

THE COUNCIL OF THE CITY OF NEW YORK

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Chair, Finance Committee

Hon. Alicka Ampry-Samuel
Chair, Committee on Public Housing



Report to the Committee on Finance and the Committee on Public Housing on the Fiscal 2022 Executive Budget, NYCHA's 2021-2025 Adopted Operating Plan, NYCHA's 2021-2025 Adopted Capital Plan, Fiscal 2021-2031 Ten-Year Capital Strategy, Fiscal 2022 Executive Capital Budget, and the Fiscal 2022 Executive Capital Commitment Plan for the

New York City Housing Authority

May 19, 2021

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New York City Housing Authority Overview

The New York City Housing Authority (NYCHA or the Authority) provides affordable housing to nearly 400,000 low-and moderate-income City residents by managing and maintaining 302 public housing developments comprised of 2,252 buildings that contain over 169,000 apartment units in all five boroughs. Through federal rent subsidies (Section 8 Program), the Authority assists over 87,000 families in locating and renting housing in privately owned buildings. In addition, the Authority facilitates access to critical social services to residents in their communities.

Mission & Service Areas



NYCHA's activities include:

- Manages affordable housing assets comprised of 2,252 public housing buildings;
- Provides low- and moderate-income New Yorkers with safe and affordable housing;
- Facilitates access to social and community services;
- Pursues development opportunities to generate revenue;
- Implements comprehensive stabilization plans "NYCHA 2.0" and "A Blueprint for Change";
- Administers rental subsidy programs for over 88,000 low-income tenants;
- Performs inspections and resolves work orders for maintenance and repairs;
- Performs inspections and resolves emergency work orders;
- Provides employment opportunities for NYCHA residents;
- Preserves and rehabilitates affordable housing;
- Monitors and evaluates performance and operating service levels;
- Manages and performs infrastructure improvements of public housing units; and
- Conducts asset management and physical needs assessments.

Report Overview

This report provides a summary of NYCHA's 2021-2025 Adopted Operating and Capital Plans. The first section provides a review of the operating plan, followed by a financial summary of NYCHA's budget. Analysis and highlights of NYCHA's Fiscal 2021-2025 Capital Commitment Plan follows the discussion of the expense budget. Finally, the appendices are included to provide additional details on the various components of the 2021-2025 Operating Budget. For additional information on the Authority's budget and its various programs, please refer to the Fiscal 2022 Preliminary Budget Report for NYCHA at: <https://council.nyc.gov/budget/wp-content/uploads/sites/54/2021/03/NYCHA.pdf>

NYCHA 2020 Year-End Financial Plan Summary

The 2020 Year-End Operating Budget for NYCHA reflects a balanced budget for the last quarter in 2020, a decrease of approximately \$91 million compared to a surplus of the same amount originally projected in the 2020 Adopted Operating Plan. NYCHA's budget is not part of the City's budget and NYCHA's fiscal year follows the calendar year. On December 30, 2020, the NYCHA Board approved its five-year 2021-2025 Operating and Capital Plans, which predicts a \$25 million budgetary deficit in 2021. The deficit is mainly attributable to the delay of federal operating support to cover expenses related to the COVID-19 response efforts across NYCHA's development portfolio.

NYCHA Financial Plan Summary						
2021-2025 Operating Budget (All Funds)						
<i>Dollars in Millions</i>	2020 Year End	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan
Revenue Sources						
Tenant Rental Revenue	\$961	\$1,008	\$918	\$829	\$758	\$740
Federal Subsidy (Section 9)	973	1,015	921	875	840	816
Federal Subsidy (Section 8)	1,263	1,352	1,467	1,697	1,989	2,264
City Funds	228	248	233	217	217	217
All Other Revenue	335	436	224	223	222	224
Total Revenues	\$3,760	\$4,058	\$3,763	\$3,841	\$4,026	\$4,261
Expenditures						
Personal Service	\$1,460	\$1,444	\$1,490	\$1,464	\$1,432	\$1,425
Other Than Personal Service	2,300	2,640	2,573	2,739	2,913	3,085
Total Expenditures	\$3,760	\$4,084	\$4,062	\$4,203	\$4,345	\$4,510
Surplus/(Deficit)	\$0	(\$25)	(\$298)	(\$363)	(\$319)	(\$249)

Source: NYCHA

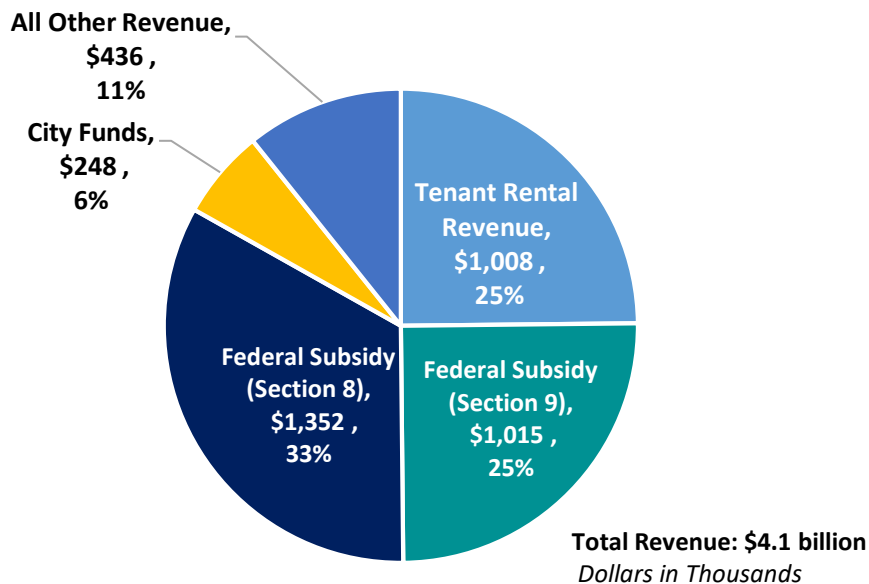
NYCHA 2021-2025 Operating Plan Summary

NYCHA's total revenues for 2021 are approximately \$4.1 billion. About \$1 billion, or 25 percent, of NYCHA's Fiscal 2021 budget is comprised of tenant rental revenue. Revenue from federal sources accounts for approximately \$2.4 billion, or 58 percent of NYCHA's total revenue. Total other revenue, which includes \$248 million in City funds, is projected to be about \$684 million in 2021. NYCHA's total expenditures for 2021 are approximately \$4.1 billion. About \$1.4 billion, or

35 percent of NYCHA's Fiscal 2021 expenditures is comprised of Personal Services (PS), including salaries and fringe benefits. Section 8 Housing Assistance Payments account for 29 percent, or \$1.2 billion of the total Other Than Personal Service (OTPS) expenditures. The 2021 Adopted Operating Budget projects an overall deficit of \$25 million in 2021, growing to \$249 million by 2025.

NYCHA 2021 Revenue

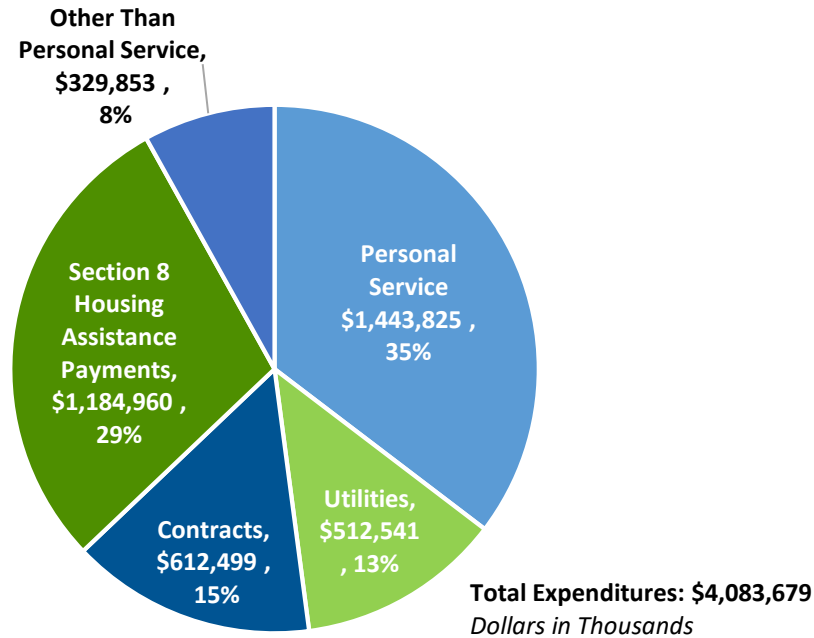
Graph 1: 2021 NYCHA Revenue



NYCHA's total revenues for 2021 are approximately \$4.1 billion. About \$2.4 billion, or 58 percent of the Authority's Operating Budget in 2021, is supported by federal assistance programs. One of the primary sources of revenue for the Authority is tenant rental revenue, which will total about \$1 billion in 2021. As of November 2020, NYCHA reports a rent collection rate of about 82 percent. In the 2021 Adopted Operating Plan, tenant rental revenue is projected to decrease to \$740 million by 2025, thereby contributing to the Authority's operating deficit, despite several revenue generating strategies currently in place to increase rent collection rates. Revenue from the Section 8 Housing Choice Voucher program accounts for approximately \$1.4 billion, or 33 percent of NYCHA's total revenue. Under this program, NYCHA pays HUD subsidies to participating landlords on behalf of eligible tenants. These tenants are currently paying rents generally equal to 30 percent of family adjusted income and the subsidies fill the gap between the contract rent and rental payments. The CARES Act provided \$37 million in additional funding to NYCHA for Section 8 administrative fees. Federal operating subsidies account for 25 percent of the Authority's operating revenues, or \$1 billion in 2021. As of February 2021, NYCHA has been awarded \$159 million in federal public housing operating funds under the CARES Act. Lastly, City operating funds are projected to total about \$248 million in 2021 and \$233 million in Fiscal 2022.

NYCHA 2021 Expenditures

Graph 2: 2021 NYCHA Expenditures

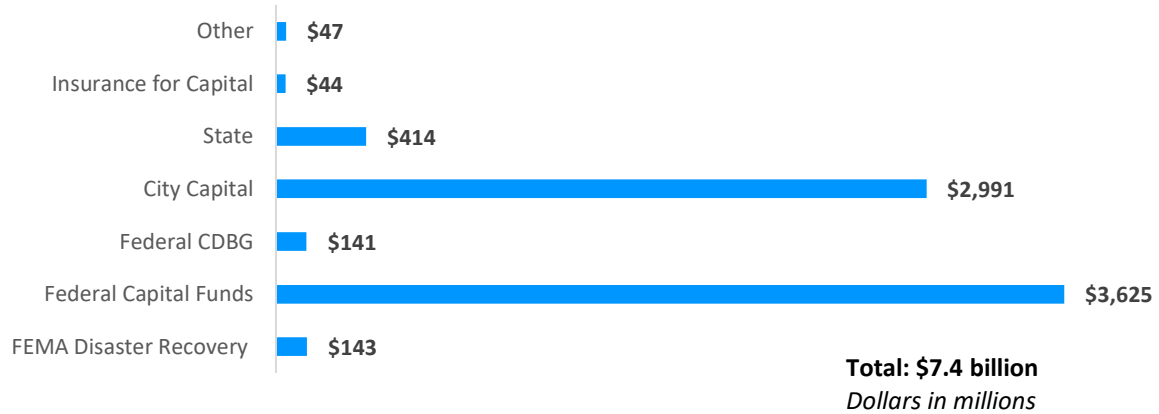


NYCHA's total expenditures for 2021 are approximately \$4.1 billion. About \$1.4 billion, or 35 percent of NYCHA's Fiscal 2021 expenditures is comprised of PS costs, including salaries, fringe benefits and paid overtime. Section 8 Housing Assistance Payments account for 29 percent, or \$1.2 billion of the total expenditures. The 2021 Adopted Operating Plan supports the lease of up to 87,565 units under the Section 8 program. Utilities and contract payments account for 28 percent of the Authority's operating expenditures, or \$1.13 billion, combined in 2021. Contracts include third-party services payments for painting, floor tiling, elevator maintenance, fire safety, environmental services, marshal fees, security services, energy contracts, automotive services, office equipment rentals, information technology software, telecommunications services, and other professional services. Utility costs include electricity, gas, water, steam and fuel oil. NYCHA's utility spending averages approximately \$45 million per month.

NYCHA 2021-2025 Capital Plan

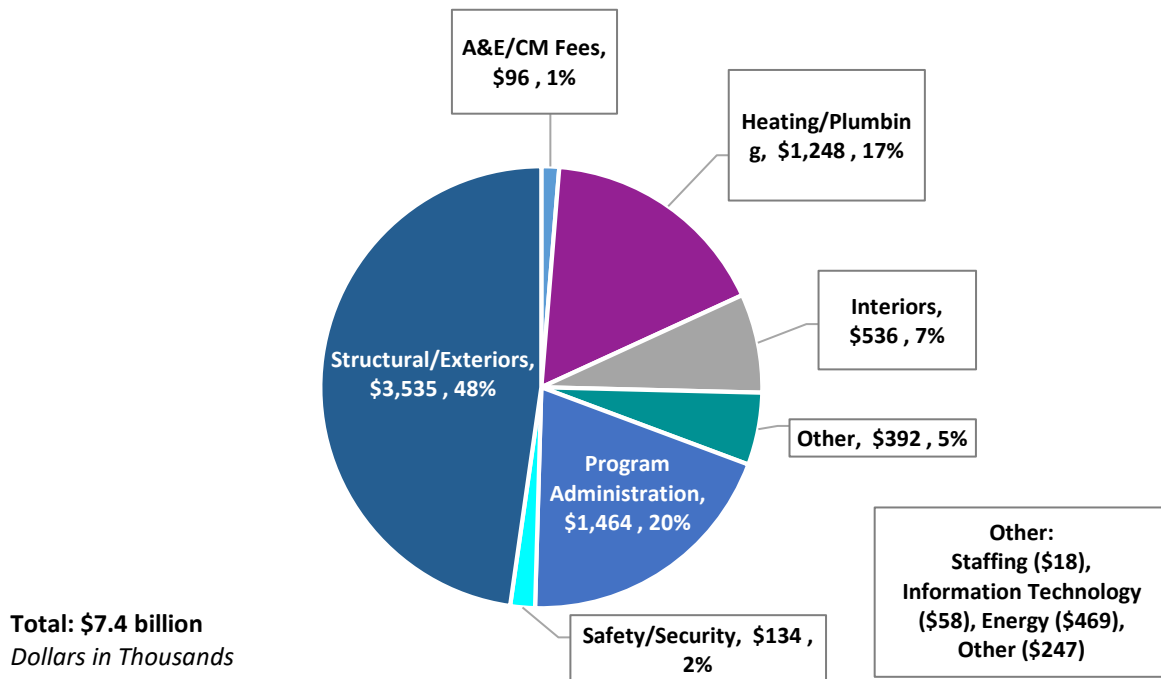
NYCHA's 2021-2025 Capital Plan provides approximately \$7.4 billion in planned commitments for infrastructure improvements, major modernization, systemic upgrades, repairs, resiliency, and fortification of developments damaged by Superstorm Sandy. The Plan is based on the current federal capital funding outlook, and relies on the near-term implementation of NYCHA initiatives.

Graph 3: 2021-2025 Capital Plan by Funding Source



From 2021-2025, NYCHA will receive about \$3 billion from the City, which includes the City’s \$1.6 billion allocation in Fiscal 2021 to support building improvements mandated as part of the HUD administrative agreement. Overall, of the \$7.4 billion included in this Plan, 53 percent is comprised of federal capital funds for investment in NYCHA’s building portfolio; this represents an average annual allocation of about \$781.8 million in federal funds over the five-year plan. The Capital Plan includes \$143 million in one-time, disaster recovery FEMA funds to address the continued impacts of Superstorm Sandy at certain developments and also assumes \$414 million in State funds for boiler repair work and elevator replacements. The Plan reflects an increase of \$300 million over the 2020-2024 Adopted Capital Plan, mostly due to the rolling on \$700 million in federal capital funds into Fiscal 2021.

Graph 4: 2021-2025 Capital Plan by Work Type



Overall, 48 percent of the Capital Plan, or about \$3.4 billion will provide for structural improvements and exterior capital work. According to NYCHA’s 2017 Physical Needs Assessment (PNA), \$10.7 billion is required to upgrade exterior components across the portfolio. The second largest category of work, totaling \$1.5 billion, or 20 percent, is for program administration costs. The third largest category of work, totaling \$1.3 billion, or 17 percent, is for heating and plumbing work, including boilers and heating plants. According to NYCHA’s 2017 PNA, \$3.1 billion is required to upgrade its aging heat and hot water systems. These capital needs are further detailed in the above chart.

New in the Fiscal 2022 Executive Budget

Compared to the Fiscal 2021 Preliminary Plan, the Fiscal 2022 Executive Budget includes new spending needs and other adjustments totaling \$11.5 million in Fiscal 2021, \$37.3 million in Fiscal 2022, and \$248,000 in the outyears. These changes are primarily due to two budget line items; first, \$20 million for federal disaster relief funding earmarked for hazardous condition mitigation, and second, \$16.7 million for NYCHA’s role in the City’s Cleanup Corps program.

A full account of these adjustments are found in the table below:

NYCHA Additions in the City's FY2022 Executive Budget							
Operating Funds (FY2021-FY2025) <i>Dollars in Thousands</i>	Agency	FY2021	FY2022	FY2023	FY2024	FY2025	FY21-FY25 Total
New Needs							
Tax Levy non-capitally eligible cost	HPD	\$248	\$248	\$248	\$248	\$248	\$1,240
Subtotal, New Needs		\$248	\$248	\$248	\$248	\$248	\$1,240
Other Adjustments							
NYCHA Collective Bargaining	Misc.	(106)	(106)	(106)	(106)	(106)	(\$530)
NYCHA - DR OY Balance	HPD	-	20,000	-	-	-	\$20,000
NYCHA CLEANUP CORPS	HPD	6,965	16,742	-	-	-	\$23,707
NYCHA Food Business Pathways	HPD	170	-	-	-	-	\$170
NYCHA Labor Funding Estimates	HPD	106	106	106	106	106	\$530
NYCHA TOBACCO SPENDING PLAN	HPD	1,000	-	-	-	-	\$1,000
NYCHA: DR - Workforce Dev	HPD	507	325	-	-	-	\$832
Roll unspent NYCHA LMDC	HPD	2,647	-	-	-	-	\$2,647
Subtotal, Other Adjustments		\$11,289	\$37,067	\$0	\$0	\$0	\$48,356
Total		\$11,537	\$37,315	\$ 248	\$ 248	\$ 248	\$49,596

Preliminary Budget Response and Executive Budget Actions

The Council's response to the Fiscal 2022 Preliminary Budget included several recommendations for NYCHA. The following proposals were not sufficiently funded or addressed as called for in the Council's Preliminary Budget Response in the Fiscal 2022 Executive Plan.

Expand Programs to Reach Zero Waste by 2030

\$14.8 Million

The Council called for the Administration to invest \$14.8 million, including \$1 million for NYCHA, to expand vital City programs that divert wastes from landfills to help achieve the City's goal of Zero Waste by 2030. Below is a breakdown of the programs and recommended funding increases:

- \$2.5 million for the GrowNYC compost program;
- \$4.5 million for other community composters and food scrap drop-off operators;
- \$3.5 Million for new compost processing facilities;
- \$2 million for multifamily building collection and processing pilot;
- \$1 million for Zero Waste Schools and NYCHA organics pilot projects;
- \$1 million for composting in municipal agencies; and
- \$250,000 for a feasibility study on mandatory curbside composting.

Fund NYCHA Repairs and Improvements

\$5.2 Billion Capital

The Council called on the Administration to increase NYCHA's annual capital funding to \$2 billion to address ongoing capital needs at NYCHA. This would require additional capital funding of \$5.2 billion over the next four years (Fiscal 2022-2025). Currently, the total projected cost to bring all buildings, systems and grounds to a state of good repair across the NYCHA portfolio is \$40 billion over a five- year period. In addition, from 2001 to 2019, NYCHA has experienced a cumulative federal capital grant funding loss of \$1.2 billion compared to eligibility. As the capital needs of aging buildings grow, operating costs, such as maintenance and repair, also increase. The

Council’s allocations have attempted to fill critical capital funding gaps within NYCHA, and while the Administration has allocated \$1.6 billion in Fiscal 2021, City capital funding to NYCHA decreases to \$402 million in Fiscal 2022, \$344 million in Fiscal 2023 and \$336 million in Fiscal 2024-2025. A dedicated capital funding stream is needed to ensure that critical infrastructure improvements are routinely made. Lastly, the Council urges the Administration to continue to request full design-build authorization from the State for all eligible City projects. The use of design-build, particularly for large construction projects, would save the City time and money with estimated dollar savings ranging from between 6 percent and 15 percent per eligible City project.

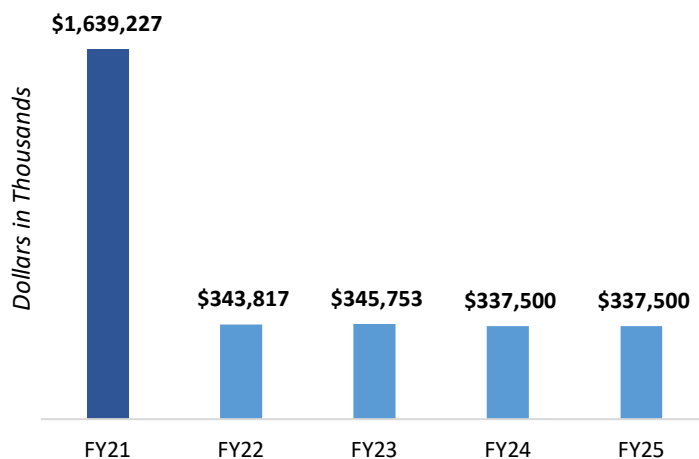
Capital Program Overview

On April 26, 2021, the Administration released the Ten-Year Capital Strategy for Fiscal 2022-2031 (the Ten-Year Strategy), the Capital Commitment Plan for Fiscal 2021-2025 (the Commitment Plan) and the Fiscal 2022-2025 Capital Budget (the Capital Budget). This section will provide an overview of the Ten-Year Strategy, Commitment Plan and Capital Budget for NYCHA. Each one of these documents should support and be well integrated with one another to properly execute the City’s capital projects as well as meet its infrastructure goals. Below we will examine to what extent this is occurring, where improvements need to be made, and the overall feasibility of NYCHA’s capital program.

Executive Capital Budget for Fiscal 2022-2025

The Capital Budget provides the estimated need for new appropriations for Fiscal 2022 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.

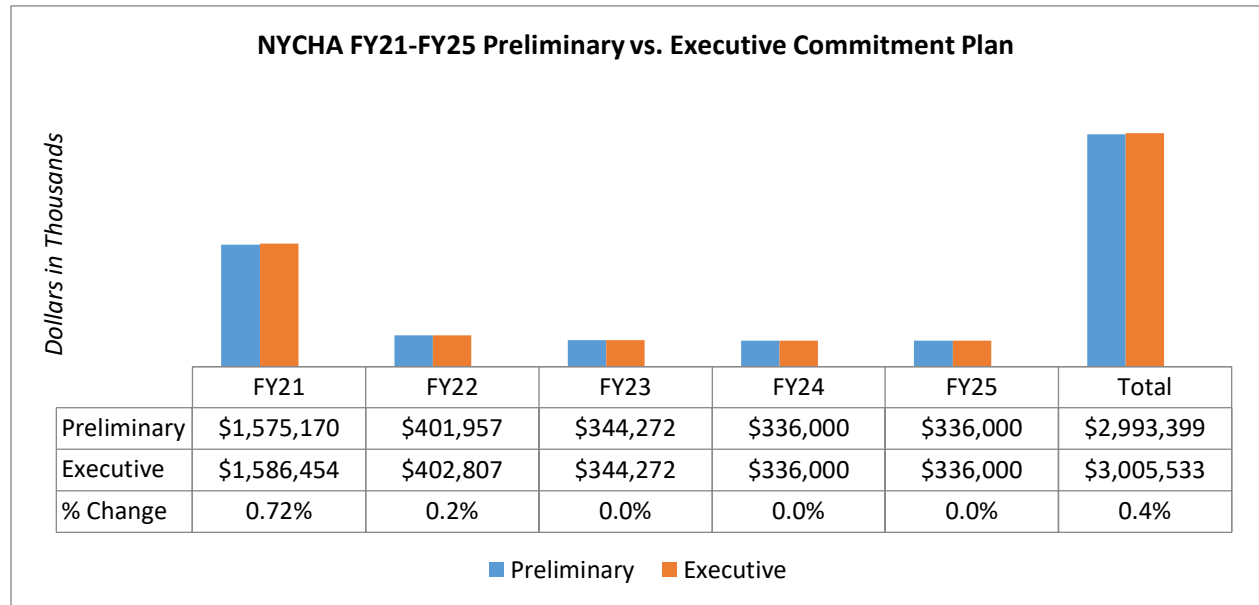
Graph 5: NYCHA Fiscal 2021 Available Appropriations and FY22-FY25 Capital Budget



As shown in Graph 5, NYCHA’s Fiscal 2022 Executive Capital Budget includes \$1.36 billion for Fiscal 2022-2025 comprised of all City funds. This represents approximately 2 percent of the City’s total \$65.5 billion Capital Budget for 2022-2025. Available appropriations for Fiscal 2021 totaled \$1.64 billion as of February 28th; this includes \$1.2 billion in reauthorized prior appropriations and \$387.7 million in authorized Fiscal 2022 appropriations.

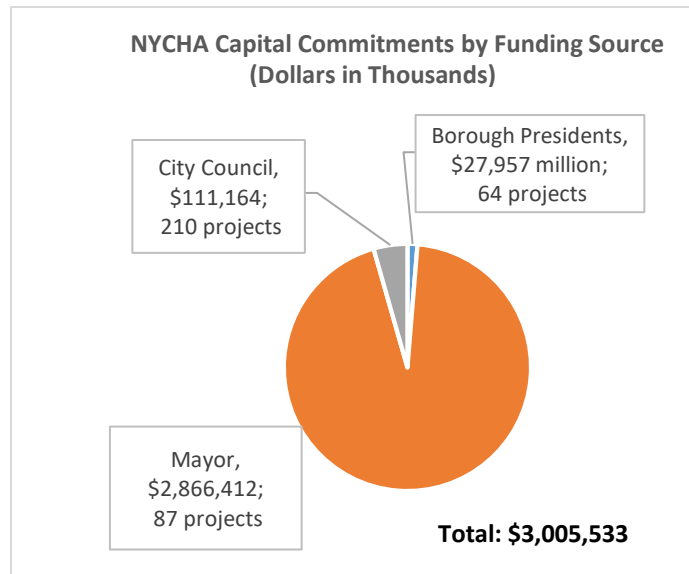
Executive Capital Commitment Plan Fiscal 2021-2025

The City’s Capital Commitment Plan details the Administration’s plan to spend the appropriations voted on by the City Council at Adoption. The Commitment Plan provides project-level funding detail, as well as an estimate of expenditure dates. It is through this document that we gain insight into a project’s estimated cost, start date and time to completion.



NYCHA’s Executive Commitment Plan includes \$3 billion for Fiscal 2021-2025, comprised of all City funds. This represents approximately 3.2 percent of the City’s total \$93 billion Executive Commitment Plan. The Authority’s \$3 billion Executive Capital Commitment Plan for Fiscal 2021-2025 reflects effectively no change from the amount scheduled in the Preliminary Commitment Plan.

City Capital Commitments

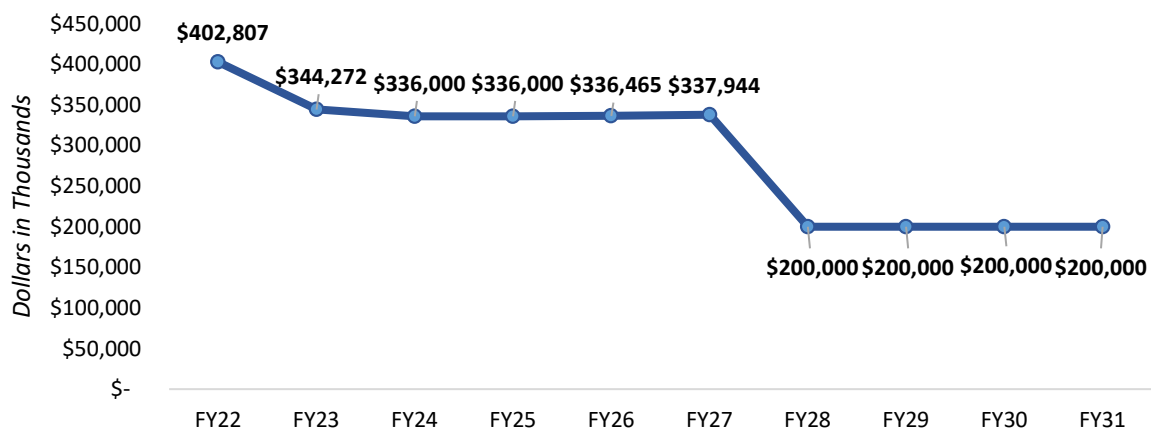


NYCHA’s Fiscal 2022 Executive Capital Commitment Plan is comprised of approximately 425 projects across seven budget lines totaling \$3 billion in Fiscal 2021-2025. When consolidating the budget lines for the five borough presidents, NYCHA’s City capital budget can be further condensed into three main budget lines comprised of: \$2.8 billion in Mayoral allocations across 87 capital projects; \$111.2 million in City Council funds across 274 capital projects; and \$27.9 million from Borough Presidents across 64 funded capital projects, as demonstrated in the chart on the left.

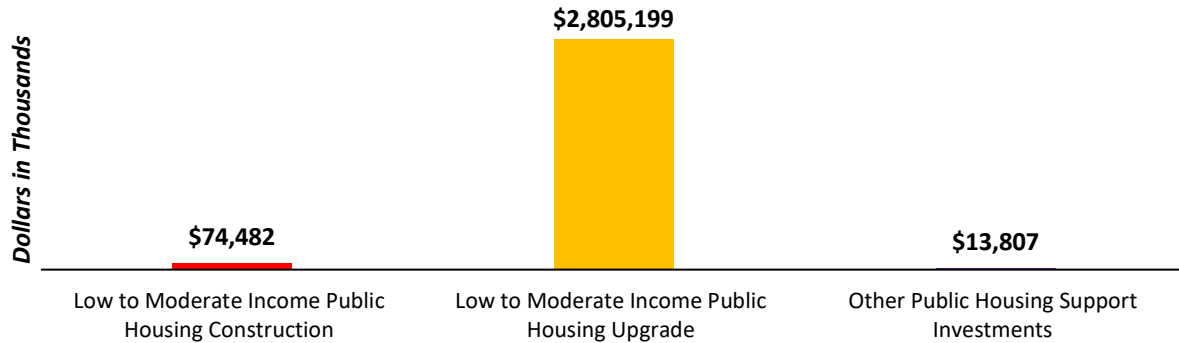
Executive Ten-Year Capital Strategy Fiscal 2022-2031

The Ten-Year Strategy is the City’s long-term capital planning document which provides a framework for capital spending by agency. The Strategy is released every two years as mandated by the City Charter. The City’s Ten-Year Strategy totals \$133.7 billion (all funds), which is \$14.9 billion larger than the Preliminary Ten-Year Strategy of \$118.8 billion, and \$16.8 billion larger than the Fiscal 2020-2029 Ten-Year Strategy of \$116.9 billion. NYCHA’s 2022-2031 Ten-Year Capital Strategy totals \$2.9 billion, or about 2.2 percent of the City’s total Strategy, this represents an \$850 million increase compared to the Preliminary 2022-2031 Ten-Year Capital Strategy.

Graph 6: NYCHA Fiscal 2022-2031 Ten-Year Capital Commitment Strategy



In general, each agency's Ten-Year Strategy is broken down into Ten-Year Plan Categories which describe the general type of capital work being done. The chart below shows how NYCHA's Ten-Year Strategy is distributed among three broad categories that support the Authority's planned spending on public housing upgrades and capital repairs.



The Ten-Year Capital strategy provides \$2.9 billion to NYCHA for building exteriors upgrades such as roof work, building systems upgrades and improvements, including elevator repair work and other construction projects. The major capital strategy programs are further outlined below.

- **Mayor's Roofing Initiative.** NYCHA has committed \$930 million for weather proofing buildings against water damage to prevent mold growth as part of the Mayor's Roofing Initiative will restore over 900 roofs across NYCHA developments citywide.
- **NYCHA Community Centers.** As part of the Borough Based Jails initiative and associated budget reallocation, \$25.9 million was transferred to NYCHA for community center reconstruction, new lighting, security cameras, and upgraded accessible play equipment at Mill Brook, Mitchel, Mott Haven, and Patterson Houses.

Appendix A: 2021-2025 Operating Plan: All Funds

NYCHA 2021-2025 Operating Budget (All Funds)					
<i>Dollars in Thousands</i>	2021	2022	2023	2024	2025
Revenues					
Revenues from Operations:					
Tenant Rental Revenue	\$1,007,586	\$918,003	\$828,666	\$757,670	\$740,443
Other Revenue from Operations	23,215	21,668	19,610	17,945	17,463
Total Revenue from Operations	\$1,030,801	\$939,672	\$848,275	\$775,614	\$757,906
Other Revenues					
Federal Subsidies	\$1,014,848	\$921,198	\$875,390	\$839,867	\$815,772
Debt Service Subsidies	131	81	40	8	0
Section 8 Phased Conversion	42,080	34,171	31,396	28,993	29,428
Capital Fund Reimbursements	290,157	175,503	175,503	175,503	175,503
Interest on Investments	705	2,086	3,561	5,684	9,068
Other	117,192	20,464	19,710	18,976	17,484
Categorical Grants	4,381	4,020	4,020	3,700	3,700
Section 8 Housing Assistance Payments	1,188,337	1,336,886	1,552,757	1,830,580	2,091,142
Section 8 Admin	121,465	95,692	112,699	129,547	143,641
City Funds	248,226	232,912	217,179	217,179	217,179
Total Other Revenues	\$3,027,522	\$2,823,015	\$2,992,257	\$3,250,037	\$3,502,919
Total Revenues	\$4,058,323	\$3,762,687	\$3,840,532	\$4,025,651	\$4,260,825
Expenditures					
Personal Service:					
Salary F/T	\$741,378	\$755,855	\$730,936	\$699,537	\$686,053
Salary P/T	92	92	92	92	92
Seasonal	24,561	20,199	20,199	20,199	20,199
Overtime	89,787	86,574	83,387	80,896	80,109
Shift Differential	286	286	286	286	286
Retro	4,953	4,657	4,385	4,149	4,091
Fringe	570,589	610,599	613,811	615,298	622,917
Other Salary	12,180	11,760	11,366	11,066	10,976
Total Personal Service	\$1,443,825	\$1,490,022	\$1,464,462	\$1,431,524	\$1,424,722
Other Than Personal Service					
Leases	\$69,265	\$54,089	\$55,204	\$56,987	\$56,987
Supplies	105,243	114,126	92,220	81,733	79,846
Equipment	31,479	28,786	24,159	21,172	20,645
Utilities	512,541	476,167	435,295	402,745	400,602
Contracts	612,499	440,380	400,910	377,447	373,444
Debt Services	9,806	9,431	9,077	8,698	8,279
Insurance	88,522	91,572	93,395	95,446	97,366
OTPS Other	25,538	40,850	41,727	28,341	20,181
Section 8 Housing Assistance Payments	1,184,960	1,317,379	1,587,265	1,840,442	2,027,599
Total Other Than Personal Expenses	\$2,639,854	\$2,572,780	\$2,739,252	\$2,913,011	\$3,084,948
Total Expenditures	\$4,083,679	\$4,062,801	\$4,203,715	\$4,344,535	\$4,509,670
Surplus/(Deficit)	(\$25,356)	(\$300,115)	(\$363,183)	(\$318,884)	(\$248,845)

Appendix B: 2021-2025 Operating Plan: General Funds

NYCHA 2021-2025 Operating Budget (General Fund)					
<i>Dollars in Thousands</i>	2021	2022	2023	2024	2025
Revenues					
Revenues from Operations:					
Tenant Rental Revenue	\$1,007,586	\$918,003	\$828,666	\$757,670	\$740,443
Other Revenue from Operations	23,215	21,668	19,610	17,945	17,463
Total Revenue from Operations	\$1,030,801	\$939,672	\$848,275	\$775,614	\$757,906
Other Revenues					
Federal Subsidies	\$1,001,289	\$908,304	\$863,226	\$828,378	\$804,782
Debt Service Subsidies	131	81	40	8	0
Section 8 Phased Conversion	42,080	34,171	31,396	28,993	29,428
Section 8 Management Fees	23,578	25,458	30,104	34,641	38,343
Capital Fund Reimbursements	290,157	175,503	175,503	175,503	175,503
Interest on Investments	661	2,051	3,495	5,573	8,891
Other	116,533	19,805	19,051	18,317	16,825
City Funds	120,160	128,646	131,519	131,519	131,519
Total Other Revenues	\$1,594,590	\$1,294,019	\$1,254,335	\$1,222,933	\$1,205,292
Total Revenues	\$2,625,390	\$2,233,691	\$2,102,610	\$1,998,547	\$1,963,199
Expenditures					
Personal Service					
Salary F/T	\$677,165	\$691,329	\$687,057	\$656,907	\$675,740
Salary P/T	92	92	92	92	92
Seasonal	24,266	19,903	19,903	19,903	19,903
Overtime	89,019	85,806	82,619	80,128	79,341
Shift Differential	196	196	196	196	196
Retro	4,951	4,655	4,383	4,147	4,089
Fringe	526,258	564,275	565,587	564,683	570,621
Other Salary	10,244	9,824	9,430	9,130	9,040
Total Personal Service	\$1,332,191	\$1,376,081	\$1,369,268	\$1,335,188	\$1,359,022
Other Than Personal Service					
Leases	\$61,970	\$46,682	\$47,646	\$49,273	\$49,023
Supplies	105,150	114,033	92,127	81,640	79,753
Equipment	30,668	27,069	22,745	19,926	19,418
Utilities	512,308	475,936	435,064	402,516	400,383
Contracts	575,194	431,733	392,080	368,509	364,506
Debt Services	116	67	67	67	67
Insurance	88,410	91,458	93,278	95,325	97,241
OTPS Other	19,265	36,278	37,376	24,161	16,055
Total Other Than Personal Expenses	\$1,393,082	\$1,223,255	\$1,120,382	\$1,041,417	\$1,026,445
Total Expenditures	\$2,725,273	\$2,599,336	\$2,489,650	\$2,376,604	\$2,385,467
Surplus/(Deficit)	(\$99,882)	(\$365,645)	(\$387,040)	(\$378,057)	(\$422,269)

Appendix C: 2021-2025 Operating Plan: Section 8 Housing Voucher

NYCHA 2021-2025 Operating Budget (Section 8 Housing Choice Voucher)					
<i>Dollars in Thousands</i>	2021	2022	2023	2024	2025
Revenues					
Other Revenues					
Section 8 Housing Assistance Payments	\$1,230,417	\$1,371,057	\$1,584,153	\$1,859,573	\$2,120,570
Section 8 Admin	121,465	95,692	112,699	129,547	143,641
Interest on Investments	9	36	67	111	178
Other	659	659	659	659	659
Total Other Revenues	\$1,352,551	\$1,467,444	\$1,697,578	\$1,989,890	\$2,265,047
Total Revenues	\$1,352,551	\$1,467,444	\$1,697,578	\$1,989,890	\$2,265,047
Expenditures					
Personal Service					
Salary F/T	\$34,286	\$34,286	\$34,286	\$34,286	\$34,286
Seasonal	49	49	49	49	49
Overtime	598	598	598	598	598
Fringe	23,520	24,627	25,616	26,856	27,726
Other Salary	604	604	604	604	604
Total Personal Service	\$59,057	\$60,164	\$61,153	\$62,393	\$63,263
Other Than Personal Service					
Leases	\$7,295	\$7,407	\$7,558	\$7,715	\$7,964
Supplies	93	93	93	93	93
Equipment	812	1,718	1,414	1,246	1,227
Utilities	233	231	231	229	220
Contracts	52,759	30,405	35,235	39,879	43,581
Insurance	112	114	117	121	125
OTPS Other	3,978	2,486	2,495	2,503	2,503
Section 8 Housing Assistance Payments	1,227,040	1,351,550	1,618,661	1,869,434	2,057,026
Total Other Than Personal Expenses	\$1,292,322	\$1,394,004	\$1,665,804	\$1,921,219	\$2,112,739
Total Expenditures	\$1,351,379	\$1,454,168	\$1,726,957	\$1,983,613	\$2,176,002
Surplus/(Deficit)	\$1,171	\$13,276	(\$29,379)	\$6,277	\$89,045

Appendix D: 2021-2025 Operating Plan: Categorical Grants

NYCHA 2021-2025 Operating Budget (Categorical Grants)					
<i>Dollars in Thousands</i>	2021	2022	2023	2024	2025
Revenues					
Other Revenues					
Federal Subsidies	\$13,559	\$12,894	\$12,165	\$11,489	\$10,990
Interest on Investments	35	0	0	0	0
Categorical Grants	4,381	4,020	4,020	3,700	3,700
City Funds	128,066	104,266	85,660	85,660	85,660
Total Other Revenues	\$146,040	\$121,181	\$101,845	\$100,849	\$100,350
Total Revenues	\$146,040	\$121,181	\$101,845	\$100,849	\$100,350
Expenditures					
Personal Service					
Salary F/T	\$29,926	\$30,240	\$9,593	\$8,344	(\$23,973)
Seasonal	246	246	246	246	246
Overtime	170	170	170	170	170
Shift Differential	90	90	90	90	90
Retro	2	2	2	2	2
Fringe	20,811	21,697	22,608	23,760	24,570
Other Salary	1,332	1,332	1,332	1,332	1,332
Total Personal Service	\$52,577	\$53,777	\$34,041	\$33,943	\$2,437
Other Than Personal Service					
Contracts	8,124	\$3,700	\$3,700	\$3,700	\$3,700
Debt Services	9,690	9,364	9,010	8,631	8,212
OTPS Other	2,294	2,086	1,857	1,678	1,623
Total Other Than Personal Expenses	\$20,108	\$15,149	\$14,567	\$14,009	\$13,535
Total Expenditures	\$72,685	\$68,926	\$48,608	\$47,952	\$15,972
Surplus/(Deficit)	\$73,355	\$52,255	\$53,237	\$52,896	\$84,378