

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Amendment to Annual Plan for Fiscal Year 2006



**NEW YORK CITY
HOUSING
AUTHORITY**

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Date: June 29, 2006

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

Executive Summary

NYCHA's Proposed Amendment to Agency Plan for FY 2006

Federal law allows public housing authorities to modify or amend its annual plan. Significant amendments of the Plan are subject to the same requirements as the original plan.

NYCHA began the planning process with the announcement of its preliminary spending plan in December 2005. Between January and March, NYCHA met with the Resident Advisory Board (RAB) to discuss the Authority's deficit. Since the draft Amended Plan was released in April, NYCHA has met with the RAB five (5) times. In addition, NYCHA staff has met over 200 times with resident groups, elected officials and concerned citizens to discuss Plan issues. NYCHA provided a 45-day public review period, held five (5) town hall meetings and a public hearing to receive comments from residents and the public on the draft Amended Plan. In addition, written comments on the draft amended Plan were provided through the post office box that NYCHA maintained during the statutory review period.

Following the public hearing, the Authority will again meet with the RAB to obtain their final comments. The Authority will revise the draft Plan based upon comments received from the RAB and the public. The amendments to the plan will be submitted to HUD for review. HUD has 75 days in which to consider the Plan Amendments. The amended plan will be in effect during the remainder of Calendar Year 2006.

The modifications to NYCHA's FY 2006 annual plan includes critical components of the Authority's overall Plan to Preserve Public Housing which includes: a financial plan that achieves long-term financial stability for NYCHA; expanding the stock of affordable housing; and improving the quality of core services to residents while maximizing efficiencies.

NYCHA's Financial Plan and Budget

NYCHA's Board has approved a spending plan for 2006 and a financial plan for 2006 - 2009. This plan is currently available on NYCHA's web page, which is located at www.nyc.gov/nycha. Although the plan reflects persistent underfunding and increased costs, it includes an unprecedented \$100 million commitment from the City of New York and preserves core services to residents and continues major capital investments in NYCHA's portfolio. The plan maintains NYCHA's commitment to the long-term viability of affordable public housing for current and future NYCHA residents.

NYCHA was recently awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for its comprehensive annual financial reporting.

NYCHA is committed to increasingly aggressive efforts to advocate for funding flexibility and critical dollars to support housing for low- and moderate-income New Yorkers. In this time of limited Federal resources, NYCHA needs funding flexibility between its capital, operating and Section 8 programs. It is essential that NYCHA have the ability and the flexibility to utilize every cent that is allocated to it, rather than having savings returned or recaptured by HUD. Another route to achieve this goal is federal Moving-To-Work (MTW) designation. If NYCHA is admitted to MTW, it will not request any change in the format used to calculate rent, nor will it impose time limits or seek any modification to the law's present income targeting requirements.

Limited Rent Reform Initiative

Rent is a critical source of revenue for the day-to-day operations of NYCHA's 344 public housing developments. It is the only source of revenue over which NYCHA has direct control. NYCHA has not adjusted its rents since 1989.

NYCHA seeks to increase rent for only the segment of NYCHA households (27%) who pay flat rents. These households will be divided into three levels, and rent increases will be 10%, 20% and 40% respectively, over a two-year period. In no case will any rent exceed 30% of income. The vast majority of NYCHA households (73%), whose incomes average \$11,587 and who already pay 30% of the family income towards rent, will not be affected by this increase.

To review more detailed information concerning the Limited Rent Reform Initiative, visit NYCHA's website at www.nyc.gov/nycha.

Federal Policy Issues

NYCHA continues to maintain and improve the quality of services provided to residents while managing in a constrained fiscal environment. NYCHA's federal operating subsidy has not been fully funded since FY 2002. The cumulative funding shortfall since FY 2001 is \$258.6 million and has necessitated limitations on hiring and reductions in critical expenditures. Additionally, the national Public Housing Capital Fund allocation continues to decline, decreasing 13 percent from 2001-2006.

In 1998, Congress mandated that HUD work with the public housing industry to create a new formula for allocating operating subsidies. The final rule on the new formula was issued in September 2005 and HUD guidance was issued in March 2006. The new formula includes a requirement that by October 1, 2006, NYCHA use property-based budgeting, accounting and management (also called "asset management") or be subject to a significant reduction in subsidy during FY 2007. If NYCHA is deemed out of compliance, the loss of subsidy will escalate to \$60 million over the next five years. NYCHA is on track to meet the compliance deadline.

In order to achieve financial stability, NYCHA will petition HUD to provide relief from other unfunded mandates such as Community Service, streamline federal rules and regulations, provide relief from non-essential administrative costs and authorize NYCHA to combine all federal funding streams (public housing and Section 8) for maximum financial flexibility.

Section 8

After having to implement a freeze on the issuance of new Section 8 vouchers in December 2004 due to insufficient subsidy levels and Congressional changes to the funding formula, NYCHA will be able to re-institute new rentals in Spring 2006. As a result of the efforts of Mayor Bloomberg and a nationwide outcry by affordable housing advocates, Congress has increased funding for the voucher renewal program in the past two appropriations, rising from \$13.462 billion in FY 2005 to \$14.089 billion in FY 2006. The President's budget proposes a 2.7% increase in FY 2007 that would raise assistance to \$14.436 billion. In addition, NYCHA received a transfer of 3,400 units from HPD and an award of 7,649 units for Mitchell Lama opt-outs from HUD, allowing the program to grow in size.

Vouchers for new applicant rentals will be made available to new waiting list priorities including victims of domestic violence, intimidated witnesses, referrals from both the Administration for Children Services (ACS) and Department for Homeless Services (DHS), set asides for project-based and Mitchell Lama conversions, families on NYCHA's non-emergency waiting list, as well as residents and applicants for a portion of the unsubsidized non-federal public housing sites.

Unsubsidized Non-Federal Apartments

NYCHA manages over 20,000 units that were built and initially financially supported by the City and State. These developments no longer receive operating subsidies from either source. Maintenance of these valuable units as affordable housing has contributed to the increasing drain on NYCHA's federal resources. In 2005, for example, NYCHA was forced to use over \$82 million in reserves to offset the operating deficits at these locations. We can no longer afford to maintain these non-federal units without a sustainable funding source to fill the gap between the rents collected and the costs of operating the buildings.

As a result, NYCHA will leverage a portion of its federal Section 8 funding stream to subsidize the operations of 8,400 City and State apartments. The first steps toward accomplishing this transition will be to use Section 8 for units in City and State developments as they become vacant, and to offer Section 8 vouchers to current City and State development residents on a voluntary basis. A vast majority (71%) of households will see no change in their rent if they select Section 8. NYCHA will continue to own and manage these units and maintain them as affordable housing for low-income New Yorkers. Implementation of this proposal requires HUD approval.

Increasing New York City's Stock of Affordable Housing

In February, Mayor Bloomberg expanded the New Housing Marketplace Plan which has grown from a \$3.4 billion plan to build and preserve 68,000 units by 2008, to a \$7.5 billion plan to build and preserve 165,000 units by 2013. This is the largest municipal affordable housing plan in the nation's history and will provide affordable homes for 500,000 New Yorkers. NYCHA is a critical partner in this plan and, through joint initiatives with the Department of Housing Preservation and Development (HPD) and the Housing Development Corporation (HDC), currently has 1,300 units in the pipeline for redevelopment citywide including University Macombs, Brook/Willis, Markham Gardens, Prospect Plaza, Metro-North, Harborview, Chelsea Elliot, Fulton, Stapleton, and Fabria Houses. NYCHA will also use underutilized space for development at Linden and Boulevard Houses in collaboration with the aforementioned agencies.

Victims of Domestic Violence

NYCHA continues with its efforts to be responsive to the needs of victims of domestic violence (VDV) applying for or residing in public housing while balancing the need to manage availability of a scarce housing resource. Based on residents' and advocates' comments and concerns, acceptable documentation to establish VDV priority for housing is expanded to include hospital/medical documentation or a letter from a NYPD Detective, and, for transfers, a Parole Officer letter if the perpetrator is incarcerated. For applicants, a Court Dispute Resolution Center (CDRC) letter will now be accepted.

Also, timeframes for valid documents will be extended for both applicants and transfers. For applicants, the second police report (or an alternative document) can be up to 24 months prior to the eligibility interview, instead of 12 months. For transfers, the validity of this form of documentation will be extended from 6 months to 12 months. Under the new policy, an Order of Protection serving as a secondary document for applicants can be expired as long as it's not older than 24 months prior to filing an application for priority upgrade instead of being valid at the time of the eligibility interview. For transfers, an Order of Protection serving as a secondary document, can be expired as long as it's not older than 12 months prior to transfer request.

The 2005 Violence Against Women Act has housing implications that may impact NYCHA and require additional modifications. NYCHA must await HUD issuance of effectuating regulations before taking further action.

TSAP Modification

NYCHA is amending its Tenant Selection and Assignment Plan (TSAP) to expedite transfers and alleviate overcrowded living conditions for residents by changing the current structure, where one-third of available rentals are offered to residents awaiting transfers, to a rotation where 50% of available rentals will be offered to existing residents. Additionally, applicants' eligibility will be simplified under the priority given to referrals from the Department of Homeless Services (DHS), HIV/AIDS Services Administration, Administration for Children Services and HPD. NYCHA's admission criteria for public housing and Section 8 will no longer differentiate between City-referred and non-City referred homeless. TSAP will also be modified for the new Section 8 rentals to give top priority to referrals from DHS and residents from City and State developments.

NOTICE

**Proposed Amendment to the New York City Housing Authority Agency Annual Plan for FY 2006
and Draft Agency Annual Plan for FY 2007**

As required by Section 5A of the Housing Act of 1937 as amended, the New York City Housing Authority has proposed to amend its *Agency Annual Plan for FY 2006* and developed a *Draft Agency Annual Plan for FY 2007*.

Availability of Plan for Public Inspection

The public is advised that the proposed amendment to the *Agency Annual Plan for FY 2006* and the *Draft Agency Annual Plan for FY 2007* will be available for public inspection at NYCCHA's principal office, located at 250 Broadway, 12th Floor, Reception Area, New York, NY, starting on April 21, 2006 through June 4, 2006, between the hours of 9:30 a.m. and 4:30 p.m.

The plans will *also* be available on NYCCHA's webpage, which can be located at <http://www.nyc.gov/nyccha>; at the Management Office of each NYCCHA public housing development during regular business hours; and at all NYCHA-operated Community Centers during the hours of 2:00 to 10:00 p.m.

Public Comment

The public is invited to attend any of the five scheduled Town Hall meetings to raise questions regarding the proposed amendment to the *Agency Annual Plan for FY 2006* and *Draft Agency Annual Plan for FY 2007*. These meetings will be held from 6:30 p.m. to 8:00 p.m. on the dates and locations shown below:

Monday, May 1, 2006 BROOKLYN Brooklyn College Performing Arts Center Whitman-Laska Carpus Road between Kestana Avenues and Avenue H	Tuesday, May 2, 2006 BRONX Lehman College Performing Arts Center Clare Hall 250 Bedford Park Blvd West	Wednesday, May 3, 2006 MANHATTAN Manhattan Center Grand Ballroom 7 th Floor 311 West 31 st Street	Thursday, May 4, 2006 QUEENS York College Performing Arts Center Man. Stage Theater 94-53 Guy R. Brewer Blvd	Monday, May 8, 2006 STATEN ISLAND St. George Hostel 277 York Street Staten Island, New York
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The public is also invited to comment on the proposed plans at a public hearing, which will be held on Thursday, June 8, 2006, from 5:30 to 8:00 p.m. at:

Manhattan Center
Hammerstein Ballroom
311 West 34th Street
New York, New York 10001

Note: All locations listed above are both accessible for the disabled and can be reached using public transportation.

Written comments regarding the plans are encouraged. To be considered, **submissions must be received, via United States Postal mail, no later than June 4, 2006**. Faxed submissions will not be accepted. Comments may be sent to the following address:

**New York City Housing Authority
Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422**

AVISO

Propuesta de Enmienda para el Plan de la Agencia del 2006 y Borrador del Plan de la Agencia del 2007 de la Autoridad de la Vivienda de la Ciudad de Nueva York

Como es requerido por la Sección 5A del Decreto de Vivienda de 1937, así como fue enmendado, la Autoridad de la Vivienda de la Ciudad de Nueva York ha propuesto enmendar su *Plan de la Agencia para el Año Fiscal 2006* y ha desarrollado un Borrador del *Plan de la Agencia del Año Fiscal 2007*.

Disponibilidad del Plan para la Inspección Pública

El público está informado que la enmienda propuesta para el *Plan de la Agencia del Año Fiscal 2006* y el Borrador del *Plan de la Agencia del Año Fiscal 2007* estarán disponibles para inspección pública en la oficina principal de NYCHA localizada en el 250 de la Avenida Broadway, Piso 12, Área de Recepción, Nueva York, NY desde el 21 de abril del 2006 hasta el 4 de junio del 2006, entre los horarios de 9:30 AM a 4:30 PM.

Los Planos también estarán disponibles en la página Web de NYCHA en el <http://www.nyc.gov/nycha>, en la Oficina Administrativa de costo residencial de vivienda pública de la Autoridad durante las horas de trabajo, y en todos los Centros Comunitarios administrados por NYCHA durante los horarios de 2:00PM a 10:00 PM.

Comentario Público

El público está invitado a asistir cualquier Reunión Pública fijada para que puedan hacer preguntas sobre la enmienda propuesta al *Plan de la Agencia del Año Fiscal 2006* y el Borrador del *Plan de la Agencia del Año Fiscal 2007*. Estas reuniones se llevarán a cabo desde las 6:30 PM a 8:00 PM en las siguientes fechas y localidades:

lunes, 1 de mayo del 2006 BROOKLYN Brooklyn College Parkland Arts Center Militan Theater Campus Box 604, la Avenida Stewart y la Avenida H	martes, 2 de mayo del 2006 BRONX Lehman College Parkland Arts Center Concert Hall 250 Bedford Park Blvd. West	miércoles, 3 de mayo del 2006 MANHATTAN Manhattan Center Grand Staircase Pass 7 311 Oeste de la Calle 34	jueves, 4 de mayo del 2006 QUEENS York College Parkland Arts Center Marc S. Sage Theater 94-15 Guy R. Bruce Blvd.	lunes, 8 de mayo del 2006 STATEN ISLAND St. George Theater 55 de la Calle 11va Staten Island, New York
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El público también está invitado hacer comentarios sobre los planes propuestos durante la audiencia pública el cual se llevará a cabo el jueves, 8 de junio del 2006 desde las 5:30 PM a 8:00 PM en el:

Manhattan Center
Hammerstein Ballroom
311 Oeste de la Calle 34
Nueva York, NY 10001

Importante Nota: Todas las localidades listadas arriba son accesibles para personas discapacitadas, además puede llegar a las localidades usando transportación pública.

Se le anima hacer comentarios por escrito referentes al borrador del plan. Para ser considerados, los **comentarios deben ser enviados por correo antes del 4 de junio del 2006**. Comentarios enviados por fax no serán aceptados. Envíe sus comentarios a la siguiente dirección:

New York City Housing Authority
Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

In accordance with section 3(a)(4)(A) of the Housing Act of 1937, as amended, NYCHA reserves the right to allow occupancy of up to 200 public housing units by police officers and their families who might otherwise not be eligible, in accordance with terms and conditions the Authority establishes. Officers participating in the program will be required to perform eight hours of monthly community service, similar to the requirement imposed on certain public housing residents.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

One

Two

Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

Applicants and transferees with borough choice are given 2 apartment offers before they are removed from the waiting list.

Applicants for accessible apartments are given 5 offers before they are removed from the waiting list.

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

On average, more than 63.6% of the families admitted to public housing from January 2001 through December 2005 have been families with incomes at or below 30% of area median income.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies (*fire related only*)

Overhoused

- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

Accessible Apartments.

Underoccupied families as a result of a stipulation approved by the Board.

Two out of four rentals will go to a current household seeking a transfer.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Intimidated Witnesses.

Health Emergencies.

Legally doubled up and overcrowded in public housing.

Families headed by persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including homeless persons (Stanton Street).

Families with children in foster care whose only barrier to reunification is housing, and who are not eligible for rental assistance through the City's Housing Stability Plus Program. These families must be referred by the New York City Administration for Children's Services (ACS).

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1 Victims of domestic violence
- 2 Involuntary Displacement (Disaster, Government Action, ~~Action of Housing Owner~~, Inaccessibility, Property Disposition)
- 3 Substandard housing
- ~~1 Homelessness (City referred)~~
- 3 High rent burden
- ~~2 Homelessness (other than city referred)~~
- 3 Homelessness/Involuntary Displacement - Action of Housing Owner

Other preferences (select all that apply)

Working family priorities are assigned by income tier with the first number representing Tier III, followed by Tier II, and then Tier I.

- 1,2,3** Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1,2,3** Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 3** Victims of reprisals or hate crimes
- Other preference(s) (list below)

1 Referrals from the New York City Department of Homeless Services or the HIV/AIDS Services Administration or the Administration for Children's Services or the New York City Department of Housing Preservation and Development or the New York City Health and Hospitals Corporation.

1 Intimidated Witnesses.

1 Families with children in foster care whose only barrier to reunification is housing, and who are not eligible for rental assistance through the City's

Housing Stability Plus Program. These families must be referred by the New York City Administration for Children's Services (ACS).

- 2 *Health Emergencies.*
- 3 *Doubled up and Overcrowded public housing residents.*
- 4 *Families headed by persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including NYCHA residents and homeless persons, who are referred by designated public and private social service agencies (Stanton Street).*
- 5 *Families headed by persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including NYCHA residents and homeless persons (Stanton Street).*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Referrals from the New York City Department of Homeless Services.

Intimidated witnesses, doubled up, overcrowded, or NYCHA tenants who are required to move for modernization, and severely overcrowded in public housing.

Residents participating in the City/State transition program.

Families with children in foster care whose only barrier to reunification is housing, and who are not eligible for rental assistance through the City's Housing Stability Plus Program. These families must be referred by the New York City Administration for Children's Services (ACS).

Families in privately owned, project-based, Section 8 developments affected by an Owner's election to leave the program.

Independent Living Program (referred by Administration for Children's Services).

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- 2 Victims of domestic violence
- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Substandard housing
- 1 ~~Homelessness (City referred)~~
- 3 High rent burden
- 3 Homelessness (non-city referred)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

1 Referrals from the New York City Department of Homeless Services.

1 Residents Required to Move.

1 Residents who are severely overcrowded in public housing.

1 Residents participating in the City/State transition program.

1 Families in privately owned, project-based, section 8 developments affected by an Owner's election to leave the program.

2 Intimidated Witnesses.

2 Family Unification Program (referred by Administration for Children's Services).

2 Independent Living Program (referred by Administration for Children's Services).

3 Overcrowded.

3 Doubled Up.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

Canvassing of applicants on regular waiting list who appear to meet qualification for special programs; referrals from City and other outside agencies.

Section 8 Project-Based Voucher Assistance

Federal law allows NYCHA to provide Section 8 project-based voucher assistance for up to 25% of the total units in HQS compliant, privately owned, substantially rehabilitated or newly-constructed multi-family residential buildings. This limit can be exceeded if the units are made available to families that receive any type of qualifying supportive services. NYCHA may also provide Section 8 project-based voucher assistance for up to 100% of the total units in HQS compliant, privately owned, substantially rehabilitated or newly-constructed multi-family residential buildings for elderly (62 or older) or disabled households. NYCHA will solicit applications for Section 8 Project-Based Voucher Assistance from owner entities and developers who meet the project selection criteria.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(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% of adjusted monthly income, 10% 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 lessens the family's obligation to cooperate and to verify the household's then current income.

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

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

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

NYCHA's Flat Rents are shown in the table below.

Apartment Size	Rent Level 1	Rent Level 2	Rent Level 3
Studio	\$364	\$382	\$416
1 Bedroom	\$442	\$463	\$505
2 Bedroom	\$520	\$545	\$594
3 Bedroom	\$650	\$681	\$743
4 Bedroom	\$728	\$762	\$832
5 Bedroom	\$837	\$877	\$956
6 Bedroom	\$946	\$991	\$1,081

- 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% 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)
- 95th 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)

Flat tiered rents are based on what the market will bear.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Ocean Bay – Oceanside (formerly known as Arverne Houses)**
2. Development (project) number: **NY005244F**
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Ocean Bay – Bayside (formerly known as Edgemere Houses)**
2. Development (project) number: **NY005244D**
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization

1. Development name: **Prospect Plaza Houses**
2. Development (project) number: **NY005177**
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Prospect Plaza Houses (see below)

Site B- predevelopment and development agreements have been signed with the developer for the construction of a 138 mixed-finance rental project, which will contain 83 public housing units and 55 non public housing units for low income families up to 60% AMI;

Site C - a predevelopment agreement has been signed with the developer, and an agreement has been reached on the terms of a Development Agreement. Site C will be mixed-finance, mixed income projects, broken down into four phases. The scope of work for all four phases calls for the development of approximately 432 housing units: 240 units of public housing units, which will be inter-dispersed among the 432 total rental units; the balance of the units will be non-public housing units and will be rented to low income households. First preference will be given to relocated Prospect Plaza residents in good standing, desiring to return to the redeveloped community.

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

Working jointly with the New York City Department of Housing Preservation and Development (HPD) through the New Housing Marketplace Initiative, the following project is underway:

Markham Gardens Redevelopment - For the past year, NYCHA has been working closely with residents, local officials, and community organizations in developing plans to demolish and build new housing at the Markham Gardens site in Staten Island. The plans include a sufficient number of units of low-income housing to allow residents of Markham the right to move back to the development, if they so choose. At a minimum, there will be 150 low-income Section 8 units and 80 low-income senior-only units specifically designed for residents of Markham. There will also be homeownership opportunities at the site. NYCHA and HPD issued a Request for Proposals (RFP) for a developer on August 29, 2005, and are poised to select a developer in May 2006. A not-for-profit will submit an application to HUD

to develop senior housing. NYCHA is working with residents to ensure a smooth transition during the renovation and construction processes.

West Side Developments – Chelsea Elliot, Fulton and Harborview Terrace -

In collaboration with HPD, NYCHA will enhance development opportunities at Fulton Houses, Chelsea Houses (with unused floor area from Elliot Houses) and Harborview Terrace as part of the Mayor's Housing Marketplace Plan. Infill housing opportunities are being considered on the parking lots. These infill housing opportunities will require further analysis of development feasibility, income mix and funding sources. Based on current zoning, these properties have a combined potential of over 500 dwelling units.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Prospect Plaza	
1b. Development (project) number: NY005177	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA will dispose of Prospect Plaza to a developer for the mixed-financed development and rehabilitation on all three Prospect Plaza properties to provide a total of approximately 432 housing units with a HOPE VI grant for neighborhood revitalization. In addition, it is anticipated that a community center, will be constructed and retail space may be constructed on site. First preference will be given to relocated Prospect Plaza residents in good standing, desiring to return to the redeveloped community.</i>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Spring 2006	
5. Number of units affected: 267	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Spring 2006 b. Projected end date of activity: Winter 2008	

Demolition/Disposition Activity Description	
1a. Development name:	Occupied FHA Repossessed Houses – Groups I, II, III, IV, V, VI, VII, VIII, IX, X
1b. Development (project) number:	NY005140, NY005155, NY005158, NY005159, NY005182, NY005199, NY005197, NY005198, NY005206, NY005212
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA is considering the disposition of 223 single-family FHA Repossessed Houses. These houses are scattered throughout the boroughs of the Bronx, Brooklyn, Queens, with the largest concentration in Queens. Due to their scattered locations, the FHA houses cost more to operate as public housing and incur an operating deficit after Annual Contributions Contract allowance. These houses also require varying degrees of repair and renovation at a total cost of up to \$20 million. It has been determined that the FHA houses cannot be efficiently managed as scattered public housing units since they represent an inefficient allocation of housing resources within the Authority. NYCHA will consider the disposition of these units to eligible occupants for homeownership opportunities through HPD's Neighborhood Homes Program.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	July 2006
5. Number of units affected:	223
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: July 2007 b. Projected end date of activity: July 2008

Demolition/Disposition Activity Description	
1a. Development name: Markham Gardens	
1b. Development (project) number: NY005009	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
	Disposition <input checked="" type="checkbox"/> <i>For the past year, NYCHA has been working closely with residents, local officials, and community organizations in developing plans to demolish and build new housing at the Markham Gardens site in Staten Island. The plans include a sufficient number of units of low-income housing to allow residents of Markham the right to move back to the development, if they so choose. At a minimum, there will be 150 low-income Section 8 units and 80 low-income senior-only units specifically designed for residents of Markham. There will also be homeownership opportunities at the site. NYCHA and HPD issued a Request for Proposals (RFP) for a developer on August 29, 2005 and are poised to select a developer in May 2006. A not-for-profit will submit an application to HUD to develop the senior housing. NYCHA is working with residents to ensure a smooth transition during the renovation and construction processes.</i>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted , or planned for submission: February 2006	
5. Number of units affected: 360	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: June 2006	
b. Projected end date of activity: December 2008	

Demolition/Disposition Activity Description	
1a. Development name: Boston Secor	
1b. Development (project) number: NY005060	
2. Activity type: Demolition <input type="checkbox"/>	
	Disposition <input checked="" type="checkbox"/> <i>A vacant area of approximately 77,500 square feet at Boston Secor Houses (Bronx Block 5263; Lot 70 partial) is proposed to be ground leased to New York City for a 900 seat school, PS/MS 189X. The school is intended to relieve overcrowding in School District 11, and will serve the residents of Boston Secor Houses (currently 400 elementary school age children live there), as well as the surrounding community. The proposed ground lease would provide NYCHA and Boston Secor residents access and use of available school facilities after school hours.</i>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input checked="" type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date application approved , submitted: February 28, 2006	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: July 2005	
b. Projected end date of activity: July 2008	

Demolition/Disposition Activity Description	
1a. Development name:	Senator Robert F. Wagner Sr. Houses
1b. Development (project) number:	NY005024
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> <i>The City's Department of Parks and Recreation (DPR) operates and maintains a playground and a City swimming pool on a 70,000 square foot recreational parcel on East 124th Street between First Avenue and Second Avenue in Manhattan. This disposition will allow the Authority to provide a long term ground lease to DPR and eliminate the administrative burdens of annual license renewals.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	July 2006
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: July 2006 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description	
1a. Development name:	Betances III-9a, Betances III-18 and Betances V "Brook Willis Apartments"
1b. Development (project) number:	NY005134A, NY005134, NY005136
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> <i>An RFP was issued on March 29, 2004 under the collaboration between HPD and NYCHA to solicit proposals for the rehabilitation of eight vacant buildings which contain a total of 121 dwelling units in eight vacant NYCHA buildings within Betances Houses III-9a, Betances Houses III-18 and Betances Houses V in the Mott Haven neighborhood in the Bronx. Similar to the RFP issued for University Macombs Apartments, this RFP will offer bond financing, tax credits and property tax abatements that will ensure restoration of the eight buildings as affordable housing. The use of alternative funding sources in the RFP will conserve the Authority's limited capital funds for other modernization projects.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted:	July 2005
5. Number of units affected:	121
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: August 2006 b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description	
1a. Development name:	Macombs Road Rehab and Morris Heights Rehab
1b. Development (project) number:	NY005279 and NY005272
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>A total of 111 dwelling units in three vacant NYCHA buildings located within the Macombs Road Rehab and Morris Heights Rehab Developments in the Bronx are intended to be the second phase of the University/Macombs Apartment Request For Proposal (RFP) that was jointly issued by NYCHA and the New York City Housing Preservation and Development (HPD) for redevelopment of University/Macombs Apartments in the Morris Heights area of the Bronx (UMA). This RFP was issued on July 21, 2003 as part of the Mayor's New Housing Marketplace Plan. The three vacant buildings will be transferred to the selected developer/manager of that RFP to rehabilitate the buildings. The City's contribution of bond financing, tax credits and property tax abatement as well as NYCHA's provision of Section 8 vouchers for 39 of the units will ensure restoration of the three buildings as affordable housing for low-income residents, including homeless families and former residents of these buildings. The use of alternative funding sources in the RFP will conserve the Authority's limited capital funds for other modernization projects.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	June 2006
5. Number of units affected:	111
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: November 2006 b. Projected end date of activity: August 2007

Demolition/Disposition Activity Description	
1a. Development name:	Linden Houses and Boulevard Houses
1b. Development (project) number:	NY005377 and NY005369
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>A 600 space parking area in the middle of Linden and Boulevard Houses in Brooklyn is largely vacant and NYCHA intends to provide 170 replacement parking spaces elsewhere within the developments for existing permit holders in order to make this under-utilized land resource available for housing development. Approximately 160 units in 2- and 3-family townhouses and/or condominiums and an 80- 100-unit senior residence with supportive services are being planned for the site in collaboration with HPD. A minimum of 30 eligible NYCHA households will be given opportunity to purchase a townhouse or condominium. An RFP will be released in 2006 for construction start in late 2008 towards meeting the affordable housing target in the Mayor's New Housing Marketplace Plan for New York City.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	July 2006
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Spring 2007 b. Projected end date of activity: October 2009

Demolition/Disposition Activity Description	
1a. Development name:	Stapleton Houses
1b. Development (project) number:	NY 005383
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Proposal to build 105 senior units on a parking lot.</i>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	June 2006
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: December 2006 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description	
1a. Development name:	Chelsea- Elliot Houses
1b. Development (project) number:	NY 005372
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In collaboration with HPD, NYCHA will enhance development opportunities at Chelsea Houses (with unused floor area from Elliot Houses) as part of the Mayor's Housing Marketplace Plan. Infill housing opportunities are being considered, and will require further analysis of development feasibility and funding sources. The site for the proposed new construction will be located on the corner of West 25th Street and 9th Avenue on the parking lot.</i>
4. Date application approved, submitted, or planned for submission:	January 2007
5. Number of units affected:	155 Units
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: January 2008 b. Projected end date of activity: January 2010

Demolition/Disposition Activity Description	
1a. Development name: Fulton Houses	
1b. Development (project) number: NY 005053	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	<i>In collaboration with HPD, NYCHA will enhance development opportunities at Fulton Houses as part of the Mayor's Housing Marketplace Plan. Infill housing opportunities are being considered, and will require further analysis of development feasibility and funding sources. The site for the proposed new construction will be located on West 18th Street (mid-block) between 9th and 10th Avenues on the parking lot.</i>
4. Date application approved, submitted, or planned for submission:	January 2007
5. Number of units affected:	155 Units
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	January 2008
b. Projected end date of activity:	January 2010

Demolition/Disposition Activity Description	
1a. Development name: Harborview Terrace Houses	
1b. Development (project) number: NY 005168	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	<i>In collaboration with HPD, NYCHA will enhance development opportunities at Harborview Terrace Houses as part of the Mayor's Housing Marketplace Plan. Infill housing opportunities are being considered, and will require further analysis of development feasibility and funding sources. The site for the proposed new construction will be located on West 56th Street (mid-block) between 10th and 11th Avenues on the parking lot.</i>
4. Date application approved, submitted, or planned for submission:	January 2007
5. Number of units affected:	155 Units
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	January 2008
b. Projected end date of activity:	January 2010

Note: Fabria and Metro North are not listed in this section, as they are not Public Housing - See Section 18, page 30 and 31.

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name) Attachment A

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Current State and City residents, wanting to transfer to a Federal development, and not willing to accept a Section 8 voucher, will be given the highest transfer priority.

NYCHA agrees that families should be allowed to “split” – a Section 8 voucher would be given to part of a family who moves out and the residual family can remain in place (if in the proper sized apartment), (or transfer to an appropriate sized apartment if not) with a Section 8 voucher. Both families must be legal residents.

Other: (list below)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) New York City

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of New York's Consolidated Plan serves as the City's official application for the four U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development entitlement programs. The Consolidated Plan includes an Action Plan, which includes two elements: 1) the description of the use of federal, state, city, private and nonprofit funding for housing, homeless assistance and prevention, supportive housing services, and community development activities; and 2) the Supportive Housing Continuum of Care for Homeless and Other Special Needs Populations which describes the City's coordination of supportive housing services to the homeless and other special needs populations.

The Public Housing Agency Plan embodies, in many respects, the concepts of HUD's Consolidated Plan. The Plan provides a planning mechanism by which a housing authority can examine its long-term and short-term needs, specifically the needs of the families it serves, and design both long-term strategies and short-term strategies for addressing those needs. Like the Consolidated Plan, the Agency Plan involves consultation with affected groups in the Plan's development.

Other Information

[24 CFR Part 903.7 9 (r)]

Fabria Houses

Fabria Houses is a project-based Section 8 development owned and managed by NYCHA, located at 410, 426 and 428 East 11th Street in Manhattan with a total of 39 units. In 2002, Phipps Houses was awarded the development rights to redesign two new affordable multiple dwellings and the renovation plans for the three existing apartment buildings. The project will result in a total of 65 apartments in five buildings.

NYCHA will dispose to Phipps Houses all five buildings. Phipps will be the owner manager of the five structures and the Authority will hold a ground lease for 99 years. NYCHA will provide 49 tenant-based vouchers and Phipps Houses will be securing financing from private activity bonds, tax credit equity from Low Income Housing Tax Credits, and a deferred developer's fee. The Developer is applying for 9% Low Income Housing Tax Credits (LIHTC) from the State. The award is to be announced in September 2006; if not successful, they will apply for the 4% LIHTC. NYCHA will not provide any capital funds. Construction is expected to begin after conveyance, which is anticipated in spring 2007. First preference for the Section 8 apartments will be given to Fabria residents temporarily relocated by NYCHA to facilitate the rehabilitation who wish to return. Remaining Section 8 apartments will be rented to eligible applicants from NYCHA's Section 8 waiting list.

Metro North Rehab

Metro North Rehab is a project-based Section 8 development consisting of 17, six-story walk-up tenement buildings in Manhattan with a total of 321 units. Five buildings are located on East 100th Street, six buildings on East 102nd Street and six on East 103rd Street, all mid-block between First and Second Avenues.

Buildings on 102nd Street and on 103rd Street have sustained structural damages due to settlement problems triggered by construction on an adjacent property. The buildings are now closed and NYCHA is working through HPD to demolish these buildings. Given the need for rehabilitation, units vacated by residents have not been re-rented.

In support of this initiative, NYCHA has offered all Metro North residents voluntary relocation with moving allowance to public housing of their choice or private housing with a Section 8 voucher. As of March 7, 2006, a total of 214 units or 67% of the development's units are vacant.

NYCHA cannot use public housing capital funds to finance the required rehabilitation, because Metro North Rehab is not conventional public housing. The Section 8 program does not provide funding for major capital improvements and the rental income derived from the units cannot support the financing required to undertake the required rehabilitation.

NYCHA and HPD are working towards disposition of the development for rehabilitation or new construction. It is anticipated that an RFP will be released in 2006 for rehabilitation or new construction at Metro North Rehab.

Plan to Preserve Public Housing

NYCHA continues to maintain and improve the quality of services while managing in a constrained fiscal environment. NYCHA's federal operating subsidy has not been fully funded since FY 2002. The cumulative funding shortfall since FY 2001 is \$258.6 million and has necessitated limitations on hiring and reductions in critical expenditures. Additionally, the national Public Housing Capital Fund allocation continues to decline, decreasing 13 percent from 2001-2006.

It is NYCHA's intention to submit a plan to HUD requesting Moving to Work status, in order to achieve financial stability, provide relief from other unfunded mandates such as Community Service, streamline federal rules and regulations, provide relief from non-essential administrative costs and combine all federal funding streams (public housing and Section 8) for maximum financial flexibility.

Unsubsidized Non-Federal Apartments

NYCHA manages over 20,000 units that were built and initially financially supported by the City and State. These developments no longer receive any operating subsidies from either source. Maintenance of these valuable units as affordable housing has contributed to the

increasing drain on NYCHA's federal resources. In 2005, for example, NYCHA was forced to use over \$82 million in reserves to offset the operating deficits at these locations. We can no longer afford to maintain these non-federal units without a sustainable funding source to fill the gap between the rents collected and the costs of operating the buildings. NYCHA plans introduce a new funding stream to subsidize operations at 8,400 of these non-federal units.

Attachment A

Recommendations of the Resident Advisory Board

Comment: NYCHA needs to address the problem of over occupied and under occupied apartments.

Response: At each annual recertification, family compositions are checked and families who are occupying apartments that are too large for their family size are contacted regarding transferring to smaller apartments. These families are placed on waiting lists for the proper size apartment and are offered an apartment when reached on the list. Because of low turnover, the wait is sometimes very long. Where families are required to move and refuse when offered, NYCHA initiates an administrative process to terminate the tenancy.

Comment: The RAB believes that NYCHA should not give money to the NYPD, DFTA, HRA, or the Department of Sanitation when its fiscal condition is so poor. The RAB also requests copies of any written agreements between NYCHA and these agencies regarding funding.

Response: Based upon a Memorandum of Understanding after the merger between the NYPD and the former Housing Police Department, NYCHA pays the NYPD to provide above baseline services at NYCHA developments. NYCHA provides the Department for the Aging with funding to serve NYCHA seniors at senior centers, and provides the Sanitation Department for extra pick ups. However, NYCHA does not provide funding to HRA. In fact, HRA provides NYCHA with funding to operate several programs.

Comment: NYCHA should hire more inspectors to monitor the quality of contractor's work.

Response: NYCHA has initiated the Construction Management/Build Program (CM/Build) to improve the quality of construction work at NYCHA developments, and ensure that capital projects are completed on time and within budget.

Comment: The proposed rent increases were not discussed with the RAB before they were announced.

Response: NYCHA held several meetings with the RAB to discuss NYCHA's budget deficit. In addition, NYCHA met with the duly elected Council of Presidents prior to the announcement of the rent increases. NYCHA has also held approximately 175 meetings with resident groups, elected officials and concerned citizens to discuss the Plan To Preserve Public Housing.

Comment: The RAB opposes the "Plan To Preserve Public Housing".

Response: NYCHA has and will continue to solicit suggestions to address its budget shortfall. The Authority remains open to feasible suggestions to address the budget gap.

Comment: NYCHA should oppose term limits for public housing residents.

Response: NYCHA does oppose term limits, and will not pursue this option.

Comment: The RAB opposes NYCHA's Moving To Work application.

Response: NYCHA will continue to pursue legislation that will give it the flexibility to address its deficit, without seeking term limits or appeal of the Brooke amendment.


CITYWIDE COUNCIL OF PRESIDENTS

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 Bronx, New York 10473
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Bronx North
 Carol Laine
 Citywide Chair
 718-828-4518

June 19, 2006

MEMORANDUM OF RESPONSE

Bronx South
 Joseph Solimanian
 Member
 718-828-2133

Brooklyn East
 Agneta M. Amatore
 First Vice Chair
 718-922-7151

To the New York City Housing Authority
 From: The City Wide Council of Presidents
 Subject: The FINAL AMENDMENT to the annual Plan for Fiscal Year 2006, and the PHA PLAN FINAL DRAFT ANNUAL PLAN for the Fiscal Year 2007

Brooklyn South
 Rosie White
 Member
 718-966-7616

The City Wide Council of Presidents is writing to acknowledge that we have received the FINAL AMENDMENT TO THE ANNUAL PLAN FOR FISCAL YEAR 2006, AND THE PHA PLAN FINAL DRAFT ANNUAL PLAN FOR THE FISCAL YEAR 2007. The Council and the Resident Advisory Board are maintaining their consistent position of opposition to this plan, and reserve the right to respond to these documents received on or about June 17, 2006, in writing.

Brooklyn West
 Raymond Boland
 Member
 718-467-6090

Manhattan North
 Robert G. Barber
 Member
 646-548-9550

The City Wide Council also wants to make it perfectly clear that the 5 public town hall meetings conducted by NYCHA, in May 2006 were preliminary hearings to generate more public notice before the Official Public Hearing held June the 8, 2006. It must be noted that NYCHA normally conducts the final hearing in the month of August. It is apparent that The 45 day response period to this plan must be adhered to give the residents due process.

Manhattan South
 Anthony Abene
 Member
 212-719-4627

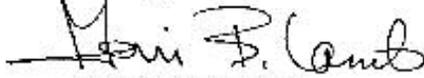
The City-wide Council therefore reserves the right to respond to the aforementioned documents within the 45-day period that is proscribed by the U. S. Department of Housing and Urban Development after the official public hearing.

Queens
 Cynthia Taylor
 Treasurer
 718-946-5575

Please also note that the City Wide Council has organized and garnered the support of the New York City Congressional delegation, The New York State Assembly Committee on Housing, New York City Council, and its President, the Community Service Society and a host of Housing Advocacy Groups City Wide for the consistent position of opposition to this final Amendment to the annual Plan for Fiscal Year 2006. We hereby request that a copy of this notice be submitted along with the NYCHA application to HUD and ask that you make certain that a Resident Advisory Board Meeting Called by The Council be convened so that a position that truly reflects the position of the RAB is included in the submission to the U.S. Department of Housing and Urban Development.

Staten Island
 Elizabeth Brantini
 Member
 718-914-2716

Sincerely,



Gerri Lamb, Chairperson
City-Wide Council of Presidents



Reginald H. Bowman, 1st Vice President
City-Wide Council of Presidents

CC: By Electronic File to:

The NYC Congressional Delegation
The NYS Assembly Committee on Housing
The NYS Assembly Oversight Committee
The New York City Council President
The NYC Housing Committee
The NYC Housing Oversight Committee
CSS Resident Alliance
ACORN

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Attachment B

Comments from the Public to the Amended FY 2006 Annual Plan and FY 2007 Annual Plans

Comment: The Independent Budget Office (IBO) should perform an analysis of NYCHA's needs and the best use of the \$100 million transitional aid allocation from the City. Also, NYCHA should be required to give a full accounting of how the allocation is dispersed. (SS)

Response: The Independent Budget Office reviewed NYCHA's Plan to Preserve Public Housing, and concluded that it takes a more comprehensive look at the Authority's fiscal year's budget than prior budgets. It was stated that "NYCHA proposed a much more sweeping package of changes to improve its fiscal status than prior budget plans. This plan represents an attempt to solve budgetary problems with roots well in the past. NYCHA faced a number of difficult tradeoffs, and this plan is clearly an attempt to address these tradeoffs while minimizing the effect on tenants".

Comment: The City should commit to supporting public housing beyond this fiscal year. The former City operating subsidy should be reinstated. (SS)

Response: NYCHA has, and continues to lobby the City for additional support.

Comment: Rents should not be increased without a full exploration of all other revenue-generating and cost-saving options. (SS)

Response: The rent increases are part of a larger plan which incorporates other revenue-generating and cost-saving options. Since 2001, NYCHA has implemented several cost saving initiatives such as reduction in headcount; cut to administrative costs; reduction to maintenance and operation contracts; reduction to overtime spending. The adopted Spending Plan for FY 06 includes additional cost savings initiatives such as departmental reductions of up to \$13 million; reduction of capital program administrative costs of \$1.9 million; consolidation of management offices \$1.3 million; computer infrastructure savings of \$1 million; and reduction of outside counsel spending of \$.6 million and an increase in commercial leasing of \$0.6 million. In addition, NYCHA has implemented management and technological improvements to reduce costs and improve services. Some initiatives in this area include the expansion of our 24-hour Centralized Call Center, which allows residents to call one number and schedule repair appointments. NYCHA is working to create a state-of-the-art call center that will greatly enhance our ability to address the full range of resident interactions with the Authority. To better provide the basics -- heat and hot water -- we will install computers to remotely monitor boilers and heating plants. This technology will help prevent heating and hot water outages before they occur.

Comment: New York State should provide an operating subsidy for the State developments. (SS)

Response: NYCHA has, and continues to lobby the State for additional support.

Comment: Regarding the Centralized Call Center, NYCHA should give monthly accountings of the number of calls received, appointments scheduled, appointments kept, etc. (SS)

Response: Once the system is fully operational, NYCHA will report periodically on the Centers' progress.

Comment: Commercial leases should only be offered to businesses that enhance the quality of the neighborhood. (SS)

Response: NYCHA's Facility Planning Department is currently making every effort to search for such businesses.

Comment: Further study should be done and presented to the public before NYCHA applies for “Moving to Work” status. In addition, NYCHA should allow public review of its intended MTW application and all waivers. (SS)

Response: If NYCHA applies for “Moving to Work” status, there will be a separate public review process.

Comment: The rent reform initiative is an unfair hardship on families and seniors on fixed incomes.

Response: The 27% segment of NYCHA households who will see a rent increase currently pay ceiling rents for their apartments. By definition, this means they are paying less than 30% for rent. In fact, the 13% of households residents at the highest incomes pay, on average, only 10-15% or less of their incomes for rent. They are being asked to pay more based on how much income they have. These households will be divided into three income bands, and rent increases will be 10%, 20% and 40%, respectively, over a two-year period. In no case will any rent exceed 30% of income.

Comment: Many NYCHA construction projects are delayed and work is often shoddy.

Response: NYCHA has initiated the Construction Management/Build Program (CM/Build) to improve the quality of construction work at NYCHA developments, and ensure that capital projects are completed on time and within budget.

Comment: NYCHA residents should be on NYCHA’s Board.

Response: Federal Law exempts the Authority from the requirement of having residents on their Board.

Comment: If NYCHA is going to raise rents and increase fees, then service delivery should be improved.

Response: Staff will continue to be more productive and to find ways to provide quality core services to residents. NYCHA has implemented management and technological improvements to reduce costs and improve services. Some initiatives in this area include the expansion of our 24-hour Centralized Call Center, which allows residents to call one number and schedule repair appointments. NYCHA is working to create a state-of-the-art call center that will greatly enhance our ability to address the full range of resident interactions with the Authority. To better provide the basics -- heat and hot water -- we will install computers to remotely monitor boilers and heating plants. This technology will help prevent heating and hot water outages before they occur.

Comment: There is not enough police presence in the developments.

Response: Police presence at particular developments varies depending on crime incidence, perceived need, gang and drug activity, etc. The crime rate at NYCHA developments continues to decline. If a resident feels that police presence at their development is insufficient, the issue can be raised at monthly meetings between the NYPD and resident associations.

Comment: Why does NYCHA give so much money to the NYPD?

Response: NYCHA has historically paid for police services since 1952. Based upon a Memorandum of Understanding between NYCHA and the NYPD, NYCHA pays the NYPD to provide above baseline services at NYCHA developments.

Comment: What is the status of the check-cashing money?

Response: NYCHA is currently engaged in litigation with Cash Point – once the lawsuit is settled, NYCHA, may be reimbursed, depending on the amounts owed to other creditors.

Comment: How will the 8,400 state and city units (out of 21,000) be determined?

Response: The first steps toward accomplishing this transition will be to use Section 8 for all units in City and State developments as they become vacant, and to offer Section 8 vouchers to current City and State development residents on a voluntary basis. Eligible households will see no change in their rent with this modification.

Comment: NYCHA should petition the City and State for operating funds instead of using Section 8 vouchers as a source of funding for these developments.

Response: NYCHA has, and will continue to petition the City and State for operating funds.

Comment: There are too many lights burning in the daytime at NYCHA developments.

Response: NYCHA's regular inspections of developments include observations about lights that are on during daytime hours. The causes of this can be faulty timers or improper settings, wiring failures that require temporary connections to ensure lights are on when dark, or even inoperable photo-electric devices. Most of these repairs require electricians – the same staff who are required to address many other operational problems. Priorities are given to maintaining operation of heating plants, restoring power when interrupted, replacing and repairing lights on grounds and around buildings to insure adequate lighting after dark, etc. Certainly the correction of lighting that is operating during the day requires attention, but receives a lower priority than those items mentioned. NYCHA will continue to remind local staff to take the appropriate corrective measures to address this issue.

Comment: If NYCHA is going to increase rents, it should be across the board, and not just a percentage of households.

Response: The 27% segment of NYCHA households who will see a rent increase currently pay ceiling rents for their apartments. By definition, this means they are paying less than 30% for rent. In fact, the 13% of households residents at the highest incomes pay, on average, only 10-15% or less of their incomes for rent. They are being asked to pay more based on how much income they have. These households will be divided into three income bands, and rent increases will be 10%, 20% and 40%, respectively, over a two-year period. In no case will any rent exceed 30% of income.

Comment: NYCHA has a history of mismanagement and misappropriation of funds, which has led to the current deficit.

Response: NYCHA's Board has approved a spending plan and a financial plan that is currently available for public review on NYCHA's webpage. Since 2003, NYCHA has had a transparent budget plan that is available on its web page. NYCHA has implemented a new state of the art financial management system and now has department level budgets. The budget forces departments to do fiscal planning. NYCHA is committed to improving the efficiency of its operations and is continually working to address any deficiencies that are found. In addition, the Office of the Inspector General (OIG), which is supervised by the New York City Department of Investigation (DOI) is responsible for the investigation and elimination of corrupt or other criminal activity, conflict of interest, and unethical conduct by Authority officers or employees, residents, or persons doing business with or receiving funds directly or indirectly from the Authority.

Comment: Non-RAB members should be allowed to observe RAB meetings.

Response: Based on the current structure of the RAB process, non RAB members cannot attend scheduled meetings.

Comment: NYCHA needs to do more to evict illegal residents.

Response: NYCHA moves ahead with legal efforts to remove residents who reside in apartments as soon as those families can be identified and documentation obtained that the tenant of record is not in the apartment. NYCHA must, however, use the legal system and provide due process which can sometimes be lengthy. NYCHA will continue to work on streamlining the process to enable us to rent to families from the waiting list.

Comment: It's unfair that there are some large apartments with only two family members, when other apartments are very overcrowded.

Response: At each annual recertification, family compositions are checked and families who are occupying apartments that are too large for their family size are contacted regarding transferring to smaller apartments. These families are placed on waiting lists for the proper size apartment and are offered an apartment when reached on the list. Because of low turnover, the wait is sometimes very long. Where families are required to move and refuse when offered, NYCHA initiates an administrative process to terminate the tenancy.

Comment: Why doesn't NYCHA offer programs to help residents become homeowners?

Response: NYCHA has offered homeownership opportunities at Prospect Plaza and Ocean Bay Houses. In addition, NYCHA is collaborating with the East River Development Alliance (ERDA) to provide a homeownership counseling program for NYCHA residents.

Comment: Why are the rent increases so sudden and so large, instead of modest increases each year?

Response: NYCHA has refrained from increasing rents by utilizing financial reserves and instituting cost cutting measures. However, due to continued federal budget cuts, NYCHA has no other alternative than to increase rents at this time.

Comment: Will the consolidation of management offices result in some management offices closing? Will residents be informed?

Response: There is a plan in place to close some management offices due to consolidations. Residents will be notified of any closings. Starting in July, and ending in October, 30 consolidated management offices will be reduced to 14.

Comment: Residents feel that they are not treated with respect by development staff.

Response: Customer service is important to NYCHA, and excessive rudeness should not be tolerated. If a resident feels they are being poorly treated by development staff, they should report comments to their borough office. In addition, managers and direct line supervisors receive training in customer service.

Comment: Does the rent reform initiative promise to bring significant revenues to NYCHA?

Response: The limited rent reform initiative will help to close NYCHA's budget deficit. When fully implemented, the initiative will bring over \$60 million in revenue to NYCHA.

Comment: The hours available for apartment repairs are inconvenient to working residents. Are evening hours possible?

Response: No, not for routine repairs (other than emergency response). The new CCC program (now available in three boroughs) offers appointments (choice of day and a.m. or p.m. slot) at the

resident's convenience for routine repair requests and/or maintenance work. NYCHA plans to expand the program city-wide by the spring of next year.

Comment: **Can the Summer Youth Employment Program be expanded to a year-round program (i.e. snow removal etc.)**

Response: *The Summer Youth Employment Program is intended for school age residents, so they would be in school during winter months. However, New York City often hires youth to conduct snow removal.*

Comment: **NYCHA should reinstate priority access to public housing and Section 8 for homeless families.**

Response: *The New York City Department of Homeless Services has instituted the Housing Stability Plus Program, which is designed to help homeless families achieve self-sufficiency.*

Comment: **Why is NYCHA increasing fees and charges for use of air conditioners, dish washers and freezers and now charging residents a washing machine fee?**

Response: *These heavy-duty appliances are great users of electricity and water. Between FY 2001 and FY 2005 NYCHA's utility spending has increased by 42%.*

Comment: **Will residents be charged for repairs to their apartment?**

Response: *Residents are responsible to pay for the repair of items only if it is determined that they caused the damage. If the damage is the result of normal wear and tear residents will not be charged.*

Comment: **We need more Section 8 vouchers for domestic violence victims. They should not be used for City and State developments.**

Response: *NYCHA is committed to maintaining its level of service to victims of domestic violence. In addition, domestic violence victims receive a priority for admission to public housing.*

Comment: **Why were the rent increases not announced in NYCHA's Journal?**

Response: *In May 2006, NYCHA issued a special edition of the NYCHA Journal to outline NYCHA's Plan To Preserve Public Housing.*

Comment: **How can residents challenge errors in rent calculation or service fee statements?**

Response: *Residents should report any discrepancies to their management office.*

Comment: **Residents fear that they will now have to pay large fees for repairs that have been needed for years and not addressed before.**

Response: *Residents are responsible to pay for the repair of items only if it is determined that they caused the damage. If the damage is the result of normal wear and tear residents will not be charged.*

Comment: **If NYCHA is going to increase parking fees, they need to insure that illegal cars do not park there.**

Response: *NYCHA is working with the NYPD to enforce parking regulations at NYCHA lots.*

Comment: **Rents should be raised more gradually, not over 2 years.**

Response: NYCHA has refrained from increasing rents by utilizing financial reserves and instituting cost cutting measures. However, due to continued federal budget cuts, NYCHA has no other alternative than to increase rents at this time.

Comment: Community based organizations should be able to refer homeless families directly to NYCHA.

Response: Community based organizations can and do refer families directly to NYCHA.

Comment: Why was the Centralized Call Center rolled out in smaller boroughs first?

Response: The CCC was rolled out first in smaller boroughs as a test. It will soon be expanded to the larger boroughs.