



**NOTE ON THE FISCAL 2021 EXECUTIVE BUDGET FOR THE
COMMITTEE ON PUBLIC HOUSING
MAY 29, 2020**

New York City Council

Hon. Corey Johnson, Speaker

Hon. Daniel Dromm, Chair,
Finance Committee

Hon. Alicka Ampry-Samuel, Chair,
Public Housing

Finance Division

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On April 16, 2020, the Administration released the Executive Financial Plan for Fiscal 2020-2024 with a proposed budget for Fiscal 2021 of \$89.3 billion. This Note provides a summary of the 2020-2024 Adopted Operating and Capital Plans and the Fiscal 2021 Executive Budget for the New York City Housing Authority (NYCHA or the Authority). Topics covered include changes to the Expense and Capital Budget, as well as the programmatic and budget impacts of COVID-19.

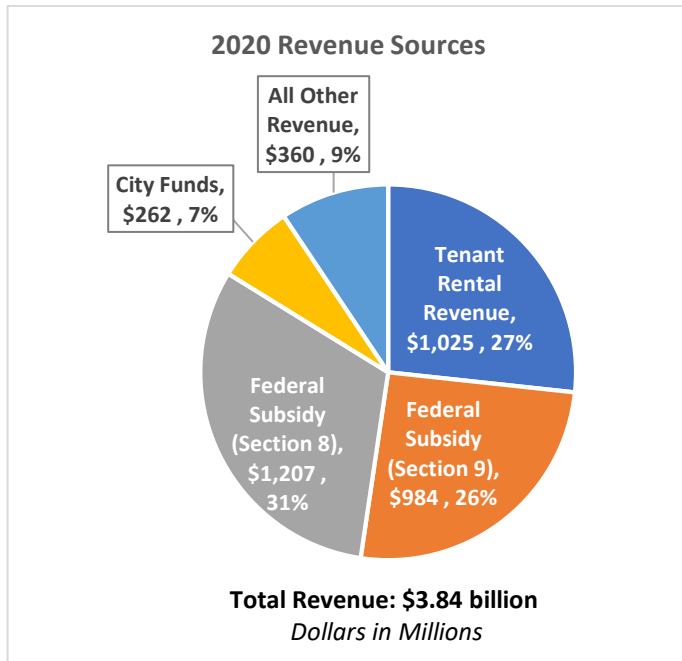
NYCHA Financial Plan Summary						
2020-2024 Operating Budget (All Funds)						
<i>Dollars in Millions</i>	2019 Year End	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan
Revenue Sources						
Tenant Rental Revenue	\$ 1,035	\$ 1,025	\$ 980	\$ 955	\$ 927	\$ 897
Federal Subsidy (Section 9)	987	984	990	980	971	958
Federal Subsidy (Section 8)	1,178	1,207	1,247	1,255	1,276	1,295
City Funds	219	262	217	227	179	172
Section 8 Reserve	0	64	1	15	13	16
Capital Transfer & Management Fee	95	236	276	166	166	166
All Other Revenue	85	60	61	59	58	56
Total Revenues	\$ 3,599	\$ 3,838	\$ 3,772	\$ 3,656	\$ 3,588	\$ 3,560
Expenditures						
Personal Service	\$ 1,389	\$ 1,422	\$ 1,379	\$ 1,378	\$ 1,349	\$ 1,360
Other Than Personal Service	2,210	2,325	2,394	2,353	2,324	2,277
Total Expenditures	\$ 3,599	\$ 3,747	\$ 3,772	\$ 3,731	\$ 3,673	\$ 3,637
Surplus/(Deficit)	\$0	\$91	\$0	(\$75)	(\$85)	(\$77)

Source: NYCHA

The 2019 Year-End Operating Budget for NYCHA reflects a balanced budget for the last quarter in 2019. NYCHA's total revenues for 2020 are approximately \$3.8 billion. About \$1 billion, or 27 percent, of NYCHA's Fiscal 2020 budget is comprised of tenant rental revenue. Revenue from federal sources accounts for approximately \$2.2 billion, or 57 percent of NYCHA's total revenue. Total other revenue, which includes \$262 million in City funds, is projected to be \$622 million in 2020. NYCHA's total expenditures for 2020 are approximately \$3.7 billion. About \$1.4 billion, or 38 percent of NYCHA's Fiscal 2020 expenditures is comprised of Personal Services (PS), including salaries and fringe benefits. Section

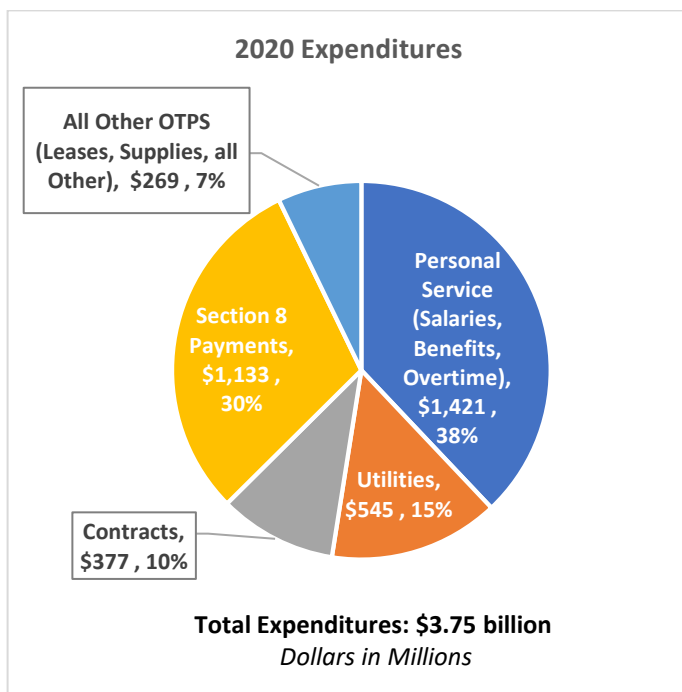
8 Housing Assistance Payments account for 30 percent, or \$1.1 billion of the total Other Than Personal Service (OTPS) expenditures. The 2020 Adopted Operating Budget projects an overall deficit of \$75 million beginning in 2022.

2020 Revenue Budget



NYCHA’s total revenues for 2020 are approximately \$3.84 billion. About \$2.19 billion, or 57 percent of the Authority’s Operating Budget in 2020, is supported by federal assistance programs, including \$1.21 billion for the Section 8 Housing Choice Voucher program and \$984 million in federal operating subsidies. Tenant rental revenue was estimated to total \$1.03 billion in 2020. However, NYCHA reports that during the COVID-19 pandemic, about 4,000 households have submitted interim recertification requests due to a reduction in income or complete loss of income. As such, from March to April 2020, NYCHA estimates an \$18 million reduction in tenant rental revenue.

2020 Expenditures



NYCHA’s total expenditures for 2020 are approximately \$3.75 billion. About \$1.4 billion, or 38 percent of NYCHA’s Fiscal 2020 expenditures is comprised of PS costs, including salaries, fringe benefits and overtime. Section 8 Housing Assistance Payments account for 30 percent, or \$1.13 billion of the total expenditures. Utilities and contract payments account for 25 percent of operating expenditures, or \$922 million in 2020. In addition to these expenses, NYCHA anticipates over \$140 million in COVID-19 related expenses, including \$100 million in contracts to sanitize NYCHA developments. From March to April 2020, NYCHA reports \$17 million in expenditures related to COVID-19 response activities.

COVID-19 Budget Impacts

On December 18, 2019, the NYCHA Board approved its five-year 2020-2024 Operating and Capital Plans, which projected an overall surplus of \$91 million in 2020. However, the outbreak of COVID-19 and the associated efforts to combat the pandemic may result in significant changes to NYCHA's fiscal outlook in the short-term. While much of NYCHA's expenditures related to the pandemic are currently supported through federal stimulus funds, the financial impacts are expected to be longer lasting, as many residents have experienced a reduction or complete loss of income. These budget impacts are further discussed below.

- **Federal Stimulus Funding.** The Coronavirus Aid, Relief, and Economic Security (CARES) Act provides approximately \$3 billion nationally for public housing, Section 8 housing choice vouchers and project based rental assistance. The CARES Act also provides the U.S. Department of Housing and Urban Development (HUD) with statutory and regulatory waiver authority in order to more quickly deploy resources and funding to public housing authorities. To date, NYCHA has received \$166 million in funding from the CARES Act, including \$150 million in Public Housing operating funds and \$16 million in Section 8 administrative fees. However, this funding can only be used for new COVID-19 expenses and cannot be used to make up for lost revenue.
- **Reduction in Tenant Rental Revenue.** From March 12, 2020 to April 30, 2020, NYCHA reports that 3,970 households have submitted interim recertification applications in order to decrease their monthly rent payment due to a reduction in income or a complete loss of income. This represents a 20 percent increase in rent hardship applications compared to the same period last year. NYCHA reports an \$18 million reduction in tenant rental revenue from March to April 2020, compared to the same period last year, and a current rent collection rate of 87.5 percent. As of May 6, 2020, NYCHA reports they are receiving about 130 interim recertification applications per day.
- **COVID-19 Related Expenditures.** NYCHA anticipates COVID-19 related expenses totaling \$140 million in the near-term, including \$100 million in contracts to sanitize all NYCHA developments. In addition to the cost of sanitizing developments, additional expenditures include the purchase of equipment for emergency telework, Personal Protective Equipment for staff, the hiring of 750 additional temporary workers to assist with daily property management and cleaning, food delivery, and other emergency protective measures.

City Actions to Combat COVID-19 Risk at NYCHA

On April 22, 2020, Mayor de Blasio announced the City would take additional actions to mitigate the risk of COVID-19 exposure at NYCHA developments, including access to diagnostic testing. The plan is comprised of six components and is further detailed below.

- **Access to Free Testing.** The City has provided access to free diagnostic COVID-19 testing for NYCHA residents at six sites located at or near NYCHA developments in Brooklyn, Manhattan, Queens, and the Bronx. All six sites are managed by NYC Health + Hospitals (H+H), and offer free walk-in testing from 9:00am-3:30pm. These sites include the Cumberland Health Center, Belvis Health Center, Gouverneur Health Center, and three NYCHA sites located at Jonathan Williams Houses, Woodside Houses and St. Nicholas Houses. As of May 5, 2020, H+H reports 14,531 tests have been performed across all sites, including 451 tests performed at Jonathan Williams Houses, 392 tests performed at Woodside Houses, and 352 tests performed at St. Nicholas Houses.

- **Personal Protective Equipment.** The City began mailing 500,000 face coverings and gloves to all NYCHA residents beginning on April 27, 2020. The City has also provided NYCHA staff with 60,000 masks and 10,000 pairs of gloves. In addition, hand sanitizer has been delivered to 71 senior-only buildings.
- **Food Distribution.** The City enrolled all 71 NYCHA senior buildings in the COVID-19 food delivery program, which will facilitate the direct delivery of food to senior residents. From March 22, 2020 to April 22, 2020, the City reports that 288,000 meals were delivered to 24,000 NYCHA households. Outside of the City’s resources, there are a number of “pop-up” and regular food distributions happening across NYCHA, which include events organized by food banks, tenant association leaders, and additional partners.
- **Wellness Checks.** The City expanded NYCHA’s wellness call program to include all seniors and vulnerable residents. Calls are made to check on resident’s health and well-being, and ensure they have all their basic necessities such as medicine and groceries. Since the start of the outbreak, NYCHA staff has made 40,000 wellness calls to residents.
- **Free Tablets and Internet Service for Seniors.** The City will invest \$5 million to provide free tablets and internet service for 10,000 senior residents to help them remain connected during the pandemic. In partnership with T-Mobile, the City rolled out this service for seniors in Brownsville on April 29, 2020. This initiative will also include developments located in Central Brooklyn, South Bronx, Eastern Queens and Upper Manhattan. The City is also providing training for seniors on how to use the devices.
- **Cleaning and Sanitizing.** NYCHA has engaged a third-party vendor to sanitize common areas three-times per week at family developments and five-times per week at senior developments. Cleaning and sanitizing efforts are concentrated in high-touch, high-traffic areas located in the lobby and common areas, including doors, mailboxes, stairways, handles and handrails, elevator panels and trash chute doors. Cleaning schedules for each development are posted on NYCHA’s website.

City Funds Budget Changes

In recent years, the Administration has relieved NYCHA from several City payments and provided funding for various initiatives so that money can be redirected towards operations, repairs and maintenance. The City’s Fiscal 2021 Executive Budget provides an outlay of \$6.8 million in City and federal operating funds for the Fiscal 2020-2024 period for ongoing operating costs and other services at NYCHA. For a complete list of City-funded actions in the Fiscal 2021 Executive Budget to support NYCHA operations, see Appendix F.

State Actions to Combat COVID-19 Risk at NYCHA

On April 20, 2020, Governor Cuomo announced a new partnership with Ready Responders to expand essential COVID-19 health care services, including diagnostic testing, to residents of NYCHA. This partnership is coordinated by the Governor’s Office, the Citywide Council of Presidents, the coordinating body for public housing tenant leaders, and various elected officials, and is comprised of the below components.

- **Access to Free Testing.** An initial pilot program launched on April 23, 2020 to provide access to free diagnostic testing for NYCHA residents at eight sites located at NYCHA developments in Brooklyn,

Manhattan, Queens, and the Bronx. These sites include Queensbridge Houses, Brevoort Houses, Highbridge Houses, Edenwald Houses, Washington Houses, Andrew Jackson Houses, Red Fern Houses and Hammel Houses. These efforts have been led by the City and the Governor's Office, who secured the resources, partners and selected the testing sites. As of May 4, 2020, Ready Responders has tested 186 residents.

- **Personal Protective Equipment and Hand Sanitizer.** The Governor's Office delivered 500,000 cloth masks to NYCHA residents, which is about one mask per resident. In addition, 10,000 gallons of hand sanitizer was delivered to NYCHA developments for distribution to residents by tenant leaders.

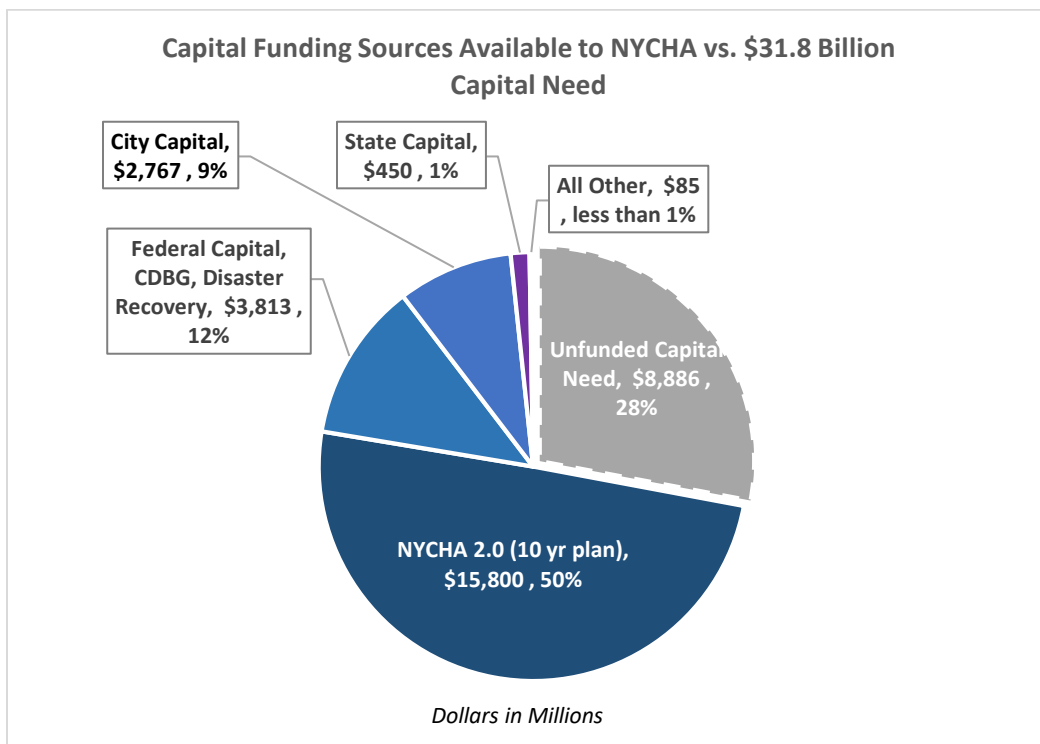
Other Budget Considerations

The impact of COVID-19 will likely have a long-lasting impact on NYCHA's budget and programmatic operations, but as this is an ongoing crisis, the full extent of such impacts are not yet known. It is anticipated that the following areas could result in additional budgetary and operational changes at NYCHA.

- **Senior Centers.** In the Fiscal 2020 Executive Budget, funding for seven NYCHA managed senior centers was baselined and management of those centers was transferred to the Department for the Aging (DFTA). In addition, the City's Fiscal 2020 Adopted Budget included funding to DFTA for one-year of operating support for an additional five senior centers previously managed by NYCHA. Funding for the ongoing operation of the five senior centers after June 30, 2020 was not included as part of the Fiscal 2021 Executive Budget. For a complete list of senior centers and corresponding budget actions, see Appendix E.
- **Congressional Funding Request.** On April 8, 2020, NYCHA, in partnership with about 800 public housing authorities nationwide, sent Congressional leaders a letter requesting that additional emergency funding and long-term preservation resources for public housing are included as part of any future stimulus funding packages. Specific funding requests include: \$70 billion in Public Housing Capital funds; \$5 billion in Public Housing Operating funds; \$3.5 billion for existing Section 8 Program vouchers; and \$2 billion for 150,000 new Section 8 vouchers.
- **HUD Administrative Agreement.** Pursuant to an Administrative Agreement signed on January 31, 2019 between NYCHA, the City and HUD, NYCHA is required to prepare and implement corrective action plans to address systemic issues at the Authority including lead paint hazards, the provision of heat, mold, pest infestations and elevator outages by certain deadlines. In relation to these requirements, as of February 2020, the NYCHA monitor approved three action plans submitted by NYCHA related to inspection practices, the provision of heat, and the frequency and duration of outages and no-service conditions in elevators. However, the Administrative Agreement provides a clause entitled "Force Majeure," which allows NYCHA to exercise "best efforts to fulfill the obligation" when an event arising from causes beyond the control of NYCHA delays or prevents the performance of any obligation under the Agreement. As such, due to COVID-19 related events, NYCHA anticipates that much of the work covered under the Agreement and corresponding completion dates will need to be revised. These discussions and decisions are ongoing between the parties and additional details are not yet known.

Capital Funding Sources as a Component of Total Capital Need

In December 2018, the City announced NYCHA 2.0, which outlined a comprehensive, ten-year plan to renovate and preserve NYCHA developments and resolve approximately two thirds of NYCHA’s \$31.8 billion capital need. It is estimated that about \$16 billion in revenue could be generated from the NYCHA 2.0 programs. This amount, coupled with \$7.1 billion in existing and expected City, State and federal capital funds, will address nearly \$23 billion in capital needs over the next decade, or up to about 70 percent of NYCHA’s \$31.8 billion overall capital need. However, an unfunded capital need of about \$8.9 billion would still remain over this period, as demonstrated in the below chart. The financial impact of NYCHA 2.0 strategies and related impacts due to the COVID-19 pandemic are further detailed below.



- PACT to Preserve.** The primary program under NYCHA 2.0 is PACT to Preserve, which will address an estimated \$12.8 billion in capital needs across the Authority’s portfolio. The program aims to convert the funding stream of an estimated 62,000 NYCHA units from public housing operating funds (Section 9) to Section 8 funding under the Rental Assistance Demonstration (RAD) program administered by HUD, thereby facilitating public-private partnerships to fund extensive renovations and repairs through private developers. Prior to the COVID-19 pandemic, the conversion of approximately 10,250 units was planned in 2020. As of May 2020, NYCHA estimates converting approximately 4,340 units in 2020, which includes units in the Brooklyn and Manhattan project bundles. The remaining 5,900 units will likely be converted in early 2021 due to COVID-19 related delays including pre-development inspections and site diligence requiring access to interior spaces and occupied units.
- Build to Preserve.** In December 2018, the City announced it would replace the existing half-market rate, half-affordable housing development program (50/50 program) at NYCHA-owned sites with a

mixed income program that will produce 70 percent market rate, 30 percent affordable housing units (70/30 program). In total, NYCHA estimates that the 70/30 development program could encompass 25 sites and generate \$2 billion in revenue over a ten-year period, which would be dedicated to capital improvements in the adjacent developments, as well as ensuring the Authority’s financial sustainability. As of February 2020, the Build to Preserve program encompasses four development sites, which would produce an estimated 3,840 units. However, a working group formed at the largest proposed site under the program, Chelsea Houses, has temporarily suspended its activities due to COVID-19 related challenges.

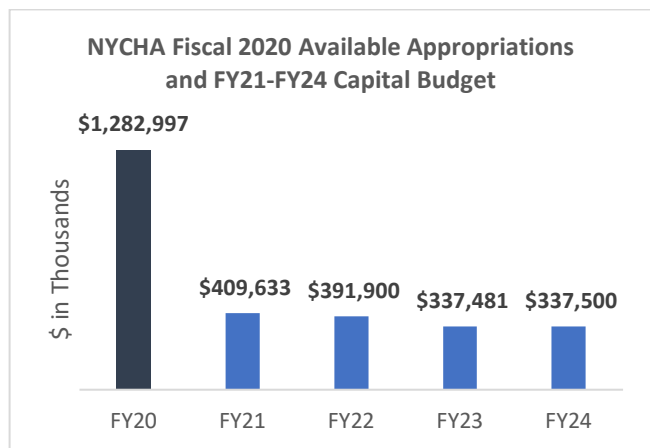
The City’s Capital Program

On April 16, 2020, Mayor Bill de Blasio released the Executive Capital Commitment Plan for Fiscal 2020-2024 (the Commitment Plan) and the Fiscal 2021-2024 Executive Capital Budget (the Capital Budget). As the City’s Capital program was released during the COVID-19 pandemic, capital projects and processes were greatly impacted not only by a State ban on most construction projects, but also the City’s own cashflow issues which necessitated a temporary moratorium of all non-COVID health and safety related projects. As a result of these actions, NYCHA’s capital project pipeline has been impacted by widespread project delays.

The following section will provide an overview of the Executive Capital Commitment Plan and Executive Capital Budget for NYCHA and examine the extent of these delays and the overall feasibility of NYCHA’s capital program.

Executive Capital Budget for Fiscal 2021-2024

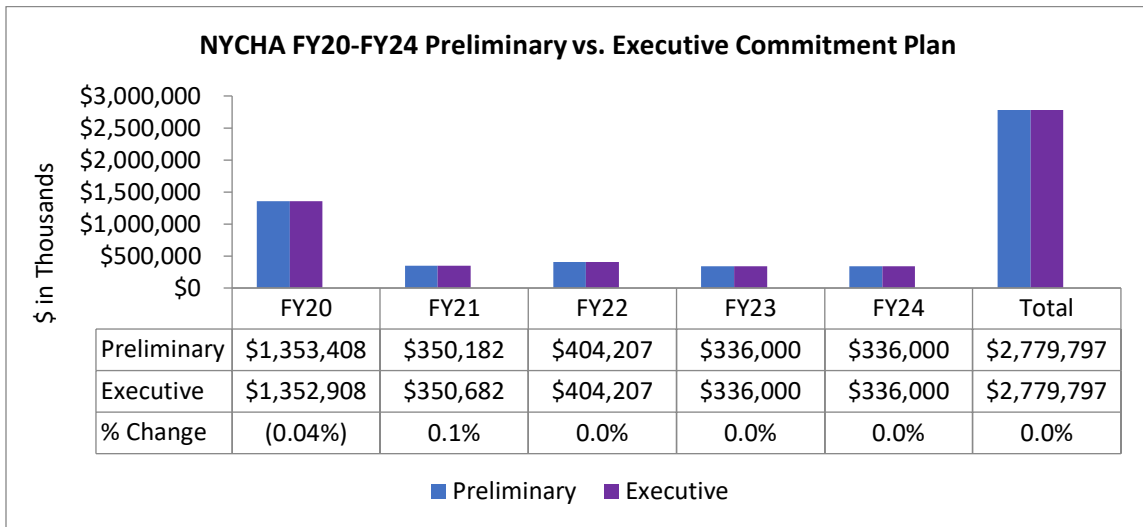
The Capital Budget provides the estimated need for new appropriations for Fiscal 2021 along with projections for the subsequent three-year capital program. Appropriations represent the legal authority to spend capital dollars and are what the Council votes on at budget adoption. The Commitment Plan, which is a five-year spending plan, is the plan to spend those appropriations. The Capital Budget is significantly less than the Capital Commitment Plan because it does not include the current appropriations for Fiscal 2020 or the amount of funding that may be re-appropriated or rolled into Fiscal 2021 in the Adopted Budget. This section will provide an overview of the Capital Budget and Commitment Plan for the Authority.



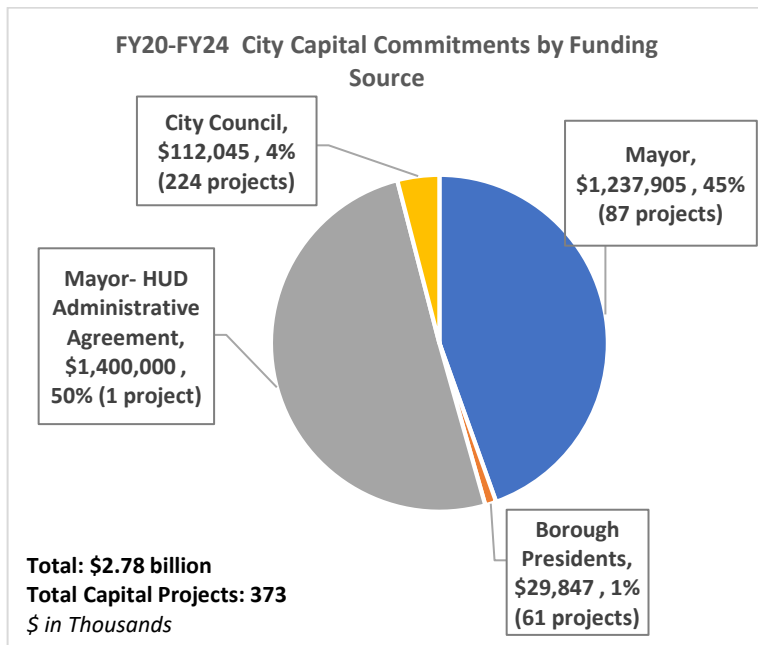
NYCHA’s Fiscal 2021 Executive Capital Budget includes \$1.5 billion in Fiscal 2021-2024 comprised of all City funds. This represents approximately 2.7 percent of the City’s total \$55.3 billion Capital Budget for 2021-2024. Available appropriations for Fiscal 2020 totaled \$1.28 billion as of February 29; this includes \$911 million in reauthorized prior appropriations and \$471.8 million in authorized Fiscal 2020 appropriations, less actual commitments of \$99.5 million in the current fiscal year.

Executive Capital Commitment Plan for Fiscal 2020-2024

NYCHA’s Executive Commitment Plan includes \$2.78 billion in Fiscal 2020-2024, comprised of all City funds. This represents approximately 3.3 percent of the City’s total \$83.5 billion Executive Commitment Plan. The Authority’s \$2.78 billion Executive Capital Commitment Plan for Fiscal 2020-2024 reflects no change from the amount scheduled in the Preliminary Commitment Plan. However, one discretionary allocation totaling \$500,000 was reallocated from Fiscal 2020 to Fiscal 2021. This funding shift is outlined in the chart below.



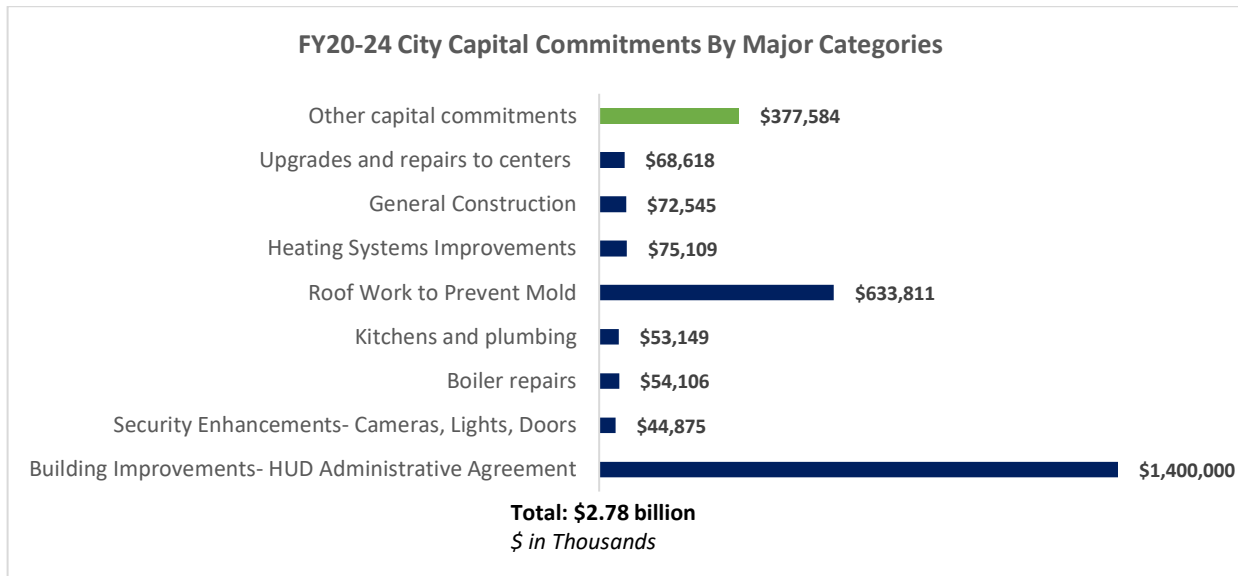
City Capital Commitments



NYCHA’s Fiscal 2021 Executive Capital Commitment Plan is comprised of 373 projects across seven budget lines totaling \$2.78 billion in Fiscal 2020-2024. When consolidating the budget lines for the five borough presidents, NYCHA’s City capital budget can be further condensed into three main budget lines comprised of: \$2.6 billion in Mayoral allocations across 88 capital projects; \$112 million in City Council funds across 224 capital projects; and \$29.8 million from Borough Presidents across 61 funded capital projects, as demonstrated in the left chart.

Major City Capital Commitments by Project Type

City Capital funds provide funding to NYCHA to address the needs of the aging infrastructure and quality of life improvements, including upgrades to building exteriors and systems, roof repair work, mold remediation, upgrades to heating components, lead abatement, pest mitigation, elevator rehabilitation, and other general capital maintenance. Major capital commitment categories included in the Executive Capital Commitment Plan are further discussed below.



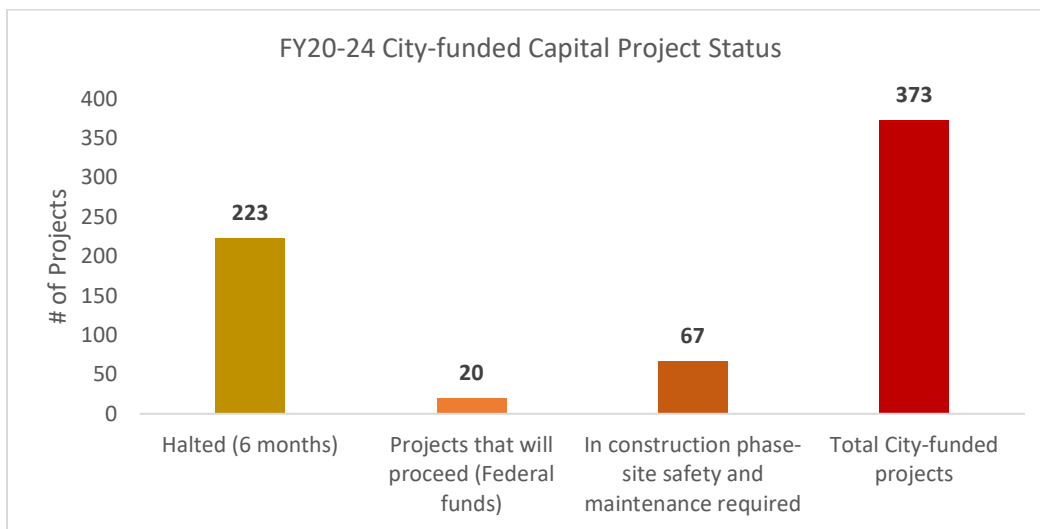
- **HUD Administrative Agreement.** The Executive Capital Commitment Plan includes \$1.4 billion as part of an Administrative Agreement signed by NYCHA, HUD and the City that requires NYCHA to remediate living conditions at developments citywide by specific deadlines and meet strict compliance standards regarding lead paint hazards, mold growth, pest infestations, and inadequate heating and elevator service. In total, \$2.2 billion in City Capital funds will be provided from Fiscal 2019-2028 for critical repairs in order to meet the terms of the agreement.
- **Roof Replacement Initiative.** The Executive Capital Commitment Plan includes \$633.8 million for a multi-phase roof repair program to address the underlying conditions of mold and other health related hazards in NYCHA developments. This funding supports the third phase of roof repair work, which is currently underway at 94 buildings with an estimated total cost of \$145 million and expected completion date of November 2020. In total, the existing scope of roof repair work will encompass 952 buildings at a total cost of \$1.3 billion over a ten-year period. By 2026, it is anticipated that all roofs across NYCHA’s portfolio will be in a state of good repair. This program will impact approximately 175,478 NYCHA residents.
- **Heating System and Boiler Improvements.** The Executive Capital Commitment Plan includes \$75.1 million for heating system improvements and boiler replacements at various developments citywide. This investment will replace outdated boilers and modernize heating system controls and hot water-making technology.
- **Community Center Upgrades.** The Executive Capital Commitment Plan includes \$68.6 million for upgrades and renovations at over 60 centers including daycare, community and senior centers

located within NYCHA developments. This investment includes the addition of \$12.9 million for renovations, repairs and security enhancements at four community centers as part of the Borough Based Jails Points of Agreement reached between the City Council and the Administration in October 2019. Upgrades and renovations at these sites will include the following:

- Mill Brook: interior common area bathrooms and finishes, stairs, and lighting fixtures;
- Mitchel: roof replacement, common area bathrooms and kitchens, and gymnasium;
- Mott Haven: roof replacement, common area kitchens and finishes, stairs, electrical service switch, and air conditioning system at the daycare center; and
- Patterson: interior common area kitchens, finishes, and security alarms.

COVID-19 Related Impacts on Executive Capital Commitment Plan for Fiscal 2020-2024

In April 2020, OMB directed NYCHA to prepare a memorandum outlining the impact of OMB’s moratorium on the City of New York funding capital projects for a period of six months. Based on this request and analysis of the capital project pipeline, NYCHA identified approximately 223 City funded projects that will need to be halted for a period of six months and 20 projects that will be able to continue by reallocating federal capital funds to City-funded projects. In addition, approximately 67 of the 223 projects that are currently in the construction phase will require regular site safety and maintenance during the six-month moratorium. As of April 30, 2020, NYCHA was instructed to proceed with the plan submitted to OMB. These impacts are outlined in the chart below.



Appendices

A: 2020-2024 Operating Plan: All Funds

NYCHA 2020-2024 Operating Budget (All Funds)					
<i>Dollars in Thousands</i>					
	2020	2021	2022	2023	2024
Revenues					
Revenues from Operations:					
Tenant Rental Revenue	\$1,024,530	\$980,298	\$954,961	\$926,658	\$896,942
Other Revenue from Operations	22,960	21,996	21,348	20,500	19,607
Total Revenue from Operations	\$1,047,489	\$1,002,294	\$976,308	\$947,158	\$916,548
Other Revenues					
Federal Subsidies	\$984,449	\$990,025	\$979,947	\$971,113	\$958,402
Debt Service Subsidies	180	131	81	40	8
Section 8 Phased Conversion	48,506	35,451	35,050	34,654	34,262
Capital Fund Reimbursements	230,293	270,564	158,835	158,000	157,054
Interest on Investments	12,723	12,046	11,368	11,021	11,021
Other	22,992	22,809	22,633	22,330	22,073
Categorical Grants	2,350	4,695	4,695	4,695	4,375
Section 8 Housing Assistance Payments	1,146,316	1,137,651	1,159,824	1,179,145	1,202,701
Section 8 Admin	80,417	79,777	80,654	81,418	82,170
City Funds	261,706	216,864	226,769	178,505	171,733
Total Other Revenues	\$2,789,932	\$2,770,014	\$2,679,856	\$2,640,922	\$2,643,800
Total Revenues	\$3,837,421	\$3,772,308	\$3,656,164	\$3,588,080	\$3,560,348
Expenditures					
Personal Service:					
Salary F/T	\$684,941	\$665,430	\$656,441	\$652,125	\$641,779
Salary P/T	789	298	149	0	0
Seasonal	18,112	18,027	18,027	18,027	18,027
Overtime	105,453	88,902	87,944	86,973	85,962
Shift Differential	286	286	286	286	286
Retro	4,779	4,840	4,718	4,596	4,476
Fringe	594,166	588,800	598,383	574,688	598,075
Other Salary	13,015	12,087	11,982	11,876	11,772
Total Personal Service	\$1,421,542	\$1,378,671	\$1,377,931	\$1,348,572	\$1,360,376
Other Than Personal Service:					
Leases	\$77,210	\$65,007	\$54,089	\$55,204	\$56,987
Supplies	108,590	115,799	112,679	101,101	85,350
Equipment	25,505	20,834	21,629	21,746	22,856
Utilities	545,375	532,653	517,270	500,201	478,980
Contracts	377,142	416,187	367,592	341,263	309,707
Debt Services	6,009	9,852	9,485	9,137	8,765
Insurance	15,427	66,624	81,057	85,996	86,004
OTPS Other	36,547	43,186	43,774	45,380	41,784
Section 8 Housing Assistance Payments	1,132,728	1,123,494	1,145,237	1,164,026	1,186,942
Total Other Than Personal Expenses	\$2,324,532	\$2,393,637	\$2,352,813	\$2,324,056	\$2,277,375
Total Expenditures	\$3,746,073	\$3,772,308	\$3,730,744	\$3,672,628	\$3,637,751
Surplus/(Deficit)	\$91,348	\$0	(\$74,580)	(\$84,548)	(\$77,403)
Headcount	11,339	10,872	10,668	10,475	10,262

B: 2020-2024 Operating Plan: General Fund

NYCHA 2020-2024 Operating Budget (General Fund)					
<i>Dollars in Thousands</i>					
	2020	2021	2022	2023	2024
Revenues					
Revenues from Operations:					
Tenant Rental Revenue	\$1,024,530	\$980,298	\$954,961	\$926,658	\$896,942
Other Revenue from Operations	22,960	21,996	21,348	20,500	19,607
Total Revenue from Operations	\$1,047,489	\$1,002,294	\$976,308	\$947,158	\$916,548
Other Revenues					
Federal Subsidies	\$974,750	\$976,557	\$966,916	\$958,568	\$946,374
Debt Service Subsidies	180	131	81	40	8
Section 8 Phased Conversion	48,506	35,451	35,050	34,654	34,262
Section 8 Management Fees	21,051	20,728	20,801	20,841	20,879
Capital Fund Reimbursements	230,293	270,564	158,835	158,000	157,054
Interest on Investments	10,912	10,912	10,912	10,912	10,912
Other	22,017	21,834	21,658	21,355	21,098
City Funds	101,865	113,528	121,509	124,331	121,056
Total Other Revenues	\$1,409,573	\$1,449,705	\$1,335,761	\$1,328,701	\$1,311,643
Total Revenues	\$2,457,062	\$2,451,998	\$2,312,069	\$2,275,858	\$2,228,192
Expenditures					
Personal Service:					
Salary F/T	\$606,851	\$605,463	\$595,886	\$585,405	\$575,059
Salary P/T	491	0	0	0	0
Seasonal	18,063	17,978	17,978	17,978	17,978
Overtime	104,653	88,102	87,160	86,205	85,194
Shift Differential	196	196	196	196	196
Retro	4,777	4,838	4,716	4,594	4,474
Fringe	547,420	540,587	548,686	523,393	544,941
Other Salary	11,079	10,151	10,046	9,940	9,836
Total Personal Service	\$1,293,530	\$1,267,315	\$1,264,668	\$1,227,712	\$1,237,678
Other Than Personal Service:					
Leases	\$69,393	\$57,071	\$45,991	\$46,939	\$48,454
Supplies	107,377	114,586	111,954	100,864	85,113
Equipment	24,082	19,485	20,159	20,224	21,316
Utilities	545,166	532,441	517,055	499,985	478,764
Contracts	359,838	406,124	358,123	332,365	300,702
Debt Services	166	116	67	67	67
Insurance	15,318	66,511	80,938	85,870	85,870
OTPS Other	31,456	38,161	38,966	40,799	37,278
Total Other Than Personal Expenses	\$1,152,796	\$1,234,495	\$1,173,254	\$1,127,112	\$1,057,563
Total Expenditures	\$2,446,326	\$2,501,810	\$2,437,922	\$2,354,823	\$2,295,241
Surplus/(Deficit)	\$10,737	(\$49,812)	(\$125,853)	(\$78,965)	(\$67,050)

C: 2020 -2024 Operating Plan: Section 8 Housing Choice Voucher

NYCHA 2020-2024 Operating Budget (Section 8 Housing Choice Voucher)					
<i>Dollars in Thousands</i>					
	2020	2021	2022	2023	2024
Revenues					
Other Revenues					
Section 8 Housing Assistance Payments	\$1,194,822	\$1,173,102	\$1,194,874	\$1,213,799	\$1,236,964
Section 8 Admin	80,417	79,777	80,654	81,418	82,170
Other	1,084	1,084	1,084	1,084	1,084
Total Other Revenues	\$1,276,324	\$1,253,963	\$1,276,613	\$1,296,301	\$1,320,218
Total Revenues	\$1,276,324	\$1,253,963	\$1,276,613	\$1,296,301	\$1,320,218
Expenditures					
Personal Service:					
Salary F/T	\$31,722	\$31,722	\$31,722	\$31,722	\$31,722
Overtime	49	49	49	49	49
Shift Differential	598	598	598	598	598
Fringe	23,651	24,348	25,124	25,959	26,905
Other Salary	604	604	604	604	604
Total Personal Service	\$56,623	\$57,320	\$58,096	\$58,931	\$59,877
Other Than Personal Service:					
Leases	\$7,816	\$7,936	\$8,098	\$8,266	\$8,533
Supplies	93	93	93	93	93
Equipment	1,423	1,350	1,470	1,523	1,540
Utilities	209	212	214	217	217
Contracts	26,346	25,517	25,748	25,972	26,117
Insurance	108	113	119	126	134
OTPS Other	2,470	2,478	2,486	2,495	2,503
Section 8 Housing Assistance Payments	1,181,234	1,158,945	1,180,287	1,198,680	1,221,204
Total Other Than Personal Expenses	\$1,219,700	\$1,196,643	\$1,218,516	\$1,237,370	\$1,260,340
Total Expenditures	\$1,276,324	\$1,253,963	\$1,276,613	\$1,296,301	\$1,320,218
Surplus/(Deficit)	\$0	\$0	\$0	\$0	\$0

D: 2020-2024 Operating Plan: Categorical Grants

NYCHA 2020-2024 Operating Budget (Categorical Grants)					
<i>Dollars in Thousands</i>					
	2020	2021	2022	2023	2024
Revenues					
Other Revenues					
Federal Subsidies	\$9,699	\$13,469	\$13,031	\$12,546	\$12,028
Other	1,702	1,024	347	0	0
Categorical Grants	2,350	4,695	4,695	4,695	4,375
City Funds	159,841	103,336	105,260	54,174	50,677
Total Other Revenues	\$173,592	\$122,525	\$123,333	\$71,415	\$67,080
Total Revenues	\$173,592	\$122,525	\$123,333	\$71,415	\$67,080
Expenditures					
Personal Service:					
Salary F/T	\$46,369	\$28,246	\$28,833	\$34,998	\$34,998
Salary P/T	298	298	149	0	0
Overtime	202	202	186	170	170
Shift Differential	90	90	90	90	90
Retro	2	2	2	2	2
Fringe	23,095	23,866	24,574	25,336	26,229
Other Salary	1,332	1,332	1,332	1,332	1,332
Total Personal Service	\$71,389	\$54,036	\$55,166	\$61,929	\$62,821
Other Than Personal Service:					
Supplies	\$1,120	\$1,120	\$632	\$145	\$145
Contracts	12,008	5,275	4,522	3,768	3,768
Debt Services	5,842	9,735	9,418	9,070	8,698
OTPS Other	2,621	2,547	2,322	2,087	2,003
Total Other Than Personal Expenses	\$21,592	\$18,677	\$16,894	\$15,069	\$14,613
Total Expenditures	\$92,981	\$72,713	\$72,060	\$76,998	\$77,434
Surplus/(Deficit)	\$80,612	\$49,812	\$51,273	(\$5,583)	(\$10,353)

E: NYCHA-Operated Senior Club Transfer to DFTA in the Fiscal 2020 Executive and Adopted Budget

NYCHA-Operated Senior Club Transfer to DFTA				
Number of Centers	Borough	Development	Council Member	Funding Status
1	Bronx	Highbridge Gardens	Gibson	Baselined in the Fiscal 2020 Executive Budget
2	Bronx	Sedgwick	Gibson	Baselined in the Fiscal 2020 Executive Budget
3	Bronx	Soundview	Diaz	Baselined in the Fiscal 2020 Executive Budget
4	Brooklyn	Brownsville	Ampry-Samuel	Baselined in the Fiscal 2020 Executive Budget
5	Brooklyn	Cypress Hills	Barron	Baselined in the Fiscal 2020 Executive Budget
6	Brooklyn	Glenmore Plaza	Espinal	Baselined in the Fiscal 2020 Executive Budget
7	Brooklyn	Langston Hughes	Ampry-Samuel	Funded in Fiscal 2020 only
8	Brooklyn	Sumner	Cornegy	Funded in Fiscal 2020 only
9	Manhattan	Lincoln	Perkins	Funded in Fiscal 2020 only
10	Manhattan	Taft	Perkins	Not Funded/Closed
11	Manhattan	Wagner	Ayala	Baselined in the Fiscal 2020 Executive Budget
12	Queens	Astoria	Constantinides	Funded in Fiscal 2020 only
13	Queens	Baisley Park	Adams	Not Funded/Closed
14	Queens	Bland	Koo	Funded in Fiscal 2020 only

*as of June 2019

F: City Funding to NYCHA in the Fiscal 2021 Executive Budget

NYCHA Additions in the City's FY2021 Executive Budget							
Operating Funds (FY2020-FY2024) <i>Dollars in Thousands</i>	Agency	FY2020	FY2021	FY2022	FY2023	FY2024	FY20-FY24 Total
New Needs							
None		\$0	\$0	\$0	\$0	\$0	\$0
Adjustments							
NYCHA Collective Bargaining	Misc.	(\$6,291)	(\$8,715)	(\$9,219)	(\$9,270)	(\$9,270)	(\$42,765)
To schedule fringe- HQS NYCHA	Misc.	109	55	0	0	0	164
City Service Corps (NYCHA)	DYCD	21	0	0	0	0	21
NYCHA Collective Bargaining	HPD	6,291	8,715	9,219	9,270	9,270	42,765
NYCHA Workforce FY20	HPD	714	0	0	0	0	714
Reallocate funds for NYCHA	HPD	5,263	0	0	0	0	5,263
To bring up NYCHA HQS funds	HPD	226	115	0	0	0	341
To bring up NYCHA PACT funds	HPD	69	212	35	0	0	316
Total		\$ 6,401	\$ 382	\$35	\$0	\$0	\$6,819