

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

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## **Amendment to the Annual PHA Plan for Fiscal Year 2015**



**Shola Olatoye**  
**Chair & Chief Executive Officer**

**Date: July 8, 2015**

**NOTICE**

***New York City Housing Authority Proposed Amendment to the Annual PHA Plan for FY 2015 and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan***

**AVAILABILITY OF THE PROPOSED AMENDMENT AND CAPITAL FUND GRANT FOR PUBLIC INSPECTION**

The public is advised that the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan* will be available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY, starting February 23, 2015 between the hours of 9:30 a.m. and 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Grant and 5-Year Action Plan* and supporting documents. The *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan* will also be available at the following locations:

- On NYCHA’s webpage, which is located on <http://www.nyc.gov/nycha>
- At the Management Office of each NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below between the hours of 9:00 am and 7:30 pm:

<p>Clinton Community Center 120 East 110<sup>th</sup> Street New York, New York</p> <p>Seward Park Community Center 56 Essex Street New York, New York</p> <p>St. Mary’s Park Community Center 595 Trinity Avenue Bronx, New York</p>	<p>Pelham Parkway Community Center 785 Pelham Parkway North Bronx, New York</p> <p>Woodside Community Center 50-19 Broadway Woodside, New York</p> <p>Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing , New York</p>	<p>Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York</p> <p>Breukelen Community Center 715 East 105<sup>th</sup> Street Brooklyn, New York</p> <p>Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York</p>
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**PUBLIC COMMENT**

The public is invited to attend any of the five scheduled town hall discussions at which the public may raise questions regarding the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan*. These town hall discussions will be held from 6:00 pm to 8:30 pm on the dates and locations shown below **unless noted otherwise**.

<b>Tuesday, March 3, 2015</b>		<b>Monday, March 9, 2015</b>	
<i>Queens</i> <b>Joint Industry Board</b> 158-11 Jewel Avenue Flushing, New York 11365		<i>Brooklyn</i> <b>St. Francis College</b> 180 Remsen Street Brooklyn, New York 11201	
<b>Monday, March 16, 2015</b>	<b>Monday, March 23, 2015</b>	<b>Thursday, March 26, 2015</b>	
<i>Manhattan</i> <b>Johnson Community Center</b> 1833 Lexington Avenue New York, New York 10029	<i>Staten Island</i> <b>Stapleton (Gerard Carter) Community Center</b> 230 Broad Street Staten Island, New York 10304	<i>Bronx</i> <b>Betances Community Center</b> 465 St. Ann’s Avenue Bronx, New York 10455	

The public is also invited to comment on the *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan* at a public hearing to be held on **April 14, 2015** from 5:30 p.m. to 8:00 p.m. at:

**New York Institute of Technology Auditorium**  
1871 Broadway (at West 61<sup>st</sup> Street)  
New York, New York 10023

*Each 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 *Proposed Amendment to the FY 2015 Annual PHA Plan and the FY 2015 Capital Fund Annual Submission and 5-Year Action Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than April 20, 2015**. 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](mailto:annualplancomments@nycha.nyc.gov).

**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 propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y el Plan de acción a 5 años para el año fiscal 2015 de la Autoridad de Vivienda de la Ciudad de Nueva York**

**DISPONIBILIDAD DE LA ENMIENDA PROPUESTA Y DEL SUBSIDIO DEL FONDO DE INVERSIÓN PARA SU INSPECCIÓN PÚBLICA**

Se anuncia al público que la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015* estará disponible para su inspección pública en la oficina central de NYCHA ubicada en 250 Broadway, New York, NY, a partir del 23 de febrero de 2015 entre las 9:30 a.m. y las 4:30 p.m. Si desea concertar una cita para revisar la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015* y los documentos de respaldo, llame al (212) 306-3701. La *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015* también se encontrará disponible en los siguientes lugares:

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

<p>Centro comunitario de Clinton 120 East 110<sup>th</sup> Street Nueva York, Nueva York</p> <p>Centro comunitario de Seward Park 56 Essex Street Nueva York, Nueva York</p> <p>Centro comunitario de St. Mary's Park 595 Trinity Avenue Bronx, New York</p>	<p>Centro comunitario de Pelham Parkway 785 Pelham Parkway North Bronx, New York</p> <p>Centro comunitario de Woodside 50-19 Broadway Woodside, New York</p> <p>Oficina Municipal de Operaciones Comunitarias de Queens 70-30 Parsons Boulevard Flushing, New York</p>	<p>Centro comunitario de Atlantic Terminal 501 Carlton Avenue Brooklyn, New York</p> <p>Centro comunitario de Breukelen 715 East 105<sup>th</sup> Street Brooklyn, New York</p> <p>Oficina Municipal de Operaciones Comunitarias de Staten Island 126 Lamport Avenue Staten Island, New York</p>
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**COMENTARIO PÚBLICO**

El público está invitado a participar de cualquiera de las cinco asambleas públicas en las cuales se podrá hacer preguntas acerca de la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015*. Estas asambleas públicas se llevarán a cabo entre las 6:00 pm y las 8:30 pm en las fechas y localidades que se muestran a continuación, **a menos que se indique lo contrario.**

<b>Martes 3 de marzo de 2015</b>		<b>Lunes 9 de marzo de 2015</b>	
<i>Queens</i> <b>Joint Industry Board</b> 158-11 Jewel Avenue Flushing, New York 11365		<i>Brooklyn</i> <b>St. Francis College</b> 180 Remsen Street Brooklyn, New York 11201	
<b>Lunes 16 de marzo de 2015</b>	<b>Lunes 23 de marzo de 2015</b>	<b>Jueves 26 de marzo de 2015</b>	
<i>Manhattan:</i> <b>Johnson Community Center</b> 1833 Lexington Avenue New York, New York 10029	<i>Staten Island</i> <b>Stapleton (Gerard Carter) Community Center</b> 230 Broad Street New York, New York 10304	<i>Bronx</i> <b>Betances Community Center</b> 465 St. Ann's Avenue Bronx, New York 10455	

También invitamos al público a expresar sus comentarios acerca de la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015* durante una audiencia pública que se celebrará el **14 de abril de 2015** entre las 5:30 p.m. y las 8:00 p.m. en:

**New York Institute of Technology Auditorium**  
1871 Broadway (at West 61<sup>st</sup> Street)  
New York, New York 10023

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

Alentamos la presentación de comentarios escritos sobre la *Enmienda propuesta al Plan anual de la autoridad de vivienda pública para el año fiscal 2015 y la Presentación anual del fondo de inversión y Plan de acción a 5 años para el año fiscal 2015*. Para que se los tome en consideración, **los comentarios deben recibirse mediante correo postal de los Estados Unidos o fax a más tardar el 20 de abril de 2015.** Los comentarios escritos pueden enviarse por fax al (212) 306-7905, por correo postal a la dirección que aparece a continuación y por correo electrónico a [annualplancomments@nycha.nyc.gov](mailto:annualplancomments@nycha.nyc.gov).

**Church Street Station**  
**P.O. Box 3422**  
**New York, New York 10008-3422**

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Primera Ejecutiva

# FY2015 ANNUAL PLAN MEETINGS

Proposed Amendment, FY 2015 Capital Fund Annual Submission  
and 5-Year Action Plan



## Meeting Schedule

All Town Hall Discussions  
take place 6–8:30 pm

### Queens

Tuesday, March 3, 2015

Joint Industry Board  
67-35 Parsons Blvd.  
Flushing, NY 11365

### Brooklyn

Monday, March 9, 2015

St. Francis College  
180 Remsen St.  
Brooklyn, NY 11201

### Manhattan

Monday, March 16, 2015

Johnson Community Center  
1833 Lexington Ave.  
New York, NY 10029

### Staten Island

Monday, March 23, 2015

Gerard Carter (Stapleton)  
Community Center  
230 Broad St.  
Staten Island, NY 10304

### Bronx

Thursday, March 26, 2015

Betances Community Center  
465 St. Anns Ave.  
Bronx, NY 10455



Join the conversation and get  
informed on issues impacting  
your home and community

Highlights of the meeting  
presentation can be found at  
[on.nyc.gov/nycha-fy15](http://on.nyc.gov/nycha-fy15)

## Public Hearing

Tuesday, April 14, 2015

5:30 p.m. to 8:00 p.m.

New York Institute of Technology Auditorium  
1871 Broadway (at West 61st St.)  
New York, NY 10023

A translation of this document is available in your  
management office and online at [www.nyc.gov/nycha](http://www.nyc.gov/nycha)

La traducción de este documento está disponible en  
su oficina de administración y en Internet en  
[www.nyc.gov/nycha](http://www.nyc.gov/nycha)

所居公房管理處和房屋局網站  
(網址: [www.nyc.gov/nycha](http://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](http://www.nyc.gov/nycha)

# REUNIONES DEL PLAN ANUAL PARA EL AÑO FISCAL 2015

Enmienda propuesta, presentación anual del fondo de inversión y plan de acción a 5 años para el año fiscal 2015



## Fechas de las reuniones

Todas las asambleas se celebrarán de 6:00 a 8:30 pm

### Queens

Martes 3 de marzo de 2015

Joint Industry Board  
67-35 Parsons Blvd.  
Flushing, NY 11365

### Brooklyn

Lunes 9 de marzo de 2015

St. Francis College  
180 Remsen St.  
Brooklyn, NY 11201

### Manhattan

Lunes 16 de marzo de 2015

Centro comunitario de Johnson  
1833 Lexington Ave.  
New York, NY 10029

### Staten Island

Lunes 23 de marzo de 2015

Centro comunitario de  
Gerard Carter (Stapleton)  
230 Broad St.  
Staten Island, NY 10304

### Bronx

Jueves 26 de marzo de 2015

Centro Comunitario de Betances  
465 St. Anns Ave.  
Bronx, NY 10455



Participe en la conversación e infórmese sobre los asuntos que afectan a su hogar y comunidad.

El resumen de lo más destacado de estas presentaciones puede encontrarse en [on.nyc.gov/nycha-fy15](http://on.nyc.gov/nycha-fy15)

## Audiencia pública

Martes 14 de abril de 2015

de 5:30 p.m. a 8:00 p.m.

New York Institute of Technology, Auditorio  
1871 Broadway (esq. West 61st St.)  
New York, NY 10023

# FY2015 ANNUAL PLAN MEETINGS

Proposed Amendment, FY 2015 Capital Fund Annual Submission  
and 5-Year Action Plan



## Town Hall meeting

**ADDITIONAL DATE ADDED:**

**Monday, March 30, 2015  
6:00 pm – 8:30 pm**

**Johnson Community Center  
1833 Lexington Ave.  
New York, NY 10029**

**Join the conversation  
and get informed on  
issues impacting your  
home and community**



**Highlights of the meeting presentation  
can be found at  
[on.nyc.gov/nycha-fy15](http://on.nyc.gov/nycha-fy15)**

## REUNIONES SOBRE EL PLAN ANUAL PARA EL AÑO FISCAL 2015

Enmienda propuesta, presentación anual del fondo de inversión y plan de acción a 5 años para el año fiscal 2015



### Asamblea pública

**SE HA AGREGADO UNA  
NUEVA FECHA:**

**Lunes 30 de marzo de 2015  
de 6:00 p.m. a 8:30 p.m.**

**Johnson Community Center  
1833 Lexington Ave.  
New York, NY 10029**



**Participe en la  
conversación e  
infórmese sobre los  
asuntos que afectan a  
su hogar y comunidad.**

**Puede encontrar la información más destacada  
que se presentará en la reunión en  
[on.nyc.gov/nycha-fy15](http://on.nyc.gov/nycha-fy15)**

# PROPOSED AMENDMENT FY 2015 ANNUAL PLAN

Flat Rent, FY 2015 Capital Fund Annual Submission  
and 5-Year Action Plan



## Public Hearing

### UPDATED DATE:

**Monday, April 20, 2015**  
**5:30 pm – 8:00 pm**

**Murry Bergtraum High School**  
**411 Pearl Street**  
**New York, NY 10038**

Nearest subway lines:

**2 3 A C** at Fulton

**4 5 6 R** at City Hall

**J** at Chambers

**Join the conversation  
and get informed on  
issues impacting your  
home and community.**



Highlights of the meeting presentation  
can be found at  
[on.nyc.gov/nycha-fy15](http://on.nyc.gov/nycha-fy15)



# ENMIENDA PROPUESTA AL PLAN ANUAL PARA EL AÑO FISCAL 2015

Alquiler de tarifa plana, presentación anual del fondo de inversión  
y plan de acción a 5 años para el año fiscal 2015



## Audiencia pública

### NUEVA FECHA:

**Lunes 20 de abril de 2015**  
**De 5:30 pm a 8:00 pm**

**Murry Bergtraum High School**  
**411 Pearl Street**  
**New York, NY 10038**

Línea de trenes más cercanos al lugar:

**2 3 A C** a Fulton

**4 5 6 R** a City Hall

**J** a Chambers

**Participe en la  
conversación e infórmese  
sobre los asuntos que  
afectan a su hogar y  
comunidad.**



**Puede encontrar la información más destacada  
que se presentará en la reunión en  
[on.nyc.gov/nycha-fy15](http://on.nyc.gov/nycha-fy15)**

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## **Executive Summary**

### **NYCHA's Proposed Amendment to the Annual PHA Plan for FY 2015**

Federal law allows a public housing authority to modify or amend its Annual PHA Plan or "Plan." Significant amendments to the Plan are subject to the same requirements as the original plan.

NYCHA's Proposed Amendment to the Annual PHA Plan for FY 2015 is available for public review at NYCHA's Central Office and at each development's management office, as well as on NYCHA's web page ([www.nyc.gov/nycha](http://www.nyc.gov/nycha)). NYCHA also provided a copy of the Amendment to each public housing Resident Association President.

In March 2015, NYCHA held a total of six town hall meetings in each borough (two meetings in Manhattan) and a public hearing at Murry Bergtraum High School in Manhattan on April 20, 2015. NYCHA accepted written comments on the Proposed Amendment at its post office box and by fax and email through April 25, 2015. Please see the Notice on page 2. NYCHA also met with the Resident Advisory Board ("RAB") members for their comments on the Amendment.

#### ***Changes to Flat Rent Requirements – FY 2014 Omnibus Appropriations Act***

The 2014 Omnibus Appropriations Act (PL 113-76), which funded federal discretionary programs through September 30, 2014, was passed by Congress and signed into law by President Obama on January 17, 2014. Under Section 210 of the law, all public housing authorities are required to increase public housing flat rents to a minimum of 80 percent of Fair Market Rent (FMR). The law required all public housing authorities to make mandatory adjustments in rent and to come into compliance by June 1, 2014, with the understanding that that no family's rent will be increased by more than 35 percent in any year.

On July 25, 2014, NYCHA submitted a Significant Amendment to its FY 2014 Annual Plan to amend its flat rent policies to comply with the new federal law requirements. [language omitted here] NYCHA requested HUD approval to phase in the flat rent increase over a five-year period for families with incomes less than 80 percent of FMR due to the potential financial burden of the rent increase on affected households. HUD approved a three-year phase-in of flat rent increases starting with the June 1, 2015 annual income reviews.

The Brooke Amendment concerning income-based rents remains in effect even with this change in law. Accordingly, rent will not exceed 30 percent of a household's income because public housing households will still pay the lower of the flat rent or 30 percent of household income.

#### **The following households will NOT be affected by the rent increase:**

- 80 percent of NYCHA households (141,000) who already pay 30 percent of their income toward rent will not be affected by the proposed Amendment.
- Flat rent households with incomes between 80 percent and 100 percent AMI were charged 80 percent of the FMR for their flat rents with the 2014 fourth quarter annual income reviews and are in compliance with the 2014 Appropriations Act. These households will not have additional rent increases as a result of the proposed Amendment.

- Flat rent households with incomes greater than 100 percent of AMI currently pay 85 percent of the FMR for their flat rent and are in compliance with the 2014 Appropriations Act. These households will not have additional rent increases as a result of the proposed Amendment.

**The following households WILL BE affected by the rent increase:**

- There are approximately 14,700 flat rent households in NYCHA public housing, or 8 percent of NYCHA households, with incomes less than 60 percent Area Median Income (AMI) who currently pay less than 30 percent of their income for rent. In order to bring their rents into compliance with the 2014 Appropriations Act, NYCHA will increase their rents over the next three years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less.
  - The proposed rent increase of 12 percent will result in an average increase of \$89 per month for 2015.
  - The average household income for these families is \$37,000, and on average they currently pay \$730 a month in rent.
  - NYCHA will increase their rents over the next three years starting June 1, 2015 as part of the annual income review process.
- There are approximately 10,500 flat rent households in NYCHA public housing, or 6 percent of NYCHA households, with incomes between 60 percent and 80 percent AMI who currently pay less than 30 percent of their income for rent. In order to bring their rents into compliance with the 2014 Appropriations Act, NYCHA will increase their rents over the next three years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less.
  - The proposed rent increase of 9 percent will result in an average increase of \$78 per month for 2015.
  - The average household income for these families is \$50,186, and on average they currently pay \$979 a month in rent.
  - NYCHA will increase their rents over the next three years starting June 1, 2015 as part of the annual income review process.

More detailed information on the proposed flat rent increases and flat rent schedules by bedroom size may be found on NYCHA's web site at <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.

***Capital Improvements – FY 2015 Capital Fund Annual Statement and 5-Year Action Plan***

As provided under Section 9 of the U.S. Housing Act of 1937, as amended by Section 519(a) of the Quality Housing and Work Responsibility Act of 1998, the Annual PHA Plan served as the PHA's application for Capital Fund formula grants. Effective November 25, 2013, based on a change in HUD regulations, the PHA reporting process on capital funding has been separated from the Annual PHA Plan process. Specifically, the Annual Statement/Performance and Evaluation Report used to identify the upcoming capital activities the PHA is proposing for its public housing developments, and the PHA's 5-Year Action Plan describing its long-term planned capital improvement projects, are no longer required elements of the Annual PHA Plan. These documents, part of the PHA's Capital Fund Annual Submission, may still be provided to HUD along with the

Annual PHA Plan, but the PHA must consult with the RAB and must conduct an annual public hearing on the Capital Fund Annual Submission.

On February 5, 2015, NYCHA presented the FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan to the Resident Advisory Board (RAB) for its review and comments. NYCHA also presented the FY 2015 Capital Fund information at the six town hall meetings held in March for the proposed Amendment. Residents and the public were also encouraged to attend the April 20, 2015 public hearing on the proposed Amendment and FY 2015 Capital Fund.

NYCHA's FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment B, on pages 22 through page 46.

## A) PHA Plan Elements (24 CFR 903.7)

### 1. Rent Determination

[24 CFR Part 903.7 9 (d)]

#### A. Public Housing

##### (1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30 percent of adjusted monthly income, 10 percent of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

*Rather than subject public housing residents to a two-step system, NYCHA has adopted a policy of allowing families with severe hardships to have their rent obligation immediately reduced to a level reflecting the family's verified income. In an appropriate case, rent could be as low as the minimum rent set out above. However, nothing in the Authority's policy changes the family's ongoing obligation to cooperate and to verify the household's current income.*

*Residents may apply for an interim rent change when there is a 5 percent reduction in the family's gross income, the current rent is more than 30 percent of net income, and the reduction of income has lasted at least two months. The new policy reduces the waiting period from 3 months to 2 months of unemployment or long-term disability.*

c. Rents set at less than 30 percent than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30 percent of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Effective October 31, 2014, all **newly-admitted public housing residents or transfers** have the option of paying either the flat rent amount shown in the chart on the next page, or an income-based rent representing 30 percent of the household income, whichever is lower. NYCHA automatically charges the lower rent.

<b>Apartment Size</b>	<b>80% of FY 2015 Fair Market Rent</b>	<b>Households with Incomes Less than 60% AMI</b>	<b>Households with Incomes Between 60% and 80% AMI</b>	<b>Households with Incomes Between 80% and 100% AMI</b>	<b>Households with Incomes Greater than 100% AMI</b>
Studio	<b>\$957</b>	\$957	\$957	\$957	\$1,017
1 Bedroom	<b>\$999</b>	\$999	\$999	\$999	\$1,062
2 Bedroom	<b>\$1,185</b>	\$1,185	\$1,185	\$1,185	\$1,259
3 Bedroom	<b>\$1,523</b>	\$1,523	\$1,523	\$1,523	\$1,618
4 Bedroom	<b>\$1,707</b>	\$1,707	\$1,707	\$1,707	\$1,814
5 Bedroom	<b>\$1,963</b>	\$1,963	\$1,963	\$1,963	\$2,086
6 Bedroom	<b>\$2,219</b>	\$2,219	\$2,219	\$2,219	\$2,358

*Please note: The Area Median Income (AMI) levels, as set by the U.S. Department of Housing and Urban Development (HUD), are the amounts in effect as of July 1, 2014.*

For **current public housing residents**, NYCHA will offer two options at the family's next annual income review, starting in the third quarter of 2015 (June 1<sup>st</sup> 2015 Annual Income Reviews): either the flat rent amount shown in the chart below or an income-based rent representing 30 percent of the household income, whichever is lower. NYCHA automatically charges the lower rent.

<b>Apartment Size</b>	<b>FY 2015 Fair Market Rent</b>	<b>80% of FY 2015 Fair Market Rent</b>	<b>Households with Incomes Less than 60% AMI</b>	<b>Households with Incomes Between 60% and 80% AMI</b>	<b>Households with Incomes Between 80% and 100% AMI</b>	<b>Households with Incomes Greater than 100% AMI</b>
Studio	\$1,196	<b>\$957</b>	\$687	\$775	\$957	\$1,017
1 Bedroom	\$1,249	<b>\$999</b>	\$717	\$810	\$999	\$1,062
2 Bedroom	\$1,481	<b>\$1,185</b>	\$850	\$959	\$1,185	\$1,259
3 Bedroom	\$1,904	<b>\$1,523</b>	\$1,093	\$1,234	\$1,523	\$1,618
4 Bedroom	\$2,134	<b>\$1,707</b>	\$1,225	\$1,383	\$1,707	\$1,814
5 Bedroom	\$2,454	<b>\$1,963</b>	\$1,408	\$1,590	\$1,963	\$2,086
6 Bedroom	\$2,774	<b>\$2,219</b>	\$1,592	\$1,798	\$2,219	\$2,358

- There are approximately 14,700 flat rent households in NYCHA public housing, or 8 percent of NYCHA households, with incomes less than 60 percent Area Median Income (AMI) who currently pay less than 30 percent of their income for rent. In order to bring their rents into compliance with the 2014 Appropriations Act, NYCHA will increase their rents over the next three years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less.
  - The proposed rent increase of 12 percent will result in an average increase of \$89 per month for 2015.
  - The average household income for these families is \$37,000, and on average they currently pay \$730 a month in rent.
  - NYCHA will increase their rents over the next three years starting June 1, 2015 as part of the annual income review process.
  
- There are approximately 10,500 flat rent households in NYCHA public housing, or 6 percent of NYCHA households, with incomes between 60 percent and 80 percent AMI who currently pay less than 30 percent of their income for rent. In order to bring their rents into compliance with the 2014 Appropriations Act, NYCHA will increase their rents over the next three years until they reach 80 percent of FMR or the Brooke Amendment income-based rent, whichever is less.
  - The proposed rent increase of 9 percent will result in an average increase of \$78 per month for 2015.
  - The average household income for these families is \$50,186, and on average they currently pay \$979 a month in rent.
  - NYCHA will increase their rents over the next three years starting June 1, 2015 as part of the annual income review process.

More detailed information on the proposed flat rent increases and flat rent schedules by bedroom size may be found on NYCHA's web site at <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.

- Flat rent households with incomes between 80 percent and 100 percent AMI were charged 80 percent of the FMR for their flat rents with the 2014 fourth quarter annual income reviews and are in compliance with the FY 2014 Appropriations Act. These households will not have additional rent increases due to the proposed Amendment.
  
- Flat rent households with incomes greater than 100 percent of AMI currently pay 85 percent of the FMR for their flat rent and are in compliance with the FY 2014 Appropriations Act. These households will not have additional rent increases due to the proposed Amendment.

Residents and members of the public can find more detailed information on the proposed flat rent increases and flat rent schedules by bedroom size on NYCHA's web site, <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member



NYCHA has implemented the 24-month earned income disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).

- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30 percent of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)  
*Decreases in family income must be reported as well as any change in family composition.*

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

*NYCHA's Flat Rents are based on the requirements of the 2014 Omnibus Appropriations Act (PL 113-76).*

**2. Capital Improvements – FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Action Plan**

As provided under Section 9 of the U.S. Housing Act of 1937, as amended by Section 519(a) of the Quality Housing and Work Responsibility Act of 1998, the Annual PHA Plan served as the PHA's application for Capital Fund formula grants. Effective November 25, 2013, based on a change in HUD regulations, the PHA reporting process on capital funding has been separated from the Annual PHA Plan process. Specifically, the Annual Statement/Performance and Evaluation Report used to identify the upcoming capital activities the PHA is proposing for its public housing developments, and the PHA's 5-Year Action Plan describing its long-term planned capital improvement projects, are no longer required elements of the Annual PHA Plan. These documents, part of the PHA's Capital Fund Annual Submission, may still be provided to HUD along with the Annual PHA Plan, but the PHA must consult with the RAB and must conduct an annual public hearing on the Capital Fund Annual Submission.

On February 5, 2015, NYCHA presented the FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan to the Resident Advisory Board (RAB) for its review and comments. NYCHA also presented the FY 2015 Capital Fund information at the six town hall meetings held in March 2015 for the proposed Amendment. Residents and the public were encouraged to attend the public hearing on the proposed Amendment and FY 2015 Capital Fund on April 20, 2015.

NYCHA's FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Capital Plan are included in the Amendment in Attachment B, on pages 22 through page 46.

### **3) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN AND/OR THE CAPITAL FUND PROGRAM FIVE-YEAR ACTION 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 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.
3. As part of the Rental Assistance Demonstration (RAD), the New York City Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:
  - a) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
  - b) Changes to the construction and rehabilitation plan for each approved RAD conversion; and
  - c) Changes to the financing structure for each approved RAD conversion.

## *January 15, 2015 Agenda*

- Roll Call / Introductions
- Distribution of FY 2015 Plan/5-Year Plan FY2015-2019
- CCOP / Resident Advisory Board Presentation
- Proposed Structure for the CCOP / RAB Meetings
  - Subcommittees – Meeting Schedule and Format
- CCOP/RAB Website in the Annual Plan section of the NYCHA Homepage
- Flat Rent Update - Significant Amendment to the FY 2015 Annual Plan
- Comments and Questions – Meeting Evaluation

## ***February 5, 2015 Agenda***

- Roll Call / Introductions
- Annual Plan Topic – Rent Determination
  - Proposed Revisions to the 2015 Flat Rent Schedule
  - Significant Amendment to the FY 2015 Annual Plan
- Five-Year Capital Plan
- Review of Meeting Evaluation Survey from the January 15, 2015 RAB Meeting
- Comments and Questions



# Attachment B – FY 2015 CAPITAL FUND ANNUAL STATEMENT AND 5-YEAR ACTION PLAN

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No.: 2577-0226  
Expires on 4/30/2011

Scenario: Adopted  
Version: Final

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Programs

## Attachment B - FY 2015 Capital Fund Annual Statement/Performance and Evaluation Report and 5-Year Action Plan

Part I: Summary		Part I: Summary		FFY of Grant:	
PHA Name:		Grant Type and Number		Replacement Housing Factor	
New York City Housing Authority		Capital Fund Program Grant No: NY36P00550115		FFY, 2015	
Type of Grant		Date of CFFP:		FFY of Grant Approval:	
Original Annual Statement		Reserve for Disasters/ Emergencies		FFY, 2015	
Performance and Evaluation for Period Ending:		Revised Annual Statement (revision no: )		Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFF Funds	0.00	0.00	0.00	0.00
2	1406 OPERATIONS TOTAL	14,568,700.00	0.00	0.00	0.00
3	1408 MGMT IMPROVEMENT PROGRAMS TOTAL	0.00	0.00	0.00	0.00
4	1410 ADMINISTRATIVE SALARIES TOTAL	0.00	0.00	0.00	0.00
7	1430 FEES AND COSTS TOTAL	21,165,000.00	0.00	0.00	0.00
8	1440 SITE ACQUISITION TOTAL	0.00	0.00	0.00	0.00
9	1450 SITE IMPROVEMENT TOTAL	600,000.00	0.00	0.00	0.00
10	1460 DWELLING STRUCTURES TOTAL	157,743,915.00	0.00	0.00	0.00
11	1465.1 DWELLING EQUIPMENT TOTAL	1,911,431.00	0.00	0.00	0.00
12	1470 NONDWELLING STRUCTURES TOTAL	15,816,629.00	0.00	0.00	0.00
13	1475 NONDWELLING EQUIPMENT TOTAL	13,515,559.44	0.00	0.00	0.00
14	1485 ABATEMENT TOTAL	0.00	0.00	0.00	0.00
16	1495.1 RELOCATION COSTS TOTAL	85,000.00	0.00	0.00	0.00
17	1499 DEVELOPMENT ACTIVITY TOTAL	0.00	0.00	0.00	0.00
??	1500 FY 94 and Prior Yr. Grant Total	0.00	0.00	0.00	0.00
18a	1501 COLLATERALIZATION OR DEBT TOTAL	0.00	0.00	0.00	0.00
18b	9000 DEBT RESERVES TOTAL	10,000,000.00	0.00	0.00	0.00
18c	9001 BOND DEBT OBLIGATION TOTAL	60,500,000.00	0.00	0.00	0.00
19	1502 CONTINGENCY TOTAL	331,061.56	0.00	0.00	0.00

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

Smith  
02-05-2015

1 of 2

form HUD-50075.1

Part I: Summary		Part I: Summary	
PHA Name: New York City Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P00550115	Replacement Housing Factor Grant No: FFY_2015
Date of CFFP:		FFY of Grant Approval: FFY_2015	
Original Annual Statement Performance and Evaluation for Period Ending:		Revised Annual Statement (revision no: ) Final Performance and Evaluation Report	
Type of Grant Reserve for Disasters/ Emergencies			
Line	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised
20	Amount of Annual Grant: (sum of line 2-19)	296,237,296.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00
23	Amount of line 20 Related to Security - Hard Costs	4,987,118.88	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00
		Total Actual Cost	Expended
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	0.00
		0.00	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.

Smith  
 02-05-2015

Part II: Subcontract Pages FHA Name: New York City Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. Development/Account No.	AW_CFD2015 NY38P00650115	CFPP (Yes/No): No	Total Estimated Cost		Federal FFY of Grant		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Development Number Name /FHA-Wide Activities	General Description of Major Work Categories	Quantity						
		Original Budget						
<b>ALBANY (NY005010310P)</b>		<b>1,486</b>						
WT_Brookvork	PR_006304	1460 DWELLING STRUCTURES	8,000,000	0	0	0	0	Planned
<b>AMSTERDAM (NY005010220P)</b>		<b>1,461</b>						
WT_Fire Safety	PR_008513	1460 DWELLING STRUCTURES	16,250	0	0	0	0	Planned
<b>ARMSTRONG II (NY005012100P)</b>		<b>619</b>						
WT_Windows	PR_007762	1460 DWELLING STRUCTURES	1,000,000	0	0	0	0	Planned
<b>BAILEY AVE - WEST 133rd ST (NY005012020P)</b>		<b>577</b>						
WT_Elevators	PR_006939	1460 DWELLING STRUCTURES	850,000	0	0	0	0	Planned
<b>BAISLEY PARK (NY005010910P)</b>		<b>1,216</b>						
WT_Elevators	PR_006940	1460 DWELLING STRUCTURES	1,800,000	0	0	0	0	Planned
<b>BERRY (NY005000520P)</b>		<b>1,008</b>						
WT_Heating	PR_007624	1460 DWELLING STRUCTURES	4,000,000	0	0	0	0	Planned
WT_Fire Safety	PR_008547	1460 DWELLING STRUCTURES	14,625	0	0	0	0	Planned
<b>BETANCES I (NY005012110P)</b>		<b>918</b>						
WT_Community Center Renov	PR_007175	1470 NONDWELLING STRUCTURES	1,660,000	0	0	0	0	Planned
<b>BLAND (NY005011860P)</b>		<b>919</b>						
WT_Fire Safety	PR_008493	1460 DWELLING STRUCTURES	617,500	0	0	0	0	Planned
<b>BREUKELN (NY005000360P)</b>		<b>1,595</b>						
WT_Brookvork	PR_007525	1460 DWELLING STRUCTURES	6,542,058	0	0	0	0	Planned
<b>BUSHWICK II (GROUPS A&amp;C) (NY005012470P)</b>		<b>1,315</b>						
WT_Fire Safety	PR_007333	1460 DWELLING STRUCTURES	40,000	0	0	0	0	Planned
<b>CAMPOS PLAZA II (NY005012570P)</b>		<b>493</b>						
WT_Garbage Disposal	PR_008112	1460 DWELLING STRUCTURES	20,000	0	0	0	0	Planned
<b>CARLETON MANOR (NY005010750P)</b>		<b>886</b>						
WT_Fire Safety	PR_008479	1460 DWELLING STRUCTURES	29,250	0	0	0	0	Planned
<b>CARVER (NY005000580P)</b>		<b>1,246</b>						
WT_Plumbing	PR_008411	1460 DWELLING STRUCTURES	1,800,000	0	0	0	0	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 Parties PHA Name: New York City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Account No.	AW_CF2015 NY38P00500115	CFFP (Yes/No): No	Total Estimated Cost		Federal FFY of Grant	
				Original	Revised	Funds Obligated	Funds Expended
Development Number / PHA Wide Activities	General Description of Major Work Categories	Quantity	Original	Revised	FFY_2016	Status of Work	
<b>389</b>							
CASSIDY - LAFAYETTE (NY00501170P)	WT Plumbing PR_006718	1460 DWELLING STRUCTURES	1,500,000	0	0	0	Planned
	WT Brickwork, Roofs PR_007607	1460 DWELLING STRUCTURES	7,000,000	0	0	0	Planned
<b>700</b>							
COOPER PARK (NY005000690P)	WT Fire Safety PR_008537	1460 DWELLING STRUCTURES	292,500	0	0	0	Planned
<b>1,510</b>							
CYPRESS HILLS (NY005010700P)	WT Garbage Disposal PR_008433	1460 DWELLING STRUCTURES	720,000	0	0	0	Planned
<b>2,352</b>							
DOUGLASS ADDITION (NY005010820P)	WT Fire Safety PR_008466	1460 DWELLING STRUCTURES	11,375	0	0	0	Planned
<b>1,510</b>							
EAST NEW YORK CITY LINE (NY005010700P)	WT Brickwork PR_008381	1460 DWELLING STRUCTURES	550,000	0	0	0	Planned
<b>2,091</b>							
EAST RIVER (NY005010900P)	WT Garbage Disposal PR_008418	1460 DWELLING STRUCTURES	630,000	0	0	0	Planned
<b>2,039</b>							
EDENWALD (NY005000570P)	WT Garbage Disposal PR_008389	1460 DWELLING STRUCTURES	336,000	0	0	0	Planned
	WT Fire Safety PR_008565	1460 DWELLING STRUCTURES	19,500	0	0	0	Planned
<b>704</b>							
ELLIOTT (NY005011340P)	WT Plumbing PR_008415	1460 DWELLING STRUCTURES	612,000	0	0	0	Planned
<b>1,390</b>							
FARRAGUT (NY005000290P)	WT Fire Safety PR_008530	1460 DWELLING STRUCTURES	292,500	0	0	0	Planned
<b>506</b>							
FT. WASHINGTON AVENUE REHAB (NY005013090P)	WT Heating PR_006956	1460 DWELLING STRUCTURES	3,500,000	0	0	0	Planned
<b>944</b>							
FULTON (NY005001360P)	WT Community Center Renov PR_005768	1470 NON DWELLING STRUCTURES	2,331,629	0	0	0	Planned
<b>521</b>							
GARVEY (GROUP A) (NY005012520P)	WT Fire Safety PR_008539	1460 DWELLING STRUCTURES	21,125	0	0	0	Planned
<b>1,940</b>							

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1987, as amended.

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_CFY2015 NY20P00550115	Quantity	Total Estimated Cost		CFFF (Use/No)		Federal FFY of Grant		Status of Work
					Original	Revised	Original	Revised	Funds Obligated	Funds Expended	
WT_Fire Safety	PR_006505	1460 DWELLING STRUCTURES			585,000	0	0	0	0	0	Planned
WT_Garbage Disposal	PR_006700	1460 DWELLING STRUCTURES			400,000	0	0	0	0	0	Planned
WT_Heating	PR_007641	1430 FEES AND COSTS		1,332	600,000	0	0	0	0	0	Planned
WT_Garbage Disposal	PR_006466	1460 DWELLING STRUCTURES		888	50,000	0	0	0	0	0	Planned
WT_Heating	PR_007626	1460 DWELLING STRUCTURES		1,251	708,000	0	0	0	0	0	Planned
WT_Fire Safety	PR_006467	1460 DWELLING STRUCTURES		700	16,250	0	0	0	0	0	Planned
HIGHBRIDGE GARDENS (NY005000780P)											
WT_Fire Safety	PR_006427	1460 DWELLING STRUCTURES		1,323	21,125	0	0	0	0	0	Planned
HOLMES TOWERS (NY005011380P)											
WT_Fire Safety	PR_006468	1460 DWELLING STRUCTURES		1,813	16,250	0	0	0	0	0	Planned
HOWARD (NY005000720P)											
WT_Fire Safety	PR_006521	1460 DWELLING STRUCTURES		1,032	22,750	0	0	0	0	0	Planned
HUGHES APTS (NY005011680P)											
WT_Plumbing	PR_006571	1460 DWELLING STRUCTURES		1,840	384,000	0	0	0	0	0	Planned
INGERSOLL (NY005000140P)											
WT_Brickwork Roofs	PR_007606	1460 DWELLING STRUCTURES			3,500,000	0	0	0	0	0	Planned
WT_Heating	PR_007632	1460 DWELLING STRUCTURES		726	7,600,000	0	0	0	0	0	Planned
JACKIE ROBINSON (NY005012410P)											
WT_General Construction	PR_006666	1460 DWELLING STRUCTURES		1,711	220,000	0	0	0	0	0	Planned
JACKSON (NY005012670P)											
WT_Heating	PR_007629	1460 DWELLING STRUCTURES		1,725	2,500,000	0	0	0	0	0	Planned
JUSTICE SOTOMAYOR (NY005010670P)											
WT_Major Renovation	PR_007286	1460 DWELLING STRUCTURES			18,700,000	0	0	0	0	0	Planned

Obligation and expenditures and disbursements can only be released with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1987, as amended.

Part II, Subsection B, Page PHA Name: New York City Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Development Account No.	AW_CFD2015 NY38P00550115	CFFP (Yes/No): No	Federal FFY of Grant		Status of Work
				Total Estimated Cost	FFY_2016	
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories	Quantity	Original	Revised	Funds Obligated	Funds Expended
<b>KING TOWERS (NY005010300P)</b>		<b>1,872</b>				
WT_Entrances Exits	PR_006782		50,000	0	0	0
<b>KINGSBOROUGH (NY005010100P)</b>		<b>1,349</b>				
WT_Garbage Disposal	PR_006475		770,000	0	0	0
<b>LA GUARDIA (NY005010760P)</b>		<b>1,494</b>				
WT_Fire Safety	PR_006499		27,625	0	0	0
<b>LAFAYETTE (NY005001220P)</b>		<b>882</b>				
WT_Plumbing	PR_006447		900,000	0	0	0
WT_Fire Safety	PR_006544		325,000	0	0	0
<b>LEAVITT ST - 34TH AVE (NY005011860P)</b>		<b>919</b>				
WT_Fire Safety	PR_006471		13,000	0	0	0
<b>LEXINGTON (NY005010620P)</b>		<b>1,963</b>				
WT_Plumbing	PR_006416		900,000	0	0	0
<b>LOW HOUSES (NY005011690P)</b>		<b>976</b>				
WT_Garbage Disposal	PR_006410		35,000	0	0	0
<b>MCKINLEY (NY005000590P)</b>		<b>2,035</b>				
WT_Fire Safety	PR_006425		19,250	0	0	0
<b>MELROSE (NY005010280P)</b>		<b>1,244</b>				
WT_Fire Safety	PR_006421		19,250	0	0	0
<b>MITCHEL (NY005011450P)</b>		<b>1,829</b>				
WT_Misc Renovation	PR_007684		1,500,000	0	0	0
<b>PARKSIDE (NY005010470P)</b>		<b>1,612</b>				
WT_Brickwork	PR_007263		1,355,000	0	0	0
WT_Fire Safety	PR_006476		25,000	0	0	0
<b>PATTERSON (NY005000240P)</b>		<b>1,791</b>				
WT_Heating	PR_007637		350,000	0	0	0
<b>PELHAM PARKWAY (NY005010390P)</b>		<b>1,501</b>				

Obligation and expenditure and dated are only for revised HUD  
contracts pursuant to Section 9 of the U.S. Housing Act of 1987, 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_CFY2015 NY39P00520115	CFFP (Year/No) No	Federal FFY of Grant		Status of Work		
						Quantity Original Budget	Total Estimated Cost Original		Funds Obligated	Funds Expended
	WT_Fire Safety	PR_008572	1460 DWELLING STRUCTURES	2,071		390,000	0	0	0	Planned
	WT_Heating	PR_007633	1460 DWELLING STRUCTURES			450,000	0	0	0	Planned
	QUEENSBRIDGE NORTH (NY005005050P)	PR_007396	1460 DWELLING STRUCTURES	1,543		8,850,000	0	0	0	Planned
	WT_Brickwork_Roofs	PR_007396	1460 DWELLING STRUCTURES	1,604		8,850,000	0	0	0	Planned
	QUEENSBRIDGE SOUTH (NY005000050P)	PR_007395	1460 DWELLING STRUCTURES	1,872		10,990,451	0	0	0	Planned
	WT_Brickwork_Roofs	PR_007395	1460 DWELLING STRUCTURES	1,872		10,990,451	0	0	0	Planned
	RANDOLPH (NY005010300P)	PR_005718	1460 DWELLING STRUCTURES	984		17,875	0	0	0	Planned
	WT_Major Renovation	PR_005718	1460 DWELLING STRUCTURES	984		17,875	0	0	0	Planned
	RANGEL (NY005000370P)	PR_008503	1460 DWELLING STRUCTURES	604		17,875	0	0	0	Planned
	WT_Fire Safety	PR_008503	1460 DWELLING STRUCTURES	604		17,875	0	0	0	Planned
	REDFERN (NY005000550P)	PR_008462	1460 DWELLING STRUCTURES	804		36,000	0	0	0	Planned
	WT_Garbage Disposal	PR_008462	1460 DWELLING STRUCTURES	804		36,000	0	0	0	Planned
	REID APTS (NY005011670P)	PR_007658	1460 DWELLING STRUCTURES	1,526		1,440,000	0	0	0	Planned
	WT_Heating	PR_007658	1460 DWELLING STRUCTURES	1,526		1,440,000	0	0	0	Planned
	SAINTE NICHOLAS (NY005000380P)	PR_008528	1460 DWELLING STRUCTURES	2,204		14,625	0	0	0	Planned
	WT_Fire Safety	PR_008528	1460 DWELLING STRUCTURES	2,204		14,625	0	0	0	Planned
	SHEEPSHEAD BAY (NY005010360P)	PR_006732	1460 DWELLING STRUCTURES	1,935		1,500,000	0	0	0	Planned
	WT_Plumbing	PR_006732	1460 DWELLING STRUCTURES	1,935		1,500,000	0	0	0	Planned
	SMITH (NY005000270P)	PR_008540	1460 DWELLING STRUCTURES	699		26,000	0	0	0	Planned
	WT_Fire Safety	PR_008540	1460 DWELLING STRUCTURES	699		26,000	0	0	0	Planned
	SOUTH BEACH (NY005010350P)	PR_008524	1460 DWELLING STRUCTURES	267		3,575	0	0	0	Planned
	WT_Heating	PR_008524	1460 DWELLING STRUCTURES	267		3,575	0	0	0	Planned
	STRAUS (NY005011530P)	PR_008629	1460 DWELLING STRUCTURES	1,724		447,219	0	0	0	Planned
	WT_Brickwork	PR_008629	1460 DWELLING STRUCTURES	1,724		447,219	0	0	0	Planned
	THROGGS NECK (NY005010650P)									

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1987, 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, CF2015 NY38P0050115	Quantity	Total Estimated Cost		CFFP (Yes/No)		Federal FFY of Grant		Status of Work
						Original	Revised	Original	Revised	Funds Obligated	Funds Expended	
<b>TODTHILL (NY005000520P)</b>												
	WT_Heating		1460 DWELLING STRUCTURES		1,100,000							Planned
					<b>1,008</b>							
	WT_Garbage Disposal		1460 DWELLING STRUCTURES		240,000							Planned
<b>VLADECK I (NY005010060P)</b>												
	WT_Community Center Renov		1470 NONDWELLING STRUCTURES		125,000							Planned
<b>WHITE (NY005010090P)</b>												
	WT_Community Center Renov		1470 NONDWELLING STRUCTURES		700,000							Planned
<b>WHITMAN (NY005005140P)</b>												
	WT_Heating		1460 DWELLING STRUCTURES		5,800,000							Planned

Obligation and expenditure and dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

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02-05-2015

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	CF2015 Capital Fund 2015 CFFP (Yes/No): No.		Federal FFY of Grant		Status of Work
					Total Estimated Cost	Revised	Funds Obligated	Funds Expended	
PHA WIDE ITEM (PR_000149)	WT_Environmentals		1460 DWELLING STRUCTURES		1,625,000	0	0	0	Planned
PHA WIDE ITEM (PR_000150)	WT_Environmentals		1460 DWELLING STRUCTURES		515,000	0	0	0	Planned
PHA WIDE ITEM (PR_000159)	WT_Environmentals		1460 DWELLING STRUCTURES		50,000	0	0	0	Planned
PHA WIDE ITEM (PR_002387)	WT_Environmentals		1460 DWELLING STRUCTURES		180,000	0	0	0	Planned
PHA WIDE ITEM (PR_003482)	WT_Management Fees		9000 DEBT RESERVES		10,000,000	0	0	0	Planned
PHA WIDE ITEM (PR_003843)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT		298,400	0	0	0	Planned
PHA WIDE ITEM (PR_003884)	WT_Environmentals		1460 DWELLING STRUCTURES		3,730,000	0	0	0	Planned
PHA WIDE ITEM (PR_003895)	WT_Environmentals		1460 DWELLING STRUCTURES		450,000	0	0	0	Planned
PHA WIDE ITEM (PR_003921)	WT_Contingency		1502 CONTINGENCY		331,062	0	0	0	Planned
PHA WIDE ITEM (PR_003981)	WT_Environmentals		1439 FEES AND COSTS		315,000	0	0	0	Planned
PHA WIDE ITEM (PR_004037)	WT_Miscellaneous		1495.1 RELOCATION COSTS		85,000	0	0	0	Planned
PHA WIDE ITEM (PR_004100)	WT_Environmentals		1460 DWELLING STRUCTURES		270,000	0	0	0	Planned
PHA WIDE ITEM (PR_004178)	WT_A and E		1439 FEES AND COSTS		9,000,000	0	0	0	Planned
PHA WIDE ITEM (PR_004953)	WT_General Construction		1460 DWELLING STRUCTURES		430,000	0	0	0	Planned
PHA WIDE ITEM (PR_006370)	WT_Intercoms_Security		1475 NONDWELLING EQUIPMENT		2,443,559	0	0	0	Planned
PHA WIDE ITEM (PR_006460)	WT_Debt Service		9001 BOND DEBT OBLIGATION		80,500,000	0	0	0	Planned
PHA WIDE ITEM (PR_006481)	WT_Brickwork		1460 DWELLING STRUCTURES		10,715,012	0	0	0	Planned
PHA WIDE ITEM (PR_006532)	WT_Ranges		1465.1 DWELLING EQUIPMENT		955,716	0	0	0	Planned
PHA WIDE ITEM (PR_006533)	WT_Refrigerators		1465.1 DWELLING EQUIPMENT		955,716	0	0	0	Planned
PHA WIDE ITEM (PR_006644)	WT_Front Line Costs		1439 FEES AND COSTS		11,000,000	0	0	0	Planned

Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1987, as amended.

Part II. Supporting Pages		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	CF2015 Capital Fund 2015		Federal FFY of Grant		Status of Work
PHA Name: New York City Housing Authority	CF2015 Capital Fund 2015					CF2015 Capital Fund 2015	CF2015 Capital Fund 2015	FY15		
						Total Estimated Cost	Revised	Funds Obligated	Funds Expended	
PHA WIDE ITEM (FR_006740)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			3,225,820	0	0	0	Planned
PHA WIDE ITEM (FR_006746)	WT_General Construction		1460 DWELLING STRUCTURES			7,200,000	0	0	0	Planned
PHA WIDE ITEM (FR_006760)	WT_Heating		1460 DWELLING STRUCTURES			850,000	0	0	0	Planned
PHA WIDE ITEM (FR_006762)	WT_Grounds		1450 SITE IMPROVEMENT			800,000	0	0	0	Planned
PHA WIDE ITEM (FR_006785)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			800,000	0	0	0	Planned
PHA WIDE ITEM (FR_006859)	WT_Reimb To Operate		1406 OPERATIONS			14,568,700	0	0	0	Planned
PHA WIDE ITEM (FR_007069)	WT_Environmental		1430 FEES AND COSTS			250,000	0	0	0	Planned
PHA WIDE ITEM (FR_007102)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			180,310	0	0	0	Planned
PHA WIDE ITEM (FR_007104)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			295,400	0	0	0	Planned
PHA WIDE ITEM (FR_007106)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			271,700	0	0	0	Planned
PHA WIDE ITEM (FR_007108)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			4,500,000	0	0	0	Planned
PHA WIDE ITEM (FR_007128)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			24,700	0	0	0	Planned
PHA WIDE ITEM (FR_007204)	WT_Fire Safety		1460 DWELLING STRUCTURES			250,000	0	0	0	Planned
PHA WIDE ITEM (FR_007205)	WT_Fire Safety		1460 DWELLING STRUCTURES			500,000	0	0	0	Planned
PHA WIDE ITEM (FR_007430)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			59,280	0	0	0	Planned
PHA WIDE ITEM (FR_007640)	WT_Garbage Disposal		1460 DWELLING STRUCTURES			1,100,000	0	0	0	Planned
PHA WIDE ITEM (FR_008171)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			231,790	0	0	0	Planned
PHA WIDE ITEM (FR_008183)	WT_IT Hardware and Software		1475 NONDWELLING EQUIPMENT			1,185,600	0	0	0	Planned
PHA WIDE ITEM (FR_008465)	WT_Heating		1460 DWELLING STRUCTURES			2,600,000	0	0	0	Planned
PHA WIDE ITEM (FR_008799)	WT_General Construction		1470 NONDWELLING STRUCTURES			1,000,000	0	0	0	Planned

Obligation and expenditure and 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		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. Development Account No.	CF2015_Capital Fund 2015 CFFP (Yes/No) No.	Federal FFY of Grant		Status of Work
Development Number Name / PHA-Wide Activities	General Description of Major Work Categories			Total Estimated Cost	Funds Expended	
PHA-WIDE ITEM (PR_OPR_01)	WT_Housing	1460 DWELLING STRUCTURES	633,000	0	0	Planned
PHA-WIDE ITEM (PR_OPR_02)	WT_Housing	1460 DWELLING STRUCTURES	500,000	0	0	Planned
PHA-WIDE ITEM (PR_OPR_03)	WT_Miscellaneous	1460 DWELLING STRUCTURES	5,000,000	0	0	Planned
PHA-WIDE ITEM (PR_OPR_04)	WT_Miscellaneous	1470 NONDWELLING STRUCTURES	10,000,000	0	0	Planned
		Award Total	286,237,296	0	0	0



Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: CF2015_Capital Fund 2015	
PHA Name: New York City Housing Authority				Reasons for Revised Target Dates	
Development Number Name/PHA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expenditure End Date
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
ALBANY (NY005010310P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
AMSTERDAM (NY005010220P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
ARMSTRONG II (NY005012100P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
BAILEY AVE - WEST 193rd ST (NY005012020P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
BAISLEY PARK (NY005010910P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
BERRY (NY005000520P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
BETANCES I (NY005012110P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
BLAND (NY005011860P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
BREUKELLEN (NY005000560P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
BUSHWICK II (GROUPS A&C) (NY005012470P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
CAMPOS PLAZA II (NY005012570P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
CARLETON MANOR (NY005010750P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
CARVER (NY005000580P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
CASSIDY - LAFAYETTE (NY005011170P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
CLASON POINT GARDENS (NY005012800P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
COOPER PARK (NY005000690P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
CYPRESS HILLS (NY005010700P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
DOUGLASS ADDITION (NY005010820P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
EAST NEW YORK CITY LINE (NY005010700P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
EAST RIVER (NY005010090P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
EDENWALD (NY005000570P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
ELLIOTT (NY005011340P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
FARRAGUT (NY005000290P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
FT. WASHINGTON AVENUE REHAB (NY005013090P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
FULTON (NY005001360P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
GARVEY (GROUP A) (NY005012520P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	

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: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: CF2015_Capital Fund 2015	
PHA Name: New York City Housing Authority	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates
Development Number Name/PHA - Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
GRANT (NY005000870P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
GRAVESEND (NY005011720P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
HAMMEL (NY005010750P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
HARLEM RIVER (NY005010030P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
HIGHBRIDGE GARDENS (NY005000780P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
HOLMES TOWERS (NY005011390P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
HOWARD (NY005000720P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
HUGHES APTS (NY005011680P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
INGERSOLL (NY005000140P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
JACKIE ROBINSON (NY005012410P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
JACKSON (NY005012670P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
JUSTICE SOTOMAYOR (NY005010670P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
KING TOWERS (NY005010300P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
KINGSBOROUGH (NY005010100P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
LA GUARDIA (NY005010760P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
LAFAYETTE (NY005001220P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
LEAVITT ST - 34TH AVE (NY005011860P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
LEXINGTON (NY005010620P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
LOW HOUSES (NY005011690P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
MCKINLEY (NY005000590P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
MELROSE (NY005010280P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
MITCHEL (NY005011450P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PARKSIDE (NY005010470P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PATTERSON (NY005000240P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PELHAM PARKWAY (NY005010390P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PHA WIDE - CAPITAL PROJECTS	4/12/2017	4/12/2017	4/12/2019	4/12/2019	

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: CF2015_Capital Fund 2015	
PHA Name: New York City Housing Authority				Reasons for Revised Target Dates	
Development Number Name/PHA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expenditure End Date
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	All Funds Expended (Quarter Ending Date)	
PHA WIDE - CHAIR	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PHA WIDE - CIO	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PHA WIDE - FINANCE	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PHA WIDE - NYPD	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PHA WIDE - OPERATIONS	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
PHA WIDE - SUPPLY CHAIN ORG	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
POMONOK (NY005000530P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
QUEENSBRIDGE NORTH (NY0050005050P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
QUEENSBRIDGE SOUTH (NY005000050P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
RANDOLPH (NY005010330P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
RANGEL (NY005000370P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
REDFERN (NY005000550P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
REID APTS (NY005011670P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
SAINT NICHOLAS (NY005000380P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
SHEEPSHEAD BAY (NY005010360P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
SMITH (NY005000270P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
SOUTH BEACH (NY005010350P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
STRAUS (NY005011530P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
THROGGS NECK (NY005010630P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
TODT HILL (NY005000520P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
VLADECKI (NY005010060P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
WHITE (NY005010090P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	
WHITMAN (NY005005140P)	4/12/2017	4/12/2017	4/12/2019	4/12/2019	

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1937, as amended.

**Capital Fund Five - Year Action Plan\***  
**Part I: Summary**

PHA Name		Revision No:				
New York City Housing Authority		X Original 5-Year Plan				
Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY16 PHA FY: FY16	Work Statement for Year 3 FFY Grant: FY17 PHA FY: FY17	Work Statement for Year 4 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 5* FFY Grant: FY19 PHA FY: FY19	
131 SAINT NICHOLAS AVE (NY005010970P)		0	1,400,000	6,500,000	6,500,000	
ALBANY (NY005010310P)		8,000,000	8,000,000	0	0	
AMSTERDAM (NY005010220P)		325,000	0	0	0	
ASTORIA (NY005000260P)		3,530,000	617,500	0	0	
BAISLEY PARK (NY005010910P)		30,000	325,000	0	0	
BERRY (NY005000520P)		292,500	0	0	0	
BETANCES I (NY005012110P)		125,000	0	0	0	
BETANCES IV (NY005012110P)		200,000	0	0	0	
BREUKELEN (NY005000560P)		11,560,000	22,540,000	36,822,500	36,822,500	
BROWNSVILLE (NY005000160P)		0	2,300,000	10,000,000	10,000,000	
BUSHWICK II (GROUPS A&C) (NY005012470P)		1,200,000	0	0	0	
BUTLER (NY005000130P)		0	1,500,000	5,000,000	5,000,000	
CARLETON MANOR (NY005010750P)		585,000	0	0	0	
CLINTON (NY005001230P)		0	25,000	292,500	292,500	
DOUGLASS ADDITION (NY005010820P)		227,500	0	0	0	
DYCKMAN (NY005000410P)		0	3,000,000	10,000,000	10,000,000	
EDENWALD (NY005000570P)		390,000	0	0	0	
FOREST (NY005000590P)		42,250	845,000	0	0	
FOREST HILLS COOP (NY005002000P)		0	110,000	1,170,000	1,170,000	

\*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY 2015 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

**Capital Fund Five - Year Action Plan\***  
**Part I: Summary**

**PHA Name**  
**New York City Housing Authority**

**Development Number / Name / HA-Wide**

Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY16 PHA FY: FY16	Work Statement for Year 3 FFY Grant: FY17 PHA FY: FY17	Work Statement for Year 4 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 5*	Revision No:	
						Original	5-Year Plan
GARVEY (GROUP A) (NY005012520P)		422,500	0	0	0	X	
GLENMORE PLAZA (NY005011690P)		0	20,000	260,000	260,000		
GLENWOOD (NY005000440P)		10,300,000	0	0	0		
GOWANUS (NY005000250P)		21,125	422,500	0	0		
GRAVESEND (NY005011720P)		550,000	0	0	0		
GUN HILL (NY005010470P)		16,250	325,000	0	0		
HAMMEL (NY005010750P)		16,250	325,000	0	0		
HARLEM RIVER (NY005010030P)		325,000	0	0	0		
HIGHBRIDGE GARDENS (NY005000780P)		422,500	0	0	0		
HOLMES TOWERS (NY005011390P)		325,000	0	0	0		
HOWARD (NY005000720P)		455,000	0	0	0		
INGERSOLL (NY005000140P)		5,500,000	4,500,000	0	0		
JEFFERSON (NY005010640P)		0	30,000	747,500	747,500		
JUSTICE SOTOMAYOR (NY005010670P)		20,065,000	23,641,638	20,000,000	20,000,000		
KING TOWERS (NY005010300P)		1,000,000	0	0	0		
KINGSBOROUGH EXT (NY005010100P)		500,000	1,300,000	0	0		
LA GUARDIA (NY005010760P)		552,500	0	0	0		
LEAVITT ST. - 34TH AVE (NY005011860P)		260,000	0	0	0		
LEXINGTON (NY005010620P)		65,000	715,000	0	0		

\*Year five of this Five Year Plan submission is based on the last year of NYCHA's current Board Approved FY2015 Five Year Capital Plan. Subsequent Board Approved Capital Plans will provide updated information on planned projects.

**Capital Fund Five - Year Action Plan\***

**Part I: Summary**

**PHA Name**

**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: FY16 PHA FY: FY16	Work Statement for Year 3 FFY Grant: FY17 PHA FY: FY17	Work Statement for Year 4 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 5* FFY Grant: FY19 PHA FY: FY19
LINCOLN (NY005000200P)		30,000	325,000	0	0
LOW HOUSES (NY005011690P)		480,000	0	0	0
MARCY (NY005000210P)		30,000	325,000	0	0
MCKINLEY (NY005000590P)		325,000	0	0	0
MELROSE (NY005010280P)		325,000	0	0	0
MITCHEL (NY005011450P)	13,500,000	15,000,000	12,000,000	12,000,000	12,000,000
MONROE (NY005000880P)	0	52,000	0	0	0
MORRIS I (NY005011020P)	0	26,000	0	0	0
NOSTRAND (NY005010360P)	30,000	357,500	0	0	0
PARKSIDE (NY005010470P)	11,740,000	3,622,000	5,000,000	5,000,000	5,000,000
PATTERSON (NY005000240P)	12,400,000	6,000,000	8,000,000	8,000,000	8,000,000
PELHAM PARKWAY (NY005010390P)	0	400,000	10,800,000	10,800,000	10,800,000
POMONOK (NY005000530P)	0	13,000,000	0	0	0
QUEENSBRIDGE NORTH (NY0050005050P)	8,850,000	12,880,000	325,000	325,000	325,000
QUEENSBRIDGE SOUTH (NY005000050P)	8,850,000	12,880,000	325,000	325,000	325,000
RANGEL (NY005000370P)	357,500	0	0	0	0
RED HOOK EAST (NY005000040P)	30,000	357,500	0	0	0
REDFERN (NY0050005050P)	357,500	0	0	0	0
RIIS I (NY005010180P)	45,000	552,500	0	0	0

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**Capital Fund Five - Year Action Plan\***

**Part I: Summary**

PHA Name		Revision No: <input checked="" type="checkbox"/> Original 5-Year Plan				
New York City Housing Authority		Revision No:				
Development Number / Name / HA-Wide	Work Statement for Year 1 (See Annual Statement)	Work Statement for Year 2 FFY Grant: FY16 PHA FY: FY16	Work Statement for Year 3 FFY Grant: FY17 PHA FY: FY17	Work Statement for Year 4 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 5* FFY Grant: FY19 PHA FY: FY19	
ROBBINS PLAZA (NY005011390P)	0	25,000	292,500	292,500	292,500	
ROOSEVELT I (NY005011350P)	30,000	325,000	0	0	0	
SAINTE NICHOLAS (NY005000380P)	25,000	292,500	0	0	0	
SEWARD PARK EXT (NY005011000P)	0	25,000	292,500	292,500	292,500	
SHEEPSHEAD BAY (NY005010380P)	292,500	0	0	0	0	
SMITH (NY005000270P)	0	75,000	1,040,000	1,040,000	1,040,000	
SOUNDVIEW (NY005000710P)	16,250	325,000	0	0	0	
SOUTH BEACH (NY005010350P)	71,500	0	0	0	0	
SUMNER (NY005010730P)	30,000	325,000	0	0	0	
TAFT (NY005010970P)	0	14,625	292,500	292,500	292,500	
THROGGS NECK (NY005010630P)	0	30,000	325,000	325,000	325,000	
THURGOOD MARSHALL PLAZA (NY005010030P)	3,000,000	0	0	0	0	
TOMPKINS (NY005011310P)	40,000	1,422,500	5,000,000	5,000,000	5,000,000	
VAN DYKE I (NY005000610P)	80,000	1,250,000	8,825,000	8,825,000	8,825,000	
VAN DYKE II (NY005011680P)	80,000	770,000	500,000	500,000	500,000	
WAGNER (NY005010740P)	0	30,000	325,000	325,000	325,000	
WALD (NY005000230P)	0	15,000	195,000	195,000	195,000	
WEBSTER (NY005011410P)	0	35,000	357,500	357,500	357,500	
WHITMAN (NY005005140P)	80,000	920,000	2,000,000	2,000,000	2,000,000	

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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: FY16 PHA FY: FY16	Work Statement for Year 3 FFY Grant: FY17 PHA FY: FY17	Work Statement for Year 4 FFY Grant: FY18 PHA FY: FY18	Work Statement for Year 5* FFY Grant: FY19 PHA FY: FY19
WYCKOFF GARDENS (NY005011630P)		45,000	487,500	0	0
PHA WIDE ITEM		167,793,671	152,151,033	149,549,796	149,549,796
<b>TOTALS</b>		<b>296,237,296</b>	<b>296,237,296</b>	<b>296,237,296</b>	<b>296,237,296</b>

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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 5* FFY Grant: FY19 PHA FY: FY19
	Year 1 (See Annual Statement)	Year 2 FFY Grant: FY16 PHA FY: FY16	Year 3 FFY Grant: FY17 PHA FY: FY17	Year 4 FFY Grant: FY18 PHA FY: FY18	Year 5 FFY Grant: FY19 PHA FY: FY19	
131 SAINT NICHOLAS AVE (NY005010970P) WT_Brickwork_Roofs	0	1,400,000	6,500,000	6,500,000	6,500,000	
ALBANY (NY005010310P) WT_Brickwork	8,000,000	8,000,000	0	0	0	
AMSTERDAM (NY005010220P) WT_Fire Safety	325,000	0	0	0	0	
ASTORIA (NY005000280P) WT_Fire Safety	30,000	617,500	0	0	0	
WT_Roofs	3,500,000	0	0	0	0	
BAISLEY PARK (NY005010910P) WT_Fire Safety	30,000	325,000	0	0	0	
BERRY (NY005000520P) WT_Fire Safety	292,500	0	0	0	0	
BETANCES I (NY005012110P) WT_General Construction	125,000	0	0	0	0	
BETANCES IV (NY005012110P) WT_General Construction	200,000	0	0	0	0	
BREUKELLEN (NY005000560P) WT_Heating	1,560,000	0	0	0	0	
WT_Bathrooms	0	2,500,000	16,400,000	16,400,000	16,400,000	
WT_Fire Safety	0	40,000	422,500	422,500	422,500	
WT_Brickwork	10,000,000	20,000,000	20,000,000	20,000,000	20,000,000	
BROWNSVILLE (NY005000160P) WT_Brickwork_Roofs	0	2,300,000	10,000,000	10,000,000	10,000,000	
BUSHWICK II (GROUPS A&C) (NY005012470P) WT_Fire Safety	1,200,000	0	0	0	0	
BUTLER (NY005001130P) WT_Brickwork_Roofs	0	1,500,000	5,000,000	5,000,000	5,000,000	
CARLETON MANOR (NY005010750P) WT_Fire Safety	585,000	0	0	0	0	
CLINTON (NY005001230P) WT_Fire Safety	0	25,000	282,500	282,500	282,500	
DOUGLASS ADDITION (NY005010820P) WT_Fire Safety	227,500	0	0	0	0	
DYCKMAN (NY005000410P) WT_Major Renovation	0	3,000,000	10,000,000	10,000,000	10,000,000	
EDENWALD (NY005000570P) WT_Fire Safety	390,000	0	0	0	0	
FOREST (NY005000590P) WT_Fire Safety	42,250	845,000	0	0	0	
FOREST HILLS COOP (NY005002000P) WT_Fire Safety	0	110,000	1,170,000	1,170,000	1,170,000	
GARVEY (GROUP A) (NY005012520P) WT_Fire Safety	422,500	0	0	0	0	
GLENMORE PLAZA (NY005011890P) WT_Fire Safety	0	20,000	280,000	280,000	280,000	

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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)	Year 2 FFY Grant: FY16 PHA FY: FY16	Year 3 FFY Grant: FY17 PHA FY: FY17	Year 4 FFY Grant: FY18 PHA FY: FY18	Year 5* FFY Grant: FY19 PHA FY: FY19
GLENWOOD (NY005000440P)	WT_Heating	10,300,000	0	0	0
GOWANUS (NY005000250P)	WT_Fire Safety	21,125	422,500	0	0
GRAVESEND (NY005011720P)	WT_Garbage Disposal	550,000	0	0	0
GUN HILL (NY005010470P)	WT_Fire Safety	16,250	325,000	0	0
HAMMEL (NY005010750P)	WT_Fire Safety	16,250	325,000	0	0
HARLEM RIVER (NY005010030P)	WT_Fire Safety	325,000	0	0	0
HIGHBRIDGE GARDENS (NY005000780P)	WT_Fire Safety	422,500	0	0	0
HOLMES TOWERS (NY005011390P)	WT_Fire Safety	325,000	0	0	0
HOWARD (NY0050000720P)	WT_Fire Safety	455,000	0	0	0
INGERSOLL (NY0050000140P)	WT_Brickwork_Roofs	5,500,000	4,500,000	0	0
JEFFERSON (NY005010640P)	WT_Fire Safety	0	30,000	747,500	747,500
JUJUSTICE SOTOMAYOR (NY005010670P)	WT_Fire Safety	65,000	617,500	0	0
KING TOWERS (NY005010300P)	WT_Major Renovation	20,000,000	23,024,138	20,000,000	20,000,000
KINGSBOROUGH EXT (NY005010100P)	WT_Entrances_Exits	1,000,000	0	0	0
LA GUARDIA (NY005010780P)	WT_Bollers	500,000	1,300,000	0	0
LEAVITT ST - 34TH AVE (NY005011860P)	WT_Fire Safety	552,500	0	0	0
LEXINGTON (NY005010820P)	WT_Fire Safety	260,000	0	0	0
LINCOLN (NY005000200P)	WT_Fire Safety	65,000	715,000	0	0
LOW HOUSES (NY005011690P)	WT_Fire Safety	30,000	325,000	0	0
MARCY (NY0050000210P)	WT_Garbage Disposal	480,000	0	0	0
MCKINLEY (NY005000590P)	WT_Fire Safety	30,000	325,000	0	0
MELROSE (NY005010280P)	WT_Fire Safety	325,000	0	0	0
MITCHEL (NY005011450P)	WT_Fire Safety	325,000	0	0	0
MONROE (NY005000880P)	WT_Major Renovation	13,500,000	15,000,000	12,000,000	12,000,000
	WT_Fire Safety	0	52,000	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				Activities for Year 5* FFY Grant: FY19 PHA FY: FY19
	Year 1 (See Annual Statement)	Year 2 FFY Grant: FY16 PHA FY: FY16	Year 3 FFY Grant: FY17 PHA FY: FY17	Year 4 FFY Grant: FY18 PHA FY: FY18	
MORRIS I (NY005011020P)	WT_Fire Safety	0	26,000	0	0
NOSTRAND (NY005010360P)	WT_Fire Safety	30,000	357,500	0	0
PARKSIDE (NY005010470P)	WT_Fire Safety	325,000	0	0	0
	WT_Garbage Disposal	60,000	622,000	0	0
	WT_Brickwork	11,355,000	3,000,000	5,000,000	5,000,000
	WT_Heating	11,000,000	0	0	0
	WT_Brickwork_Roofs	1,400,000	6,000,000	8,000,000	8,000,000
PELHAM PARKWAY (NY005010390P)	WT_Heating	0	400,000	10,800,000	10,800,000
POMONOK (NY005000530P)	WT_Heating	0	13,000,000	0	0
QUEENSBIDGE NORTH (NY005005050P)	WT_Fire Safety	0	30,000	325,000	325,000
	WT_Brickwork_Roofs	8,850,000	12,850,000	0	0
QUEENSBIDGE SOUTH (NY005000050P)	WT_Fire Safety	0	30,000	325,000	325,000
	WT_Brickwork_Roofs	8,850,000	12,850,000	0	0
RANGEL (NY005000370P)	WT_Fire Safety	357,500	0	0	0
RED HOOK EAST (NY005000040P)	WT_Fire Safety	30,000	357,500	0	0
REDFERN (NY005000550P)	WT_Fire Safety	357,500	0	0	0
RIIS I (NY005010180P)	WT_Fire Safety	45,000	552,500	0	0
ROBBINS PLAZA (NY005011390P)	WT_Fire Safety	0	25,000	292,500	292,500
ROOSEVELT I (NY005011350P)	WT_Fire Safety	30,000	325,000	0	0
SAINT NICHOLAS (NY005000380P)	WT_Fire Safety	25,000	292,500	0	0
SEWARD PARK EXT (NY005011000P)	WT_Fire Safety	0	25,000	292,500	292,500
SHEEPSHEAD BAY (NY005010360P)	WT_Fire Safety	292,500	0	0	0
SMITH (NY005000270P)	WT_Fire Safety	0	75,000	1,040,000	1,040,000
SOUNDVIEW (NY005000710P)	WT_Fire Safety	16,250	325,000	0	0
SOUTH BEACH (NY005010350P)	WT_Fire Safety	71,500	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		Activities for Year 5*	
		FFY Grant: FY16 PHA FY: FY16	FFY Grant: FY17 PHA FY: FY17	FFY Grant: FY18 PHA FY: FY18	FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY18 PHA FY: FY18	FFY Grant: FY19 PHA FY: FY19	FFY Grant: FY18 PHA FY: FY18	FFY Grant: FY19 PHA FY: FY19
SUMNER (NY005010730P)	WT_Fire Safety	30,000	325,000	0	0	0	0	0	0
TAFT (NY005010970P)	WT_Fire Safety	0	14,625	282,500	282,500	282,500	282,500	282,500	282,500
THROGGS NECK (NY005010630P)	WT_Fire Safety	0	30,000	325,000	325,000	325,000	325,000	325,000	325,000
THURGOOD MARSHALL PLAZA (NY005010030P)	WT_Roofs	3,000,000	0	0	0	0	0	0	0
TOMPKINS (NY005011310P)	WT_Fire Safety	40,000	422,500	0	0	0	0	0	0
	WT_Brickwork_Roofs	0	1,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
VAN DYKE I (NY005000610P)	WT_Heating	80,000	1,220,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000	8,500,000
VAN DYKE II (NY005011690P)	WT_Fire Safety	0	30,000	325,000	325,000	325,000	325,000	325,000	325,000
	WT_Plumbing	80,000	770,000	500,000	500,000	500,000	500,000	500,000	500,000
WAGNER (NY005010740P)	WT_Fire Safety	0	30,000	325,000	325,000	325,000	325,000	325,000	325,000
WALD (NY005000230P)	WT_Fire Safety	0	15,000	195,000	195,000	195,000	195,000	195,000	195,000
WEBSTER (NY005011410P)	WT_Fire Safety	0	35,000	357,500	357,500	357,500	357,500	357,500	357,500
WHITMAN (NY005005140P)	WT_Heating	0	0	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
	WT_Brickwork_Roofs	80,000	920,000	0	0	0	0	0	0
WYCKOFF GARDENS (NY005011630P)	WT_Fire Safety	45,000	487,500	0	0	0	0	0	0
PHA WIDE ITEM	WT_A and E	13,655,554	0	0	0	0	0	0	0
	WT_Consulting Costs	500,000	0	0	0	0	0	0	0
	WT_Heating	2,613,000	6,183,000	1,513,000	1,513,000	1,513,000	1,513,000	1,513,000	1,513,000
	WT_IT Hardware and Software	7,392,000	5,961,000	5,961,000	5,961,000	5,961,000	5,961,000	5,961,000	5,961,000
	WT_Environmental	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000	7,335,000
	WT_Fire Safety	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
	WT_Miscellaneous	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
	WT_Ranges	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
	WT_Refrigerators	3,175,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
	WT_Contingency	340,668	350,720	350,720	350,720	350,720	350,720	350,720	350,720

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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: FY16 PHA FY: FY16	FFY Grant: FY17 PHA FY: FY17	FFY Grant: FY18 PHA FY: FY18	FFY Grant: FY19 PHA FY: FY19
WT_Debt Service		60,500,000	60,500,000	60,500,000	60,500,000
WT_Management Fees		10,000,000	10,000,000	10,000,000	10,000,000
WT_Reimb To Operate		17,568,700	17,568,700	17,568,700	17,568,700
WT_Front Line Costs		11,000,000	11,000,000	11,000,000	11,000,000
WT_Intercoms_Security		4,443,559	4,443,559	4,443,559	4,443,559
WT_Brickwork		11,805,190	8,744,054	8,412,817	8,412,817
WT_General Construction		12,530,000	11,630,000	14,030,000	14,030,000
WT_Grounds		600,000	600,000	600,000	600,000
<b>TOTAL</b>		<b>296,237,296</b>	<b>296,237,296</b>	<b>296,237,296</b>	<b>296,237,296</b>

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

- What is meant by the centralization of rent collection?

**NYCHA Response** - Starting during the summer of 2015, NYCHA will pilot the use of bilingual and TTY robocalls and automated payment reminder letters to prompt residents at certain developments who have not yet paid their rent within the first two weeks of the month. These methods will be tested for effectiveness and, if they are generating positive results at the target developments, will be rolled out across the rest of the NYCHA developments. At a minimum, conversion to this automated approach is expected to free up staff time that can be devoted to improving other core functions directly impacting rent revenue, such as annual income reviews.

- Residents requested the ability to pay rent twice a month. This will help working residents that are paid twice a month as well as residents with Social Security income. Residents also noted that NYCHA already accepts rent payments from HRA on a bi-monthly basis and it is not fair that there is a double standard.

**NYCHA Response:** Currently, NYCHA and New York City employees may pay their rent twice a month; rent is taken from their paychecks. Those residents who are NYCHA or New York City employees and who are interested in this program should visit the Management Office to complete NYCHA form 040.646 Rent: NYCHA Rent/Payroll Deduction authorization. A resident must have a zero balance or a payment plan in place for retro-charges or the system will deduct half of what is owed every two weeks. Other residents who have direct deposit of income (wages, pension, or Social Security) into a bank account, and who register for automatic rent payment, may also arrange for payment of their rent twice a month. Residents can sign up by visiting [www.nyc.gov/nycha](http://www.nyc.gov/nycha) and selecting “Residents,” “Pay Rent,” and “Online Rent Payment.” Residents who wish to pay their rent every two weeks should make an appointment with either the housing assistant or assistant manager to discuss NYCHA’s rent payment options (mail, on-line, telephone, authorized banks or credit unions, payroll deductions, HRA payments, etc).

- There is some confusion as to when the rent payment is considered late. When exactly is the rent due?

**NYCHA Response** - As per NYCHA’s Resident Lease Agreement, rent is due on the 1<sup>st</sup> day of each month, or some other date if agreed to by NYCHA in a written document, such as a court stipulation. Historically and as a courtesy due to the large number of tenants paying rent at the same time, residents were given till the 5<sup>th</sup> business day to pay when they were paying rent at the bookkeeping window in the Management Office. This practice is still in place even though we no longer collect rent in the development office. As described above, residents have a number of options for paying rent, some of which involve automatic deductions for rent twice a month. Please visit NYCHA’s website at <http://www1.nyc.gov/site/nycha/residents/pay-rent.page> for more details, or visit your management office to discuss and arrange for rent payment options that may work for you.

- Can NYCHA consider giving an incentive to residents that pay their rent on time?

**NYCHA Response-** NYCHA does not give rent payment incentives but is willing to listen to practical suggestions on possibilities for residents who pay rent on time.

- Residents noted that they can't view the past history of their electronic payments online.

***NYCHA Response-** Only those residents enrolled in e-bills can view their payment history and their rent bills online.*

- Residents noted they don't get the same information online as they used to receive in the paper rent statement. Online rent collection systems should provide a full statement, not just a notification.

***NYCHA Response-** Residents enrolled in e-bills can view their full statements, which are the same as the mailed paper statements. Notifications are sent to them to let them know that the bills are available on line. They also get notifications when payments are made, or if they make changes to their enrollment profile.*

- Residents also noted that they frequently receive calls from Housing Assistants to pay the rent even though they have already paid online. NYCHA staff and residents need to have real-time access to the rent payments.

***NYCHA Response-** Housing Assistants should check the resident's account prior to calling the since payments are posted conditionally to the resident's accounts on the same day (by 8:00 PM) if the payments are made prior to 3:00 PM EST. Payments are posted the next day if the payments are made after 3:00 PM EST. The online payment system is in real-time, but the vendor needs time to prepare and submit the payment files to NYCHA.*

- How long does it take for rent payments to be cleared when paying online or on the phone?

***NYCHA Response -** The payments are posted conditionally to the resident's account on the same day if they are made prior to 3:00 PM EST. It will take 3-5 business days for the funds to clear their bank accounts.*

- Some residents complained about a private management company (Kraus), noting that they seem to operate under different rent collection rules from NYCHA's. Residents at 154 West 84<sup>th</sup> Street (Dome site) in Manhattan stated that it is a half-hour process to call the Kraus management office to pay their rent over the phone with a staff person. They also noted it can be difficult to actually reach staff in the Kraus management office during the day and they are only available until 4 pm. As a result they are noted as rent delinquent despite the fact that they can't reach staff in the office.

***NYCHA Response –** Phone payments of rent to Kraus Management routinely take 4 to 7 minutes. At peak times, however, when other callers may be ahead of a resident calling in, it may take longer. Kraus is working on ways to streamline the process and will be assigning additional personnel to take rent payment calls. Currently, payment calls cannot be processed after 4 PM because of bank policies. Kraus's field offices are open from 8:30 AM to 4:30 PM. Management personnel are available at their main office from 9 AM to 5 PM. Staff is available 24 hours a day, seven days a week in the Communications Department and can be reached at (718) 545-4357 to take care of emergencies. Management, maintenance and security personnel are on call at all times and a dispatcher can reach them to handle any sort of emergency.*

- Does the Kraus private management company accept electronic rent payments?

**NYCHA Response** - Yes, Kraus accepts electronic payments by phone and online. Phone payment options are by check or by debit card. The telephone number is (718) 274-5000 ext. 221. Residents must have their check or debit card available at the time of their call. A convenience fee of \$1.60 will be charged for debit card phone payments.

Online payments options are by electronic check or debit card. Residents must have their check or debit card available when logging in. The company website is [www.krausinc.com](http://www.krausinc.com). On the left side beneath the company logo, click on "Management". Again on the left side beneath the logo (shaded in blue) click "Rent/Maintenance Payments". A list of developments will appear. Click on your development.

- Can residents in a development managed by Kraus pay twice a month instead of at the first?

**NYCHA Response** – Yes, NYCHA residents in developments managed by Kraus Management can pay their rent in two or more installments. However, at present, the online rent payment system is configured to accept payment in full only. Residents can use one of the other payment options to make partial or installment payments of rent. The online payment system is being modified to accept partial payments and Kraus anticipates that residents will be able to make partial payments online beginning with the payment of April 2015 rent.

- Where can residents in the NYCHA developments managed by Kraus Management get assistance with grievances?

**NYCHA Response** – The grievance process starts with the property manager at a Kraus-managed development. The Kraus resident manager will address any issues residents have regarding their tenancies. Grievances about a resident manager should be directed to the Kraus Management office by calling (718) 274-5000 ext. 126 or by sending an email to [mgt@kruasinc.com](mailto:mgt@kruasinc.com).

- When will the rent increases be phased in and how long will residents have to prepare for them? NYCHA should immediately identify all impacted families and alert them as soon as possible about the pending rate adjustment.

**NYCHA Response** – The flat rent increases described in this Amendment will start with the June 1, 2015 annual income reviews, with any change in rent actually becoming effective on November 1, 2015. NYCHA will prepare a mailing to the impacted households informing them of the projected rent increases. Information on the flat rent increases is available online at <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.

- Is there a plan to assist elderly residents who cannot bear a rent increase? What happens to residents who cannot pay the flat rent?

**NYCHA Response** – Overall for NYCHA, only about 20 percent of the households are impacted by the rent increase and in the senior developments, only about 7 percent of the households will be impacted. The Brooke Amendment is still in effect, so while some households will receive a rent increase, no one will pay more than 30 percent of their income for rent. Residents who have difficulty in paying their rent should make an appointment with either the housing assistant or assistant manager to discuss NYCHA's rent payment options.



- Do residents pay 30 percent of their net or gross income toward rent? Some RAB members claim there are residents already paying well above 30 percent toward rent.

***NYCHA Response** – Residents pay 30 percent of their adjusted gross income for rent or the flat rent, whichever is less.*

- Contractors need to improve communication with residents and should give them advance notice when scheduling capital work. Management needs to inform resident leaders so they can report back to residents.

***NYCHA Response:** NYCHA’s Capital Projects staff strive to provide the highest level of customer service to residents during a construction job. NYCHA Construction Project Managers, not contractors, are responsible for ensuring regular, open lines of communications among residents, contractors, and other key stakeholders. Kick-off meetings involving residents, contractors, and NYCHA staff are typically scheduled 3-6 weeks prior to the start of any construction job, with subsequent bi-weekly progress meetings once construction starts.*

- Senior buildings need better door access systems; locks and handles are frequently broken and residents were told to ask City Council for funding.

***NYCHA’s Response** - NYCHA is committed to ensuring the safety of our residents. The State and City Legislative Affairs Department at NYCHA routinely meets with local elected officials to discuss capital funding for developments. NYCHA will continue to work with the Mayor and City Council to promote safety at all our developments.*

- What is the schedule for roof repairs at Thurgood Marshall Houses?

***NYCHA’s Response:** NYCHA has a \$5 million construction project planned for Thurgood Marshall that includes roof and window replacement. The project is currently being designed and will then go to procurement by the end of October 2015. Construction is expected to start in April 2016.*

- Coney Island Houses needs upgrades and renovations under the new Sandy relief funding. Of the money allotted to this development from the \$3 billion from HUD, how much will go to consultant fees? Will any recreational facilities be removed during renovations?

***NYCHA’s Response:** The bulk of the Superstorm Sandy funding is coming from the Federal Emergency Management Agency (FEMA), not HUD. FEMA funding is negotiated and allocated for construction, and then approximately 4 percent is added for administration of the program. The administrative/consultant cost does not reduce construction allocations. The scope of work at Coney Island Houses includes new elevated boiler rooms; new, protected electrical switch gear; layered access and CCTV; mailbox replacement; roof replacement; backup power generation; new exterior site lighting; and other items. In addition, the playgrounds will be completely replaced as part of the scope of work. No recreational spaces will be lost, but the outside seating and flagpole will be relocated.*

## Attachment D – Comments from the Public on the Significant Amendment

- Where will the increased revenue from the flat rent increases go? Can residents expect to see better service from NYCHA since they are being forced to pay more? There should be full transparency showing where this money is going.

***NYCHA's Response:** Rent revenues collected go into NYCHA's general operating funds to run the developments, including paying for utilities, personnel, supplies and equipment. In 2015, the operating deficit is projected at an estimated \$98 million due to the rent revenues and federal operating subsidies not covering NYCHA's expenses. Additional information on NYCHA's finances can be found by visiting this link, <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.*

- NYCHA staff is not familiar enough with the Significant Amendment to adequately explain to residents its impact on them. Staff needs better training as many of residents are confused by the Amendment's effects on their rent and whether or not it will impact them.

***NYCHA's Response:** NYCHA will work to provide more training to staff on the flat rent increases.*

- NYCHA must have ample outreach about flat rent increases and help residents apply for rent hardship subsidies. How will NYCHA guide families through the flat rent increases?

***NYCHA's Response:** NYCHA held six town hall meetings in June of 2014 and a public hearing on July 24, 2014 about the flat rent increases. Five additional town meetings were held in March of 2015 and another public hearing was held on April 20, 2015. NYCHA staff met with the Resident Advisory Board (RAB) on the flat rent increases in 2014 and 2015. To date, NYCHA staff has also attended 46 Tenant Association and District meetings to explain the flat rent increases to residents at their developments. NYCHA residents with questions about the flat rent increases may contact their housing assistant about their questions. Information about the increases and flat rent schedules are available on NYCHA's web site, <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.*

- The flat rent increase will increase the rental obligation low income households (incomes less than 60 percent of Area Median Income) an average of \$89 per month for 2015. With uncertain economic times, it is irresponsible for the federal government to raise flat rents on fragile households where the average household income is \$37,000. The flat rent increases are unfair additional financial burdens for NYCHA families already struggling to survive. Residents will have to choose between making rent and paying for other essential needs.

***NYCHA's Response:** The flat rent increases are mandatory under federal law. NYCHA realizes that these increases in flat rent are substantial, and in 2014 requested that HUD allow NYCHA to phase in these increases over five years to minimize the impact on our public housing families. This request was not approved. HUD requires that NYCHA start phasing in the flat rent increases with the June 2015 annual income reviews, with any rent changes becoming effective November 1, 2015.*

- The federal government must reassess the area median income (AMI) formula and its impact on low income households. Fair market rents (FMR) are calculated by the area median income in the respective

metropolitan area. New York City's AMI is determined by HUD on an annual basis. An equitable calculation would reduce barriers to housing affordability in our communities.

**NYCHA's Response:** HUD determines New York City's AMI on an annual basis. To calculate the AMI, HUD uses the Bureau of the Census's American Community Survey (ACS) data for the region to produce a median income adjusted by family size. This AMI is then used as a barometer for a variety of government programs aimed at producing affordable housing for low, middle, and moderate income families in that specific region. Although NYCHA does not have a hand in determining the AMI for New York City, the HUD-established AMIs help provide an assessment of the housing needs for the many communities that make up our City. We understand that some people have raised concern with the current AMI calculation for New York City and have proposed a ZIP code-based model. We are concerned that a shift to ZIP code-based AMIs could have negative consequences for NYCHA tenants. For example, under such an AMI approach, rents set at 60 percent of AMI in a higher-income ZIP code might be unaffordable to a person in a lower-income neighborhood who earns 60 percent of AMI, thus limiting his or her mobility and eligibility for affordable housing elsewhere in the City. We fear this would cause more confusion for residents and would produce conflict with current fair housing policy.

- Chronic underfunding of operating subsidies and incremental disinvestment in public housing are at the root of NYCHA's financial issues. While reducing operating subsidies will have an impact on the federal budget deficit, it is unfair to place additional financial burden on the backs of so many low-income households who encounter the most dire socio-economic challenges. We must compel Congress to increase the amount of financial capital retained by the Authority.

**NYCHA's Response:** NYCHA agrees with this comment and looks forward to working with New York's Congressional delegation, the New York State legislature, and the City Council on ways to convince Congress to increase the amount of financial capital retained by the Authority.

- The operating subsidy covers the difference between a PHA's operating expense and its income. The formula does not consider the high operating costs for the nation's largest public housing authority in a city with high inflation and stagnant income growth. NYCHA has had a cumulative operating funding loss of nearly \$1.1 billion as a result of proration, and if it were awarded 100 percent of total eligibility there would be no operating deficit in 2015. Congress should reassess the practice of prorating the operating subsidy allocation when the national eligibility exceeds the congressional appropriation.

**NYCHA's Response:** NYCHA agrees with this comment and will work with all levels of government to request that Congress reassess the practice of prorating the operating subsidy allocation.

- Can the approximately \$3 billion in federal funding being designated for repairs and resiliency measures at public housing developments that sustained severe damage during Hurricane Sandy be utilized for mold/moisture abatement?

**NYCHA's Response:** The FEMA funding is designated to address damage directly caused by Superstorm Sandy. Apartments on the first floor that were flooded during the storm are eligible for repairs, including mold and moisture behind the walls and the electrical components. Additionally, the FEMA-approved scope of work at many damaged buildings includes roof replacement. Leaking roofs are the root cause of many mold conditions. In the meantime, NYCHA continues to address mold complaints as a priority.

- What is the long-term capital plan for Morrisania Air Rights? Residents are concerned about the structural integrity of the buildings. There are leaks, elevator malfunctions, and ever-present scaffolding with no sign of work in progress.

***NYCHA's Response:** Façade repair work is scheduled to begin in June 2015 at three buildings at the Morrisania Air Rights development. Construction is expected to be completed by December 2015.*

- The Claremont Consolidated development is largely ignored by NYCHA in its long-term capital plans. What does NYCHA have planned to improve living conditions there?

***NYCHA's Response:** Major capital work at Claremont Consolidated is not currently in the five-year plan. Jobs are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated level of available funding. Although NYCHA does not plan major capital work at Claremont in the next five years, NYCHA will continue to address residents' repair requests and will continue to perform routine maintenance as needed.*

- Capital projects at Gowanus Houses seem to be progressing slowly. What is its schedule for capital improvements?

***NYCHA's Response:** Gowanus Houses is included in the \$3 billion FEMA Program. It is anticipated that the FEMA allocation for Gowanus will be approximately \$100 million for extensive repairs and mitigation of the effects of Superstorm Sandy. NYCHA and FEMA are finalizing the funding, and we anticipate that construction will begin in late 2015. An additional City Council capital allocation of \$675,000 is on hold pending coordination with the Sandy-related repair work. Additionally, NYCHA is nearing the completion of roof replacements at 15 buildings at Gowanus, totaling \$5.7 million.*

- Douglass Houses needs capital dollars for repairs and maintenance after a winter of frequent heat and hot water outages. Repairs are poorly done, doors are broken and left ajar, and NYCHA hasn't kept its commitment to maintaining its aged housing stock. What is the capital plan for roof repairs at Douglass Houses?

***NYCHA's Response:** Major capital work at Douglass Houses is not currently in the five-year plan. Jobs are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated level of available funding. Although NYCHA does not plan major capital work at Claremont in the next five years, NYCHA will continue to address residents' repair requests and will continue to perform routine maintenance as needed.*

- Grant Houses residents have questions about capital projects in their development. Locks aren't secure on doors, grounds are poorly kept, stoves are inoperable, and bathrooms and walls need attention. NYCHA should prioritize this development in future capital funding allocations.

***NYCHA's Response:** NYCHA's current five year plan includes \$345,000 for the replacement of 17 interior compactors at Grant Houses. Construction is expected to start in November 2015. NYCHA will continue to address residents' repair requests and will continue to perform routine maintenance as needed.*

- Why was Soundview Houses was taken out of the NYCHA 5 Year Capital Plan? This development needs better handicap accessibility and more security cameras.

**NYCHA's Response:** *NYCHA is finalizing an assessment and report of our entire portfolio that examines our compliance in providing reasonable accommodations for persons with disabilities. NYCHA will then estimate costs and create a plan to implement recommendations for improvement.*

- The mesh nets surrounding the scaffolding at many developments block the view of CCTV cameras and should be removed to improve security.

**NYCHA's Response:** *NYCHA's Capital Projects Division (CPD) works closely with the Technical Services and Property Management Departments during all Local Law 11 work involving the installation of protective sidewalk sheds. Before the contractor mobilizes at the development, CPD holds a pre-construction meeting to review the scope of work, schedule, shed location, and whether or not the work will requiring adjusting camera placement.*

*The mesh on the sidewalk sheds is installed as per the code requirements of the New York City Department of Buildings. A chain link fence is also installed along with the mesh to protect the debris from bouncing inside the sidewalk. If the work is taking place at a high rise building (above 14 stories), a plywood fence/panel in addition to the mesh must be installed per the New York City Site Safety Plan code. This is required for the safety of pedestrians during ongoing construction work. As soon as construction is complete, the mesh/fencing is removed.*

- How much capital funding is reserved for 131 St. Nicholas Avenue in Manhattan?

**NYCHA's Response:** *Major capital work at 131 St. Nicholas Avenue is not currently in the five-year plan. Jobs are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated level of available funding. Although NYCHA does not plan major capital work at Claremont in the next five years, NYCHA will continue to address residents' repair requests and will continue to perform routine maintenance as needed.*

- Residents of Staten Island feel their developments are being short-changed in NYCHA's 5-Year Plan and call for more attention as long-term plans are developed. This sentiment of Staten Island being the "forgotten borough" was echoed by many members of the public.

**NYCHA's Response:** *NYCHA has allocated approximately \$20 million in capital projects for Staten Island, including exterior rehabilitation, heating plants, fire alarms, and exterior lighting. These projects are currently in the planning and design phase. We also have \$57 million in brick repair and roof replacement projects under construction at six developments in Staten Island. There has been approximately \$36 million worth of capital improvements completed in Staten Island developments over the last five years.*

- What is being done with the \$300 million allocated for capital projects at Rangel Houses?

**NYCHA's Response:** *Rangel Houses is part of the Sandy Repair & Resiliency program and is expected to receive an allocation of \$50 million in FEMA funding for work on damaged buildings. The project scope of work includes: standby power generators; site restoration; roof replacement; new raised electrical annex; CCTV and layered access; and exterior site lighting. Additionally, this development is part NYCHA's Bond*

*B program and is projected to have over \$4 million in exterior brick repairs and roof replacements complete by the end of July 2015. Further, there is active construction totaling \$6.7 million for elevator work to be completed in August 2015. A project totaling \$375,000 is also planned for fire alarm improvements for the daycare center. Construction is expected to start in early 2016.*