
BETANCES VI (NY005012110P)		100,000	0	0	0
BLAND (NY005011860P)		350,000	0	0	0
BORINQUEN PLAZA I (NY005012430P)		0	0	0	229,600
BOSTON ROAD PLAZA (NY005010390P)		0	0	325,000	0
BOSTON SECOR (NY005011380P)		0	350,000	0	1,000,000
BOYNTON AVE REHAB (NY005010320P)		0	200,000	380,000	0

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Capital Fund Five - Year Action Plan*
Part I: Summary
PHA Name
New York City Housing Authority

Original 5-Year Plan
Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 5 FFY Grant: FY22 PHA FY: FY22
BREUKELLEN (NY005000660P)		31,000,000	250,000	0	0
BREVOORT (NY005000650P)		0	0	426,400	0
BRONX RIVER (NY005010320P)		350,000	0	0	1,311,600
BRONX RIVER ADDITION (NY005010320P)		600,000	0	0	0
BROWNSVILLE (NY005000160P)		0	100,000	442,800	0
BUSHWICK II (GROUPS B&D) (NY005012470P)		0	1,000,000	0	0
CARVER (NY005000580P)		0	0	0	360,800
CASSIDY - LAFAYETTE (NY00501170P)		0	0	200,000	0
COLLEGE AVE - EAST 165TH ST (NY005013080P)		0	500,000	0	0
COOPER PARK (NY005000690P)		0	200,000	0	213,200
CYPRESS HILLS (NY005010700P)		720,000	100,000	492,000	0
DOUGLASS ADDITION (NY005010820P)		0	0	0	100,000
DYCKMAN (NY005000410P)		15,000,000	10,000,000	1,000,000	200,000
EAST 152ND ST - COURTLAND AVE (NY005010280P)		100,000	0	0	0
EAST RIVER (NY005010090P)		0	350,000	574,000	100,000
EASTCHESTER GARDENS (NY005010340P)		0	200,000	350,000	746,000
EDENWALD (NY005000570P)		200,000	0	5,093,600	0
ELLIOTT (NY005011340P)		380,000	0	0	0

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name

New York City Housing Authority

X Original 5-Year Plan

Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 5 FFY Grant: FY22 PHA FY: FY22
FARRAGUT (NY005000290P)	0	100,000	0	0	311,600
FIORENTINO PLAZA (NY005012610P)	400,000	6,000,000	100,000	0	280,000
FOREST (NY005000590P)	100,000	0	842,000	0	1,600,000
FT. WASHINGTON AVENUE REHAB (NY005013090P)	0	0	1,000,000	0	0
FULTON (NY005001360P)	0	0	1,410,000	0	0
GLEBE AVE - WESTCHESTER AVE (NY005010670P)	0	100,000	0	0	0
GLENWOOD (NY005000440P)	350,000	200,000	656,000	0	0
GOWANUS (NY005000250P)	10,000,000	100,000	426,400	0	0
GRANT (NY005000870P)	0	0	0	0	1,111,600
GRAVESEND (NY005011720P)	0	0	0	0	246,000
GUN HILL (NY005010470P)	200,000	0	100,000	0	213,200
HABER (NY005011660P)	0	100,000	0	0	0
HAMMEL (NY005010750P)	0	0	0	0	229,600
HARBORVIEW TERRACE (NY005010220P)	80,000	0	0	0	0
HARLEM RIVER (NY005010030P)	35,500,000	22,000,000	0	0	0
HIGHBRIDGE GARDENS (NY005000780P)	0	720,000	442,800	0	0
HOLMES TOWERS (NY005011390P)	0	0	1,000,000	0	0
HOPE GARDENS (NY005012470P)	0	720,000	0	0	0

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	Original 5-Year Plan		Revision No:		
	Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21
HOWARD (NY005000720P)		0	200,000	0	328,000
HUGHES APTS (NY005011680P)		0	100,000	0	0
INDEPENDENCE (NY005021400P)		0	0	0	200,000
INGERSOLL (NY005000140P)		0	0	1,605,600	0
ISAACS (NY005011390P)		1,970,000	0	0	0
JACKIE ROBINSON (NY005012410P)		1,250,000	0	0	0
JACKSON (NY005012670P)		600,000	5,500,000	1,150,000	0
JEFFERSON (NY005010640P)		20,720,000	20,200,000	885,600	0
JOHNSON (NY0050000170P)		1,250,000	0	475,600	0
JUSTICE SOTOMAYOR (NY005010670P)		18,202,607	13,000,000	30,475,600	30,000,000
KING TOWERS (NY005010300P)		1,250,000	0	0	344,400
KINGSBOROUGH (NY005010100P)		0	0	574,000	0
KINGSBOROUGH EXT (NY005010100P)		0	0	200,000	0
LA GUARDIA (NY005010760P)		0	0	0	295,200
LAFAYETTE (NY0050001220P)		0	0	0	229,600
LATIMER GARDENS (NY005011860P)		720,000	0	0	0
LEHMAN (NY0050001010P)		0	0	0	2,450,000
LEXINGTON (NY005010620P)		0	1,250,000	0	0

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	<input checked="" type="checkbox"/> Original 5-Year Plan Revision No.:
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: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 5 FFY Grant: FY22 PHA FY: FY22
LINCOLN (NY005000200P)	0	0	0	459,200	0
LOW HOUSES (NY005011690P)	0	0	350,000	200,000	0
LOWER EAST SIDE I INFILL (NY005011000P)	0	0	2,500,000	0	0
MARCY (NY005000210P)	5,000,000	8,500,000	1,289,200	0	0
MARKHAM GARDENS (NY005010130P)	0	100,000	2,000,000	18,280,000	0
MCKINLEY (NY005000590P)	5,900,000	10,000,000	0	0	0
MIDDLETOWN PLAZA (NY005010340P)	0	40,000	0	0	0
MILL BROOK (NY005010840P)	0	0	0	0	295,200
MILL BROOK EXTENSION (NY005010840P)	100,000	0	0	0	0
MITCHEL (NY005011450P)	0	20,000,000	25,000,000	0	0
MONROE (NY005000880P)	0	0	0	0	393,600
MOORE (NY005010930P)	100,000	0	0	0	0
MORRIS I (NY005011020P)	100,000	0	0	0	328,000
MORRIS II (NY005011020P)	0	0	0	0	229,600
MORRISANIA AIR RIGHTS (NY005012670P)	0	0	0	0	7,000,000
MOTT HAVEN (NY005001210P)	100,000	720,000	0	0	262,400
NOSTRAND (NY005010360P)	0	0	524,800	0	0
O'DWYER GARDENS (NY005011720P)	0	0	0	0	933,200

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name

New York City Housing Authority

X Original 5-Year Plan

Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 5 FFY Grant: FY22 PHA FY: FY22
OCEAN BAY (BAYSIDE) FORMERLY EDGEIERE (NY005010980P)	0	0	0	459,200	0
OCEAN BAY (OCEANSIDE) FORMERLY ARVERNE (NY005010980P)	0	0	0	0	229,600
PARK ROCK REHAB (NY005013510P)	0	0	0	100,000	300,000
PARKSIDE (NY005010470P)	0	0	0	0	477,200
PATTERSON (NY005000240P)	15,050,000	39,000,000	24,326,800	0	0
PELHAM PARKWAY (NY005010390P)	0	0	1,823,200	0	200,000
PINK (NY005000890P)	0	0	700,000	0	6,660,800
POLO GROUNDS TOWER (NY005001480P)	8,200,000	0	0	0	455,200
POMONOK (NY005000530P)	0	25,720,000	26,902,000	0	15,000,000
PROSPECT PLAZA (NY005002440P)	80,000	100,000	0	0	0
QUEENSBRIDGE NORTH (NY0050005050P)	19,000,000	0	0	0	0
QUEENSBRIDGE SOUTH (NY005000050P)	0	0	19,000,000	0	0
RANDALL AVE - BALCOM AVE (NY005010630P)	180,000	0	0	0	0
RANGEL (NY005000370P)	0	1,970,000	0	0	0
RED HOOK EAST (NY005000040P)	0	0	787,200	0	2,280,000
RED HOOK WEST (NY005000790P)	0	0	1,321,600	0	6,758,038
REID APTS (NY005011670P)	0	0	100,000	0	0
REVEREND BROWN (NY005012520P)	0	0	0	0	100,000

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name

New York City Housing Authority

X Original 5-Year Plan

Revision No:

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 5 FFY Grant: FY22 PHA FY: FY22
RICHMOND TERRACE (NY005011170P)		0	0	720,000	0
RIIS I (NY005010180P)		0	0	426,400	196,800
ROBBINS PLAZA (NY005011390P)		0	0	720,000	1,000,000
RUTLAND TOWERS (NY005011670P)		0	0	250,000	2,100,000
SACK WERN (NY005012800P)		250,000	0	0	0
SAINT NICHOLAS (NY005000380P)		0	1,000,000	0	28,000,000
SEDGWICK (NY005010450P)		0	0	4,395,000	329,600
SHEEPSHEAD BAY (NY005010360P)		0	0	590,400	0
SHELTON HOUSE (NY005010910P)		0	0	325,000	0
SMITH (NY005000270P)		8,677,000	100,000	350,000	393,600
SOUNDVIEW (NY005000710P)		9,850,500	0	426,400	720,000
SOUTH BEACH (NY005010350P)		0	0	650,000	6,762,400
SOUTH JAMAICA I (NY005010080P)		50,000	0	0	0
SOUTH JAMAICA II (NY005010080P)		50,000	0	0	0
STANTON STREET (NY005013590P)		175,000	0	0	0
STUYVESANT GARDENS I (NY005012210P)		0	0	200,000	0
STUYVESANT GARDENS II (NY005012210P)		0	0	0	40,000
SUMNER (NY005010730P)		600,000	0	200,000	1,325,000

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Capital Fund Five - Year Action Plan*

Part I: Summary

PHA Name	X Original 5-Year Plan Revision No:
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: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 5 FFY Grant: FY22 PHA FY: FY22
SUTTER AVE - UNION ST (NY005011670P)	0	0	0	300,000	0
TAFT (NY005010970P)	0	0	6,300,000	0	1,295,200
TAPSCOTT ST REHAB (NY005011670P)	0	0	0	0	400,000
TAYLOR ST - WYTHE AVE (NY005012340P)	0	0	0	100,000	200,000
TELLER AVE - EAST 166TH ST (NY005013080P)	250,000	0	0	0	0
THROGGS NECK (NY005010630P)	0	7,300,000	28,500,000	100,000	100,000
THROGGS NECK ADDITION (NY005010630P)	100,000	0	0	0	0
TILDEN (NY005000720P)	0	5,201,757	0	0	262,400
TODT HILL (NY005000520P)	0	0	0	0	1,149,600
TOMPKINS (NY005011310P)	0	0	0	493,600	0
TWIN PARKS WEST (SITES 1 & 2) (NY005012270P)	100,000	0	0	0	0
VAN DYKE I (NY005000610P)	7,737,500	5,000,000	3,254,283	100,000	100,000
VLADECK I (NY005010060P)	0	0	754,400	1,000,000	1,000,000
W S U R (BROWNSTONES) (NY005011270P)	0	0	0	0	4,350,000
WAGNER (NY005010740P)	3,200,000	0	24,500,000	720,000	720,000
WALD (NY005000230P)	520,000	0	524,800	720,000	720,000
WASHINGTON (NY005010620P)	0	0	0	1,000,000	1,000,000
WHITMAN (NY005005140P)	0	0	1,656,000	10,100,000	10,100,000

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Capital Fund Five - Year Action Plan*					
Part I: Summary					
PHA Name					
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: FY19 PHA FY: FY19	Work Statement for Year 3 FFY Grant: FY20 PHA FY: FY20	Work Statement for Year 4 FFY Grant: FY21 PHA FY: FY21	Work Statement for Year 5 FFY Grant: FY22 PHA FY: FY22
WILLIAMSBURG (NY005000020P)	0	350,000	0	0	0
WOODSIDE (NY005000330P)	0	0	918,400	0	0
PHA WIDE ITEM - WT_ Heating	0	200,000	0	0	0
PHA WIDE ITEM - WT_ IT Hardware and Software	7,876,281	7,492,331	5,715,850	5,715,850	5,715,850
PHA WIDE ITEM - WT_ Contingency	732,458	726,500	726,844	728,358	728,358
PHA WIDE ITEM - WT_ Debt Service	59,767,543	59,773,501	59,773,157	59,771,643	59,771,643
PHA WIDE ITEM - WT_ Reimb To Operate	4,697,200	4,697,200	4,697,200	4,697,200	4,697,200
PHA WIDE ITEM - WT_ General Construction	0	0	0	0	500,000
TOTALS	306,356,088	306,356,088	306,356,088	306,356,088	306,356,088

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for	Activities for Year 2	Activities for Year 3	Activities for Year 4	Activities for Year 5
	Year 1 (See Annual Statement)	FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22
1162-1176 WASHINGTON AVE (NY005013080P) WT_Garbage Disposal		40,000	0	0	0
ADAMS (NY005001180P) WT_Plumbing		0	0	4,287,000	0
WT_Fire Safety		100,000	0	0	0
ALBANY (NY005010310P) WT_Plumbing		380,000	0	0	0
WT_Bathrooms		0	0	2,000,000	25,000,000
WT_Elevators		0	0	0	295,200
AMSTERDAM (NY005010220P) WT_Heating		350,000	0	0	0
ASTORIA (NY005000260P) WT_Boilers		0	0	850,000	8,400,000
WT_Bathrooms		0	1,000,000	0	33,500,000
WT_Elevators		0	0	0	360,800
BAILEY AVE - WEST 193rd ST (NY005012020P) WT_Elevators		0	0	0	2,000,000
BAISLEY PARK (NY005010910P) WT_Garbage Disposal		0	0	600,000	0
BARUCH (NY005010600P) WT_Boilers		0	10,000,000	0	0
WT_Heating		0	0	1,273,155	280,000
WT_Plumbing		5,000,000	4,574,800	0	0
WT_Elevators		0	0	557,600	0
WT_Fire Safety		0	0	0	100,000
WT_Elevators		0	0	0	196,800
BELMONT - SUTTER AREA (NY005010460P) WT_Fire Safety		300,000	0	0	0
BERRY (NY005000520P) WT_Elevators		0	0	0	262,400
WT_Fire Safety		150,000	100,000	0	0
BETANCES IV (NY005012110P) WT_Fire Safety		200,000	0	0	0
BETANCES VI (NY005012110P) WT_Fire Safety		100,000	0	0	0
BLAND (NY005011860P) WT_Heating		350,000	0	0	0
BORINGUEN PLAZA I (NY005012430P) WT_Elevators		0	0	0	229,600

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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 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY19 PHA FY: FY19		Activities for Year 3 FFY Grant: FY20 PHA FY: FY20		Activities for Year 4 FFY Grant: FY21 PHA FY: FY21		Activities for Year 5 FFY Grant: FY22 PHA FY: FY22	
BOSTON ROAD PLAZA (NY005010390P)	WT_Plumbing	0	0	0	0	0	325,000	0	0	0
BOSTON SECOR (NY005011380P)	WT_Heating	0	0	350,000	0	0	0	0	1,000,000	0
BOYNTON AVE REHAB (NY005010320P)	WT_Fire Safety	0	0	200,000	0	0	0	0	0	0
	WT_Garbage Disposal	0	0	0	0	380,000	0	0	0	0
BREUKELLEN (NY005000560P)	WT_Boilers	0	0	50,000	0	0	0	0	0	0
	WT_Bathrooms	31,000,000	0	0	0	0	0	0	0	0
	WT_Fire Safety	0	0	200,000	0	0	0	0	0	0
BREVOORT (NY005000650P)	WT_Elevators	0	0	0	0	426,400	0	0	0	0
BRONX RIVER (NY005010320P)	WT_Heating	350,000	0	0	0	0	0	1,000,000	0	0
	WT_Elevators	0	0	0	0	0	0	0	311,600	0
BRONX RIVER ADDITION (NY005010320P)	WT_Garbage Disposal	600,000	0	0	0	0	0	0	0	0
BROWNSVILLE (NY005000160P)	WT_Elevators	0	0	0	0	442,800	0	0	0	0
	WT_Fire Safety	0	0	100,000	0	0	0	0	0	0
BUSHWICK II (GROUPS B&D) (NY005012470P)	WT_Garbage Disposal	0	0	1,000,000	0	0	0	0	0	0
CARVER (NY005000680P)	WT_Elevators	0	0	0	0	0	0	360,800	0	0
CASSIDY - LAFAYETTE (NY005011170P)	WT_Fire Safety	0	0	0	0	200,000	0	0	0	0
COLLEGE AVE - EAST 165TH ST (NY005013080P)	WT_Section 504	0	0	500,000	0	0	0	0	0	0
COOPER PARK (NY005000690P)	WT_Elevators	0	0	0	0	0	0	213,200	0	0
	WT_Fire Safety	0	0	200,000	0	0	0	0	0	0
CYPRESS HILLS (NY005010700P)	WT_Heating	200,000	0	0	0	0	0	0	0	0
	WT_Plumbing	520,000	0	0	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	492,000	0	0	0	0
	WT_Fire Safety	0	0	100,000	0	0	0	0	0	0
DOUGLASS ADDITION (NY005010820P)	WT_Fire Safety	0	0	0	0	0	0	100,000	0	0
DYCKMAN (NY005000410P)	WT_Fire Safety	0	0	0	0	0	0	0	100,000	0
	WT_Fire Safety	0	0	0	0	0	0	0	200,000	0

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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 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY19 PHA FY: FY19		Activities for Year 3 FFY Grant: FY20 PHA FY: FY20		Activities for Year 4 FFY Grant: FY21 PHA FY: FY21		Activities for Year 5 FFY Grant: FY22 PHA FY: FY22	
WT_General Construction		0	0	0	0	0	0	1,000,000	0	0
WT_Major Renovation		15,000,000	10,000,000	0	0	0	0	0	0	0
EAST 152ND ST - COURTLAND AVE (NY005010280P)	WT_Fire Safety	100,000	0	0	0	0	0	0	0	0
EAST RIVER (NY005010090P)	WT_Heating	0	350,000	0	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	574,000	0	0	0
	WT_Fire Safety	0	0	0	0	0	0	0	100,000	0
EASTCHESTER GARDENS (NY005010340P)	WT_Heating	0	0	0	0	0	350,000	0	500,000	0
	WT_Elevators	0	0	0	0	0	0	0	246,000	0
	WT_Fire Safety	0	200,000	0	0	0	0	0	0	0
EDENWALD (NY005000570P)	WT_Elevators	0	0	0	0	0	393,600	0	0	0
	WT_Fire Safety	0	0	0	0	0	200,000	0	0	0
	WT_Roofs	200,000	0	0	0	0	4,500,000	0	0	0
ELLIOTT (NY005011340P)	WT_Plumbing	380,000	0	0	0	0	0	0	0	0
FARRAGUT (NY005000290P)	WT_Elevators	0	0	0	0	0	0	0	311,600	0
	WT_Fire Safety	0	100,000	0	0	0	0	0	0	0
FIorentino PLAZA (NY005012610P)	WT_Heating	0	0	0	0	0	0	0	280,000	0
	WT_Elevators	0	6,000,000	0	0	0	0	0	0	0
	WT_Fire Safety	0	0	0	0	0	100,000	0	0	0
	WT_Garbage Disposal	400,000	0	0	0	0	0	0	0	0
FOREST (NY005000590P)	WT_Heating	0	0	0	0	0	350,000	0	1,000,000	0
	WT_Elevators	0	0	0	0	0	492,000	0	0	0
	WT_Fire Safety	100,000	0	0	0	0	0	0	0	0
	WT_Garbage Disposal	0	0	0	0	0	0	0	600,000	0
FT. WASHINGTON AVENUE REHAB (NY005013060P)	WT_General Construction	0	0	0	0	0	1,000,000	0	0	0
FULTON (NY0050001360P)	WT_Elevators	0	0	0	0	0	410,000	0	0	0

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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 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY19 PHA FY: FY19		Activities for Year 3 FFY Grant: FY20 PHA FY: FY20		Activities for Year 4 FFY Grant: FY21 PHA FY: FY21		Activities for Year 5 FFY Grant: FY22 PHA FY: FY22	
WT_General Construction			0	0	0	0	0	0	0	0
GLEBE AVE - WESTCHESTER AVE (NY005010670P)					100,000					
WT_Fire Safety										
GLENWOOD (NY005000440P)			350,000							
WT_Heating										
WT_Elevators							656,000			
WT_Fire Safety					200,000					
GOWANUS (NY005000250P)			10,000,000							
WT_Boilers										
WT_Elevators							426,400			
WT_Fire Safety					100,000					
WT_Elevators										
GRANT (NY005000870P)										311,800
WT_Elevators										
WT_Garbage Disposal										800,000
GRAVESEND (NY005011720P)										
WT_Elevators										246,000
SUN HILL (NY005010470P)			200,000							
WT_Heating										
WT_Elevators										213,200
WT_Fire Safety								100,000		
HABER (NY005011660P)										
WT_Fire Safety					100,000					
HAMMEL (NY005010750P)										229,600
WT_Elevators										
HARBORVIEW TERRACE (NY005010220P)			80,000							
WT_Garbage Disposal										
HARLEM RIVER (NY005010030P)			13,500,000							
WT_Plumbing										
WT_Major Renovation			22,000,000		22,000,000					
HIGHBRIDGE GARDENS (NY005000780P)										
WT_Heating					200,000					
WT_Plumbing										
WT_Elevators					520,000					
HOLMES TOWERS (NY005011390P)								442,800		
WT_General Construction										
HOPE GARDENS (NY005012470P)										
WT_Plumbing										
WT_Fire Safety					520,000					
WT_Elevators										
WT_General Construction								1,000,000		
WT_Plumbing										
WT_Fire Safety										
WT_Elevators					100,000					
WT_General Construction										
WT_Plumbing										
WT_Fire Safety										

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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		Activities for Year 3		Activities for Year 4		Activities for Year 5	
		FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22	FFY Grant: FY22 PHA FY: FY22	
	WT_Garbage Disposal	0	100,000	0	0	0	0	0	0
	HOWARD (NY005000720P)	0	0	0	0	0	0	0	328,000
	WT_Elevators	0	0	0	0	0	0	0	0
	WT_Fire Safety	0	200,000	0	0	0	0	0	0
	HUGHES APTS (NY005011680P)	0	100,000	0	0	0	0	0	0
	WT_Fire Safety	0	0	0	0	0	0	0	0
	INDEPENDENCE (NY005021400P)	0	0	0	0	0	0	0	200,000
	WT_Garbage Disposal	0	0	0	0	0	0	0	0
	INGERSOLL (NY005000140P)	0	0	0	0	0	0	0	0
	WT_Heating	0	0	0	0	0	0	0	0
	WT_Plumbing	0	0	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	0	0	885,600
	ISAACS (NY005011390P)	200,000	0	0	0	0	0	0	0
	WT_Heating	0	0	0	0	0	0	0	0
	WT_Plumbing	520,000	0	0	0	0	0	0	0
	WT_General Construction	1,250,000	0	0	0	0	0	0	0
	JACKIE ROBINSON (NY005012410P)	1,250,000	0	0	0	0	0	0	0
	WT_General Construction	0	0	0	0	0	0	0	0
	JACKSON (NY005012670P)	600,000	5,500,000	0	0	0	0	0	0
	WT_Boilers	0	0	0	0	0	0	0	0
	WT_Plumbing	0	0	0	0	0	0	0	650,000
	WT_Section 504	0	0	0	0	0	0	0	0
	JEFFERSON (NY005010640P)	200,000	0	0	0	0	0	0	0
	WT_Heating	0	0	0	0	0	0	0	0
	WT_Plumbing	520,000	0	0	0	0	0	0	0
	WT_Bathrooms	20,000,000	20,000,000	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	0	0	885,600
	WT_Garbage Disposal	0	0	0	0	0	0	0	0
	JOHNSON (NY005000170P)	0	200,000	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	0	0	475,600
	WT_General Construction	1,250,000	0	0	0	0	0	0	0
	JUSTICE SOTOMAYOR (NY005010670P)	0	0	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	0	0	475,600
	WT_Fire Safety	170,000	0	0	0	0	0	0	0
	WT_Major Renovation	18,032,607	13,000,000	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000	30,000,000

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Capital Fund Program Five-Year Action Plan*
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Development Number/Name/HA-Wide	Activities for Year 1 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY19 PHA FY: FY19		Activities for Year 3 FFY Grant: FY20 PHA FY: FY20		Activities for Year 4 FFY Grant: FY21 PHA FY: FY21		Activities for Year 5 FFY Grant: FY22 PHA FY: FY22	
KING TOWERS (NY005010300P)	WT_Elevators		0	0	0	0	0	0	0	344,400
	WT_General Construction		1,250,000	0	0	0	0	0	0	0
KINGSBOROUGH (NY005010100P)	WT_Elevators		0	0	0	0	574,000	0	0	0
KINGSBOROUGH EXT (NY005010100P)	WT_Fire Safety		0	0	0	0	200,000	0	0	0
LA GUARDIA (NY005010760P)	WT_Elevators		0	0	0	0	0	0	0	295,200
LAFAYETTE (NY005001220P)	WT_Elevators		0	0	0	0	0	0	0	229,600
LATIMER GARDENS (NY005011860P)	WT_Heating		200,000	0	0	0	0	0	0	0
	WT_Plumbing		520,000	0	0	0	0	0	0	0
LEHMAN (NY005001010P)	WT_Plumbing		0	0	0	0	0	0	0	2,450,000
LEXINGTON (NY005010620P)	WT_General Construction		0	0	1,250,000	0	0	0	0	0
LINCOLN (NY005000200P)	WT_Elevators		0	0	0	0	459,200	0	0	0
LOW HOUSES (NY005011690P)	WT_Heating		0	0	350,000	0	0	0	0	0
	WT_Fire Safety		0	0	0	0	200,000	0	0	0
LOWER EAST SIDE I INFILL (NY005011000P)	WT_General Construction		0	0	2,500,000	0	0	0	0	0
MARCY (NY005000210P)	WT_Boilers		5,000,000	0	8,000,000	0	0	0	0	0
	WT_Elevators		0	0	500,000	0	1,189,200	0	0	0
	WT_Fire Safety		0	0	0	0	100,000	0	0	0
MARKHAM GARDENS (NY005010130P)	WT_Heating		0	0	0	0	0	0	0	280,000
	WT_Bathrooms		0	0	0	0	2,000,000	0	0	15,000,000
	WT_Elevators		0	0	0	0	0	0	0	3,000,000
	WT_Fire Safety		0	0	100,000	0	0	0	0	0
MCKINLEY (NY005000590P)	WT_Boilers		800,000	0	5,000,000	0	0	0	0	0
	WT_Elevators		5,000,000	0	5,000,000	0	0	0	0	0
	WT_Fire Safety		100,000	0	0	0	0	0	0	0
MIDDLETOWN PLAZA (NY005010340P)	WT_Garbage Disposal		0	0	40,000	0	0	0	0	0

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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		Activities for Year 3		Activities for Year 4	
	FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22
MILL BROOK (NY005010840P)	WT_Elevators	0	0	0	0	0	0	295,200
MILL BROOK EXTENSION (NY005010840P)	WT_Fire Safety	100,000	0	0	0	0	0	0
MITCHEL (NY005011450P)	WT_Bathrooms	0	20,000,000	0	25,000,000	0	0	0
MONROE (NY005000880P)	WT_Elevators	0	0	0	0	0	0	393,600
MOORE (NY005010930P)	WT_Fire Safety	100,000	0	0	0	0	0	0
MORRIS I (NY005011020P)	WT_Elevators	0	0	0	0	0	0	328,000
	WT_Fire Safety	100,000	0	0	0	0	0	0
MORRIS II (NY005011020P)	WT_Elevators	0	0	0	0	0	0	229,600
MORRISANIA AIR RIGHTS (NY005012670P)	WT_Elevators	0	0	0	0	0	0	7,000,000
MOTT HAVEN (NY005001210P)	WT_Heating	0	200,000	0	0	0	0	0
	WT_Plumbing	0	520,000	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	0	262,400
	WT_Fire Safety	100,000	0	0	0	0	0	0
NOSTRAND (NY005010360P)	WT_Elevators	0	0	0	524,800	0	0	0
O'DWYER GARDENS (NY005011720P)	WT_Heating	0	0	0	0	0	0	200,000
	WT_Plumbing	0	0	0	0	0	0	520,000
	WT_Elevators	0	0	0	0	0	0	213,200
OCEAN BAY (BAYSIDE) FORMERLY EDGEMERE (NY005010980P)	WT_Elevators	0	0	0	459,200	0	0	0
OCEAN BAY (OCEANSIDE) FORMERLY ARVERNE (NY005010980P)	WT_Elevators	0	0	0	0	0	0	229,600
PARK ROCK REHAB (NY005013510P)	WT_Fire Safety	0	0	0	100,000	0	0	0
	WT_Garbage Disposal	0	0	0	0	0	0	300,000
PARKSIDE (NY005010470P)	WT_Elevators	0	0	0	0	0	0	377,200
	WT_Fire Safety	0	0	0	0	0	0	100,000
PATTERSON (NY005000240P)	WT_Boilers	50,000	0	0	0	0	0	0
	WT_Heating	0	0	0	0	0	200,000	0

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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		Activities for Year 3		Activities for Year 4		Activities for Year 5	
	Year 1	Year 1	FFY Grant: FY19	PHA FY: FY19	FFY Grant: FY20	PHA FY: FY20	FFY Grant: FY21	PHA FY: FY21	FFY Grant: FY22	PHA FY: FY22
WT_Plumbing			0	0	0	0	520,000	0	0	0
WT_Bathrooms			0	0	23,000,000	0	23,000,000	0	0	0
WT_Elevators			0	0	0	0	606,800	0	0	0
WT_Brickwork_Roofs			15,000,000	0	16,000,000	0	0	0	0	0
WT_Heating			0	0	0	0	1,200,000	0	0	0
WT_Elevators			0	0	0	0	623,200	0	0	0
WT_Fire Safety			0	0	0	0	0	0	200,000	0
WT_Plumbing			0	0	0	0	600,000	0	6,300,000	0
WT_Elevators			0	0	0	0	0	0	360,800	0
WT_Fire Safety			0	0	0	0	100,000	0	0	0
WT_Plumbing			8,000,000	0	0	0	0	0	0	0
WT_Elevators			0	0	0	0	0	0	0	455,200
WT_Garbage Disposal			200,000	0	0	0	0	0	0	0
WT_Boilers			0	0	0	0	1,000,000	0	15,000,000	0
WT_Heating			0	0	200,000	0	0	0	0	0
WT_Plumbing			0	0	520,000	0	0	0	0	0
WT_Bathrooms			0	0	25,000,000	0	25,000,000	0	0	0
WT_Elevators			0	0	0	0	902,000	0	0	0
WT_Fire Safety			80,000	0	100,000	0	0	0	0	0
WT_Elevators			19,000,000	0	0	0	0	0	0	0
WT_Elevators			0	0	0	0	19,000,000	0	0	0
WT_Fire Safety			180,000	0	0	0	0	0	0	0
WT_Heating			0	0	200,000	0	0	0	0	0
WT_Plumbing			0	0	520,000	0	0	0	0	0
WT_General Construction			0	0	1,250,000	0	0	0	0	0

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Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for				
	Year 1 (See Annual Statement)	Year 2 FFY Grant: FY19 PHA FY: FY19	Year 3 FFY Grant: FY20 PHA FY: FY20	Year 4 FFY Grant: FY21 PHA FY: FY21	Year 5 FFY Grant: FY22 PHA FY: FY22
RED HOOK EAST (NY005000040P)	WT_Heating	0	0	0	2,280,000
	WT_Elevators	0	0	787,200	0
RED HOOK WEST (NY005000790P)	WT_Heating	0	0	0	280,000
	WT_Plumbing	0	0	600,000	6,478,038
	WT_Elevators	0	0	721,600	0
REID APTS (NY005011670P)	WT_Fire Safety	0	0	100,000	0
REVEREND BROWN (NY005012520P)	WT_Garbage Disposal	0	0	0	100,000
RICHMOND TERRACE (NY005011170P)	WT_Heating	0	0	200,000	0
	WT_Plumbing	0	0	520,000	0
RJIS I (NY005010180P)	WT_Elevators	0	0	426,400	196,800
ROBBINS PLAZA (NY005011390P)	WT_Heating	0	0	200,000	0
	WT_Plumbing	0	0	520,000	0
	WT_General Construction	0	0	0	1,000,000
RUTLAND TOWERS (NY005011670P)	WT_Boilers	0	0	250,000	2,100,000
SACK WERN (NY005012800P)	WT_Section 504	250,000	0	0	0
SAINT NICHOLAS (NY005000380P)	WT_Bathrooms	0	1,000,000	0	27,000,000
	WT_General Construction	0	0	0	1,000,000
SEDGWICK (NY005010450P)	WT_Heating	0	0	200,000	0
	WT_Plumbing	0	0	4,195,000	0
	WT_Elevators	0	0	0	229,600
	WT_Fire Safety	0	0	0	100,000
SHEEPSHEAD BAY (NY005010360P)	WT_Elevators	0	0	590,400	0
SHELTON HOUSE (NY005010910P)	WT_Plumbing	0	0	325,000	0
SMITH (NY005000270P)	WT_Heating	550,000	0	350,000	0
	WT_Plumbing	8,127,000	0	0	0

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Development Number/Name/HA-Wide	Activities for Year 1 (See Annual Statement)		Activities for Year 2		Activities for Year 3		Activities for Year 4		Activities for Year 5	
	FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22
WT_Elevators			0	0	0	0	0	0	0	393,600
WT_Garbage Disposal			0	100,000	0	0	0	0	0	0
SOUNDVIEW (NY005000710P)			9,850,500	0	0	0	0	0	0	0
WT_Boilers			0	0	0	0	0	0	0	200,000
WT_Heating			0	0	0	0	0	0	0	520,000
WT_Plumbing			0	0	0	0	0	0	0	0
WT_Elevators			0	0	0	0	428,400	0	0	0
SOUTH BEACH (NY005010360P)			0	0	0	0	650,000	0	0	6,500,000
WT_Boilers			0	0	0	0	0	0	0	262,400
WT_Elevators			0	0	0	0	0	0	0	0
WT_Boilers			50,000	0	0	0	0	0	0	0
SOUTH JAMAICA I (NY005010080P)			50,000	0	0	0	0	0	0	0
WT_Boilers			175,000	0	0	0	0	0	0	0
STANTON STREET (NY005013590P)			0	0	0	0	200,000	0	0	0
WT_Fire Safety			0	0	0	0	0	0	0	40,000
STUYVESANT GARDENS I (NY005012210P)			0	0	0	0	0	0	0	0
WT_Fire Safety			0	0	0	0	0	0	0	1,325,000
STUYVESANT GARDENS II (NY005012210P)			0	0	0	0	0	0	0	0
WT_Garbage Disposal			0	0	0	0	0	0	0	0
SUMNER (NY005010730P)			0	0	0	0	200,000	0	0	0
WT_Elevators			0	0	0	0	0	0	0	0
WT_Fire Safety			0	0	0	0	0	0	0	0
WT_Garbage Disposal			600,000	0	0	0	0	0	0	0
SUTTER AVE - UNION ST (NY005011670P)			0	0	0	0	300,000	0	0	0
WT_Fire Safety			0	0	0	0	0	0	0	0
Taft (NY005010970P)			0	0	0	0	6,300,000	0	0	0
WT_Heating			0	0	0	0	0	0	0	0
WT_Elevators			0	0	0	0	0	0	0	295,200
WT_General Construction			0	0	0	0	0	0	0	1,000,000
TAPSCOTT ST REHAB (NY005011670P)			0	0	0	0	0	0	0	400,000
WT_Garbage Disposal			0	0	0	0	0	0	0	0
TAYLOR ST - WYTHE AVE (NY005012340P)			0	0	0	0	100,000	0	0	0
WT_Fire Safety			0	0	0	0	0	0	0	0
WT_Garbage Disposal			0	0	0	0	0	0	0	200,000
TELLER AVE - EAST 166TH ST (NY005013080P)			250,000	0	0	0	0	0	0	0
WT_Section 504			0	0	0	0	0	0	0	0
THROGGS NECK (NY005010630P)			0	0	0	0	0	0	0	100,000
WT_Fire Safety			0	0	0	0	0	0	0	0

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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 Year 1 (See Annual Statement)		Activities for Year 2 FFY Grant: FY19 PHA FY: FY19		Activities for Year 3 FFY Grant: FY20 PHA FY: FY20		Activities for Year 4 FFY Grant: FY21 PHA FY: FY21		Activities for Year 5 FFY Grant: FY22 PHA FY: FY22	
WT_Brickwork_Roofs		0	7,300,000	28,500,000	0	0	0	0	0	0
THROGGS NECK ADDITION (NY005010630P)	WT_Fire Safety	100,000	0	0	0	0	0	0	0	0
TILDEN (NY005000720P)	WT_Boilers	0	5,201,757	0	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	0	0	0	262,400
TODT HILL (NY005000520P)	WT_Heating	0	0	0	0	0	0	0	0	200,000
	WT_Plumbing	0	0	0	0	0	0	0	0	520,000
	WT_Elevators	0	0	0	0	0	0	0	0	229,600
	WT_Fire Safety	0	0	0	0	0	0	0	0	200,000
TOMPKINS (NY005011310P)	WT_Elevators	0	0	0	0	0	0	0	0	393,600
	WT_Fire Safety	0	0	0	0	0	0	0	0	100,000
TWIN PARKS WEST (SITES 1 & 2) (NY005012270P)	WT_Fire Safety	100,000	0	0	0	0	0	0	0	0
VAN DYKE I (NY005000610P)	WT_Heating	0	0	0	0	0	0	0	0	350,000
	WT_Plumbing	7,737,500	5,000,000	2,477,883	0	0	0	0	0	0
	WT_Elevators	0	0	0	0	0	0	0	0	426,400
	WT_Fire Safety	0	0	0	0	0	0	0	0	100,000
VLADECK I (NY005010060P)	WT_Elevators	0	0	0	0	0	0	0	0	754,400
	WT_General Construction	0	0	0	0	0	0	0	0	1,000,000
W S U R (BROWNSTONES) (NY005011270P)	WT_Elevators	0	0	0	0	0	0	0	0	4,350,000
WAGNER (NY005010740P)	WT_Heating	0	0	0	0	0	0	0	0	200,000
	WT_Plumbing	0	0	0	0	0	0	0	0	520,000
	WT_Bathrooms	3,000,000	0	24,500,000	0	0	0	0	0	0
	WT_Garbage Disposal	200,000	0	0	0	0	0	0	0	0
WALD (NY005000230P)	WT_Heating	0	0	0	0	0	0	0	0	200,000
	WT_Plumbing	520,000	0	0	0	0	0	0	0	520,000
	WT_Elevators	0	0	0	0	0	0	0	0	524,800

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Capital Fund Program Five-Year Action Plan*
Part II: Supporting Pages -- Work Activities

Development Number/Name/HA-Wide	Activities for	Activities for Year 2	Activities for Year 3	Activities for Year 4	Activities for Year 5
	Year 1 (See Annual Statement)	FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY20 PHA FY: FY20	FFY Grant: FY21 PHA FY: FY21	FFY Grant: FY22 PHA FY: FY22
WASHINGTON (NY005010620P)	WT_General Construction	0	0	0	1,000,000
WHITMAN (NY005005140P)	WT_Plumbing	0	0	1,000,000	10,000,000
	WT_Elevators	0	0	656,000	0
	WT_Fire Safety	0	0	0	100,000
WILLIAMSBURG (NY005000020P)	WT_Heating	0	350,000	0	0
WOODSIDE (NY005000330P)	WT_Elevators	0	0	918,400	0
PHA WIDE ITEM	WT_Heating	0	200,000	0	0
	WT_IT Hardware and Software	7,876,281	7,492,331	5,715,850	5,715,850
	WT_Contingency	732,458	726,500	726,844	728,358
	WT_Debt Service	59,767,543	59,773,501	59,773,157	59,771,643
	WT_Reimb To Operate	4,697,200	4,697,200	4,697,200	4,697,200
	WT_General Construction	0	0	0	500,000
	TOTAL	306,356,088	306,356,088	306,356,088	306,356,088

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ATTACHMENT J

**PIH NOTICE 2016-17-RENTAL ASSISTANCE DEMONSTRATION (RAD)
NOTICE REGARDING FAIR HOUSING
AND CIVIL RIGHTS REQUIREMENTS AND
RELOCATION REQUIREMENTS APPLICABLE
TO RAD FIRST COMPONENT – PUBLIC
HOUSING CONVERSION**