



**New York City Council**  
**Hon. Julie Menin, Speaker of the Council**  
**Hon. Linda Lee, Chair, Finance Committee**  
**Hon. Chris Banks, Chair, Public Housing Committee**

**Report on the Fiscal 2027 Executive Plan and  
the Fiscal 2027 Executive Capital Commitment Plan for the  
Committee on Finance and the Committee on Public Housing**

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## **Fiscal 2027 Executive Plan**

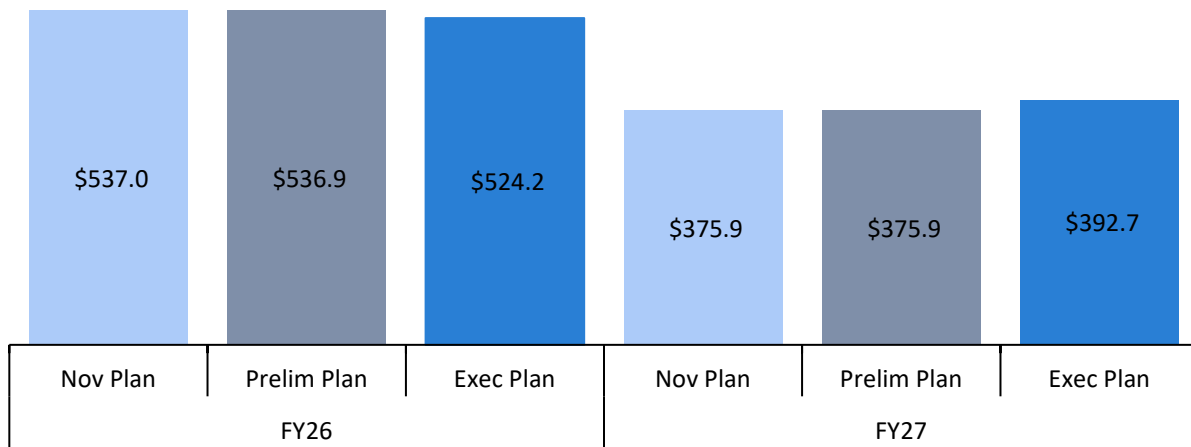
### *New York City Housing Authority Budget Overview*

The New York City Housing Authority (NYCHA or the Authority) is the largest public housing authority in the country, responsible for providing affordable housing for over 500,000 low- and moderate-income New Yorkers. NYCHA also connects residents to economic opportunities, and youth, senior, and social services through collaboration with internal and external partners. As a public benefit corporation and public housing authority, NYCHA receives a significant portion of its operating revenues from City, State, and federal sources, especially federal Section 8 vouchers. The information contained in this report pertains primarily (but not exclusively) to City expense funding passed through the Department of Housing Preservation and Development's (HPD) Unit of Appropriation (U/A) 012, and allocations contained in the City's Fiscal 2027 Executive Capital Plan for NYCHA directly.

The Executive Financial Plan for Fiscal 2026-2030 (Executive Plan) includes a proposed Fiscal 2027 budget of \$392.7 million for NYCHA pass-through funding, \$16.9 million (4.5 percent) more than its \$375.9 million Fiscal 2027 budget in the Preliminary Plan. The City's share of NYCHA's Fiscal 2026 budget in the Executive Plan is \$12.6 million lower than its \$536.9 million budget in the Fiscal 2026 Preliminary Plan. The current Fiscal 2027 budget is \$1.1 million more than the \$391.6 million Fiscal 2026 budget at adoption. For additional information on NYCHA's Preliminary Budget, please refer to the Fiscal 2027 Preliminary Budget report.<sup>1</sup>

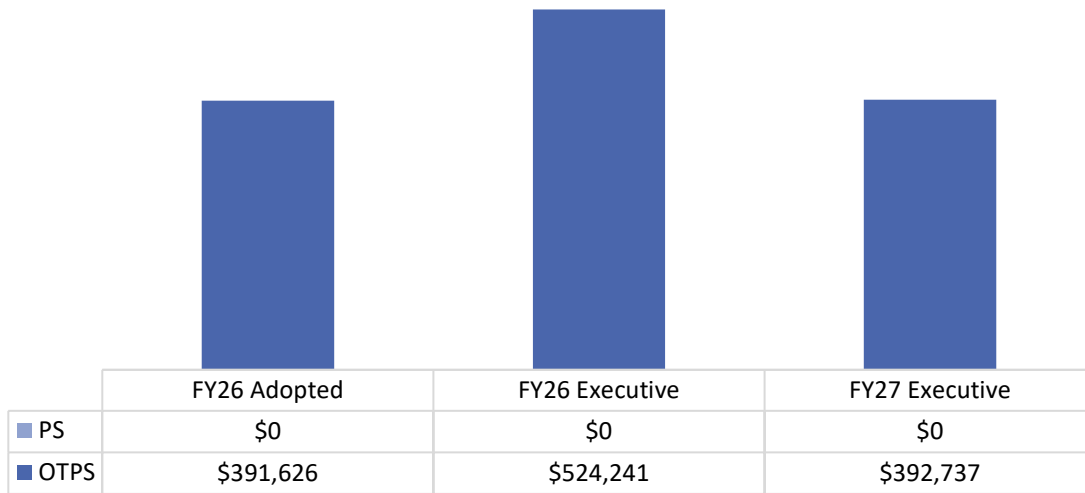
<sup>1</sup> New York City Council, "[Report on the Fiscal 2027 Preliminary Plan and the Fiscal 2026 Preliminary Mayor's Management Report for the New York City Housing Authority](#)", as of March 2026.

**Comparison of the Last Three Financial Plans - NYCHA Funding Pass - Through at HPD**



*Dollars in Millions*  
 Source: New York City Office of Management and Budget

**Personal Services (PS) and Other Than Personal Services (OTPS)**



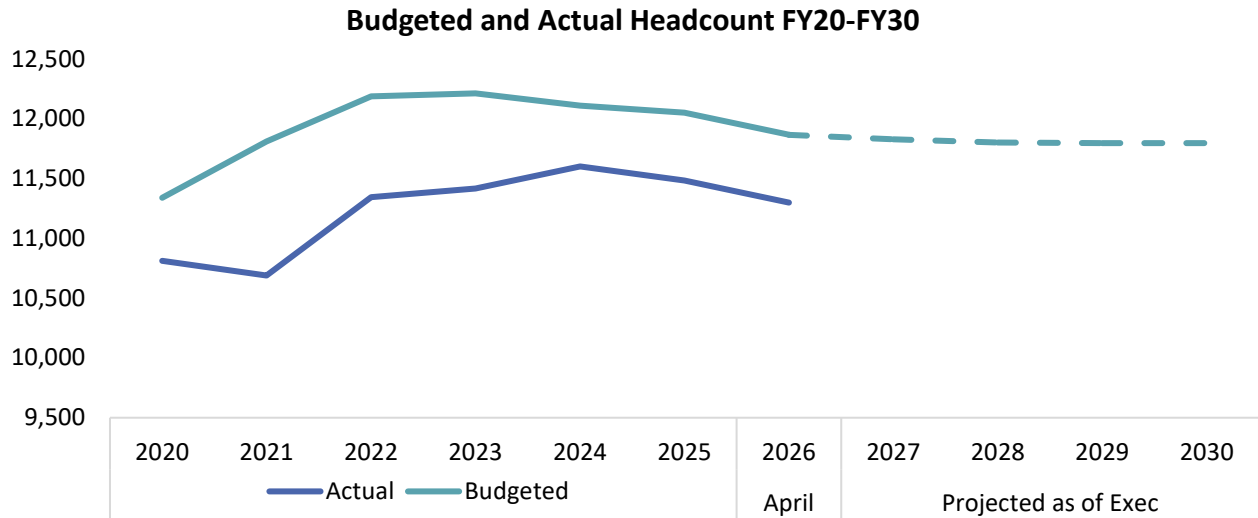
■ OTPS ■ PS

*Dollars in Thousands*  
 Source: New York City Office of Management and Budget

## Headcount

2026 Budgeted Full-Time Positions: **11,865**  
 Actual Headcount as of April 30, 2026: **11,299**

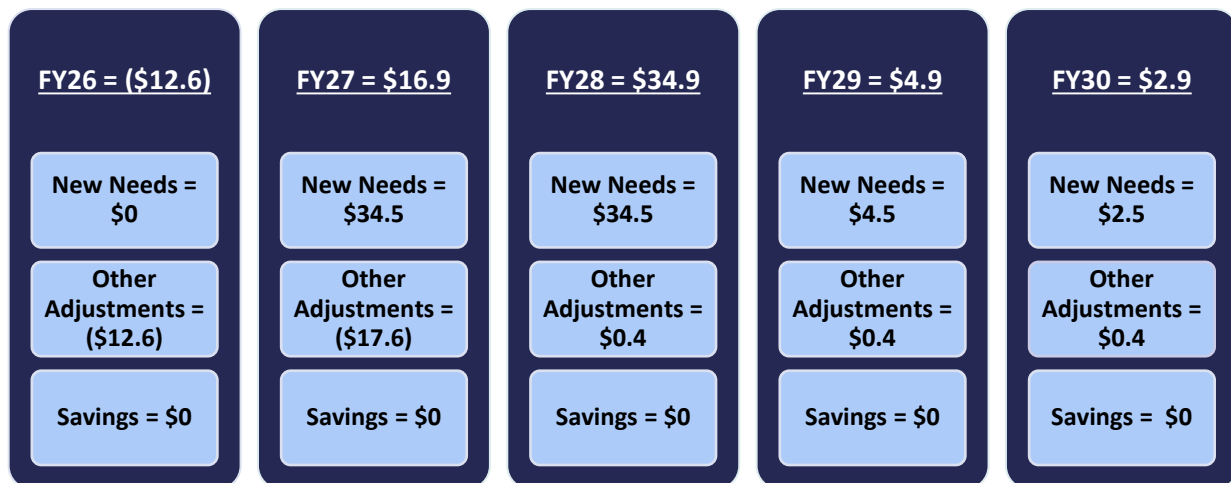
2027 Budgeted Full-Time Positions: **11,828**  
 Vacancy Rate as of April 30, 2026: **4.8 percent**



Source: New York City Office of Management and Budget

Note: NYCHA Fiscal Year aligns with the calendar year and not the City Fiscal Year. Budgeted and actual headcounts are as of the end of the calendar year, except for 2026 where the budgeted headcount is as of the November 2025 NYCHA 5-year plan, and actual headcount is as of April 2026.

## Executive Plan Changes



Dollars in Millions

Savings in this chart are the sum of all expense savings, from all revenue sources, including but not limited to, City, State, and federal savings. As some agency savings may be revenue actions or savings from non-City sources, this number will not necessarily equal the agency's Savings value.

## Significant Executive Plan Changes

### New Needs

- **Vacant Unit Readiness Turnover.** The Executive Plan includes an additional \$20.0 million of City funding in Fiscals 2027 and 2028 for the vacant unit readiness program. Expense funding will be used to support necessary remediation, abatement, and skilled trade staff overtime and minor non-capitally eligible apartment repairs necessary for apartment turnover and move-in preparation for new tenants. This addition brings expense funding in line with expenditures from previous fiscal years and is supported by additional capital funding in the Capital Commitment Plan (see the Capital section of this report below).
- **Critical Repairs Initiative / Ombudsman Call Center.** The Executive Plan includes an additional \$7.5 million of City funding in Fiscals 2027 and 2028, decreasing to \$2.5 million in Fiscal 2029 and 2030 for a new program called the Critical Repairs Initiative, modeled after the Ombudsman Call Center (OCC). The OCC is a court-appointed secondary oversight mechanism who considers complaints from NYCHA residents about leaks, mold, and excessive moisture repair orders that have not been addressed. This funding will support the creation of a new office within NYCHA, similar in scope to the OCC but expanding the scope of complaints beyond those that the OCC receives and relays to NYCHA to include pests, missing bathtubs and showers, ceiling openings, electrical power loss, and more. This funding is the first contribution by the City towards the OCC.
- **Mold and Leaks.** The Executive Plan includes an additional \$5 million of City funding in Fiscals 2027 and 2028 to support the restoration and repair of apartment infrastructure damaged by leaks and mold. Funding will be dedicated towards additional NYCHA plasterers among other staff. This funding is part of a two-year blitz to address mold and leak complaints that have been outstanding for over 100 days.
- **Elevator Repair.** The Executive Plan includes an additional \$2.0 million in City funding in Fiscals 2027, 2028, and 2029 to support elevator repair staffing and equipment. Elevator door operators frequently fail, leaving residents without efficient access to their apartments and increasing concerns about their safety and security. Portions of the funding will be used to purchase new elevator operators as well as staff to install those operators and conduct repairs where necessary.

### Other Adjustments

- **DC37 Collective Bargaining.** The Executive Plan includes an additional \$285,197 of City funding in Fiscal 2026, increasing to \$361,934 in Fiscal 2027 and in the outyears to support the City's agreement to fund incremental increases in DC37's collective bargaining agreements with NYCHA. DC37 is the City's largest union, representing over 150,000 union members and 89,000 retirees, many of whom work at NYCHA.
- **Federal Funding for State Funding Swap.** The Executive Plan includes a federal funding swap of \$12.6 million in Fiscal 2026 and \$17.9 million in Fiscal 2027. These funds will be replaced with state funding, which operates on a reimbursement basis for net zero change. The affected programs are primarily for NYCHA developments directly impacted

by Hurricane Ida. Affected developments include 1471 Watson, Bronx River Houses, Butler Houses, Claremont Consolidated, McKinley Houses, Sotomayor Houses, Webster Houses, Ingersoll Houses, Latimer (Senior Center), Leavitt - 34th Avenue, Woodside Houses and 1100 Teller.

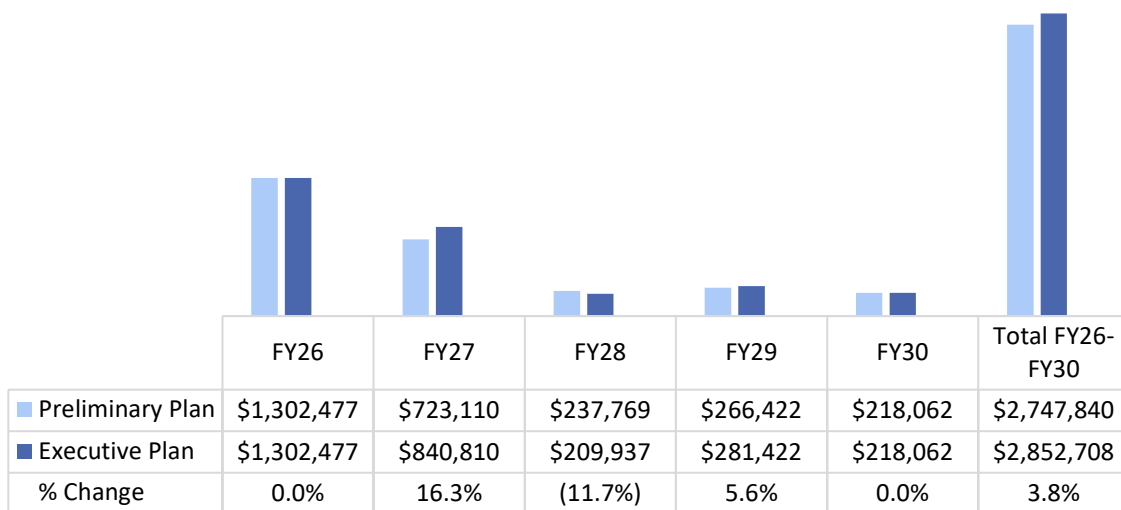
### Savings

- In preparation for the Executive Plan release, NYCHA’s Chief Savings Officer submitted savings proposals in accordance with the city-wide. Upon evaluation of NYCHA’s proposals it was determined that the proposed savings actions would result in a decrease in services provided by NYCHA. Therefore, the Executive Plan does not include any savings from NYCHA.

## Capital Commitment Plan

- NYCHA’s commitments, as presented in the Executive Capital Commitment Plan for Fiscal 2026-2030 (the Executive Commitment Plan), total \$2.9 billion, 3.8 percent more than the total for the same period presented in the Preliminary Capital Commitment Plan released in February.
- The Department’s planned commitments comprise 2.4 percent of the City’s total \$117.14 billion Fiscal 2026-2030 Capital Commitment Plan.

**Fiscal 2026-2030 Capital Commitment Plan**



*Dollars in Thousands*

*Source: New York City Office of Management and Budget*

- **Vacant Unit Readiness.** The Executive Commitment Plan includes an additional \$31 million in Fiscal 2027 and \$80.5 million in Fiscal 2028, for a total of \$111.5 million to support vacant apartment rehabilitation and turnover. The funding will support asbestos testing and abatement along with other necessary skilled trades repairs. The Administration estimated that this funding, along with the \$40 million in additional expense funding included in the Executive Plan, will facilitate the turnover of an additional 92 units per month, for a total of 1,104 units in each fiscal year. Average vacant unit turnaround times reached a peak of 424.4 days in Fiscal 2024, with the current turnaround time in the first four months of Fiscal 2026 decreasing to 350.2 days. This additional funding will facilitate a larger number of units being rehabilitated, ensuring that these apartments re-enter the housing stock on a quicker timeline.
- **Asbestos Abatement Swap.** The Executive Commitment Plan includes an additional \$10 million of capital funding in Fiscals 2027 and 2028 for asbestos abatement. This funding will support asbestos abatement in occupied apartments across the NYCHA portfolio, and funds both asbestos testing and removal. The average cost of full asbestos abatement is \$25,000 per apartment, with testing costing approximately \$1,000 to \$2,000. This additional \$10 million is projected to facilitate asbestos abatement in up to 400 additional apartments.
- **Lead Abatement.** The Executive Commitment Plan includes \$65 million that was pushed up from Fiscal 2028 to Fiscal 2027 for lead abatement to maintain current year spending for lead testing and abatement across the NYCHA portfolio. The planned commitments for the Fiscal 2026 budget for this program are \$194.7 million. This additional funding brings the Fiscal 2027 commitment plan to \$195.1 million. NYCHA is in the midst of an ongoing effort to abate the entire development portfolio of lead, and as of March 2026 had tested the entire portfolio for lead twice and abated over 17,000 apartments.
- **HPD PACT\*.** In support of NYCHA's efforts to convert 62,000 Section 9 apartments to Section 8 through the Permanent Affordability Commitment Together (PACT) program, the Executive Commitment Plan includes an additional \$500 million in Fiscal 2028 for the program. NYCHA has indicated that it is on track to meet its unit conversion target by 2028. This funding increases total PACT funding from Fiscals 2026 to 2028 to \$2.78 billion. This investment is nearly equal to the total \$2.85 billion Section 9 commitments across Fiscals 2026 to 2030.

*\*Note: PACT funding is housed within HPD's capital budget and thus is not included in NYCHA's Fiscal 2027 Capital Commitment Plan charts in this report.*

## Budget Actions in Executive Plan

<i>Dollars in Thousands</i>	FY26			FY27		
	City	Non-City	Total	City	Non-City	Total
<b>NYCHA Budget as of the FY27 Preliminary Plan</b>	<b>\$336,813</b>	<b>\$200,054</b>	<b>\$536,867</b>	<b>\$345,687</b>	<b>\$30,173</b>	<b>\$375,860</b>
<b>Changes Introduced in the FY27 Executive Plan</b>						
<b>New Needs</b>						
Vacant Unit Readiness Turnover	\$0	\$0	\$0	\$20,000	\$0	\$20,000
Ombudsman Call Center	0	0	\$0	7,500	0	7,500
Mold and Leaks	0	0	\$0	5,000	0	5,000
Elevator Repair Staffing	0	0	\$0	1,950	0	1,950
<b>Subtotal, New Needs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,450</b>	<b>\$0</b>	<b>\$34,450</b>
<b>Other Adjustments</b>						
DC37 Collective Bargaining	\$0	\$0	\$0	\$285	\$0	\$285
Federal Funding Swap for State Funds	0	(12,626)	(12,626)	0	(17,858)	(17,858)
<b>Subtotal, Other Adjustments</b>	<b>\$0</b>	<b>(\$12,626)</b>	<b>(\$12,626)</b>	<b>\$285</b>	<b>(\$17,858)</b>	<b>(\$17,573)</b>
<b>TOTAL, All Changes in the FY27 Executive Plan</b>	<b>\$0</b>	<b>(\$12,626)</b>	<b>(\$12,626)</b>	<b>\$34,735</b>	<b>(\$17,858)</b>	<b>\$16,877</b>
<b>NYCHA Budget as of the Executive Plan</b>	<b>\$336,813</b>	<b>\$187,428</b>	<b>\$524,241</b>	<b>\$380,422</b>	<b>\$12,315</b>	<b>\$392,737</b>

Source: New York City Office of Management and Budget

## Budget by Unit of Appropriation

### HPD U/A 012 – City Assistance to Housing Authority

<i>Dollars in Thousands</i>	FY24	FY25	FY26	Executive Plan		*Difference
	Actual	Actual	Adopted	FY26	FY27	FY27 - FY26
<b>Other Than Personal Services</b>						
Administration	\$0	\$101,916	\$0	\$48,223	\$0	\$0
Administration Program	317,894	316,347	349,140	373,416	392,737	43,597
Development	19,184	16,815	42,487	102,601	0	(42,487)
<b>TOTAL</b>	<b>\$337,078</b>	<b>\$435,079</b>	<b>\$391,626</b>	<b>\$524,241</b>	<b>\$392,737</b>	<b>\$1,111</b>

\*The difference of Fiscal 2027 Executive Budget compared to Fiscal 2026 Adopted Budget.

Source: New York City Office of Management and Budget

## NYCHA Capital and Expense Budget

NYCHA Capital Commitment Plan 2026 – 2030 (All Funding Sources and Uses)						
Sources	2026*	2027	2028	2029	2030	Total 2026 - 2030
Federal Public Housing Capital	\$1,401	\$731	\$731	\$731	\$731	\$4,327
City Capital	1,302	684	180	215	218	2,600
State Capital	555	0	0	0	0	555
Federal Disaster Recovery	249	0	0	0	0	249
Community Development Block Grant (via City)	7	0	0	0	0	7
Competitive Grants	3	0	0	0	0	3
Other	46	0	0	0	0	46
<b>Total Sources</b>	<b>\$3,564</b>	<b>\$1,415</b>	<b>\$911</b>	<b>\$947</b>	<b>\$949</b>	<b>\$7,786</b>
Asset & Capital Management	\$2,628	\$822	\$365	\$496	\$497	\$4,807
Healthy Homes	381	228	181	85	87	962
Operations (excl. Healthy Homes)	92	22	22	22	22	180
Information Technology	53	22	22	22	22	139
NYCHA-Wide	409	322	322	322	322	1,699
<b>Total Uses</b>	<b>\$3,564</b>	<b>\$1,415</b>	<b>\$911</b>	<b>\$947</b>	<b>\$949</b>	<b>\$7,786</b>

*Dollars in Millions*

*Source: New York City Housing Authority*

*\*Note: 2026 Capital Funds includes \$1.7 billion in unspent funds from prior years that will roll over*

	Year-end Actuals*		Five Year Adopted Plan				
	2024	2025	2026	2027	2028	2029	2030
<b>SOURCES</b>							
Tenant Rental Revenue	\$936	\$886	\$858	\$838	\$840	\$843	\$846
Operating Subsidy	1,404	1,384	1,270	1,381	1,387	1,349	1,402
Section 8 Program Subsidy	2,028	2,340	2,709	2,589	2,666	2,729	2,798
Capital Transfer / Mgmt Fee	271	258	256	256	256	256	256
City Funds	345	374	337	358	368	370	370
All Other	93	278	139	80	90	68	64
<b>Total Sources</b>	<b>\$5,078</b>	<b>\$5,520</b>	<b>\$5,569</b>	<b>\$5,502</b>	<b>\$5,606</b>	<b>\$5,614</b>	<b>\$5,736</b>
<b>USES</b>							
<b>Personnel Services:</b>							
Salaries	\$880	\$919	\$955	\$953	\$951	\$951	\$951
Overtime	217	196	180	178	178	178	178
Fringe	711	728	718	758	758	758	758
<b>Total Personnel Services (PS)</b>	<b>\$1,853</b>	<b>\$1,842</b>	<b>\$1,853</b>	<b>\$1,889</b>	<b>\$1,887</b>	<b>\$1,887</b>	<b>\$1,887</b>
<b>Other Than Personnel Services:</b>							
Supplies	\$133	\$138	\$129	\$130	\$129	\$129	\$129
Utilities	593	669	682	682	682	682	682
Contracts	406	403	344	351	349	349	349
Section 8 Landlord Payment	1,839	2,176	2,276	2,425	2,482	2,543	2,604
All Other OTPS	254	292	284	288	288	289	290
<b>Total Other Than Personnel Services (OTPS)</b>	<b>\$3,225</b>	<b>\$3,678</b>	<b>\$3,716</b>	<b>\$3,876</b>	<b>\$3,931</b>	<b>\$3,992</b>	<b>\$4,055</b>
<b>Total Uses (PS &amp; OTPS)</b>	<b>\$5,078</b>	<b>\$5,520</b>	<b>\$5,569</b>	<b>\$5,766</b>	<b>\$5,818</b>	<b>\$5,879</b>	<b>\$5,941</b>
<b>Surplus / (Deficit)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$263)</b>	<b>(\$212)</b>	<b>(\$265)</b>	<b>(\$206)</b>

Dollars in Millions

Source: New York City Housing Authority

\*Note: 2025 actuals are subject to change due to accounting year-end close