

Public housing buildings are aging across New York State and federal action is required to provide residents with safe and decent living conditions. Public housing is the largest single source of affordable housing for low-income New Yorkers, a resource that should be aggressively preserved for future generations.

In NYC, Next Generation NYCHA is underway- a new strategic plan to rebuild and conduct strategic capital repairs, improve operations, and engage residents. To be successful in making repairs in their portfolio of 177,666 apartments housing 400,000 residents, increased federal funding is required.

- **\$1.1 billion** in accumulated federal **budget cuts** over the last 15 years, preventing needed building maintenance work.
- **\$17 billion** in **unmet capital repairs**, over half of the national backlog of \$26 billion.
- **258,880 families** are on NYCHA's public housing **waitlist**.

PUBLIC HOUSING CAPITAL FUND "REPAIRS FOR HEALTHY HOMES"

Increased federal capital funding is required to provide a healthy environment for current residents, free of mold and other health hazards from leaking roofs and pipes. An increase in Public Housing Capital Funds should be targeted to remediate health hazards and provide public housing residents with decent and safe homes.

- Fund Public Housing Capital at \$2.5 billion (FY10, pre-sequestration funding level)
- Target \$600 million in NEW Public Housing Capital Funds to "Repairs For Healthy Homes," to address mold and other health hazards related to capital repairs (represents increase over FY16 in restoration of FY10 levels)
 - Target funds to address mold remediation and other public housing health issues through capital improvements including roof repairs, exterior brick pointing, plumbing and other repairs linked directly to health hazards
 - Measure health impacts for residents related to mold
 - Structure as a pilot or demonstration distributed by capital formula or based on high-incidence/high needs

RENTAL ASSISTANCE DEMONSTRATION

HUD's Rental Assistance Demonstration (RAD) allows public housing authorities to leverage public and private debt and equity in order to reinvest in the public housing stock. RAD converts public housing operating funds to a Section 8 rental assistance platform to leverage funding for building repairs. Units are made permanently affordable through renewable rental assistance tied to the units.

- Increase the RAD unit cap by a number that allows NYCHA to prevent the loss of 15,000 units
- Provide funding targeted to high-poverty areas