



COLUMBIA | CBIPS

Center for Buildings, Infrastructure and Public Space

Housing and Sustainability Team

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Founded: 1935

Mission: Provide affordable housing for low- and moderate-income New Yorkers

Home to 1 in 17 New Yorkers (~528,105 residents)

Housing Programs:

- Public housing (Section 9)
- Permanent Affordability Commitment Together (PACT)
- Section 8 housing

Key Statistics:

- Residents Served: 360,970
- Developments: 335 conventional public housing & PACT developments
- Apartments: 177,569
- Section 9: 330,118 residents in 161,585 apartments across 274 developments
- PACT: 30,852 residents in 15,984 apartments across 61 developments

PACT (Permanent Affordability Commitment Together) to Preserve Program

Goal: Convert 62,000 apartments over 10 years

Mechanism: Uses HUD (Housing & Urban Development) Section 8 programs, including RAD (Rental Assistance Demonstration)

Progress: 37,851 units in PACT process as of 2024

Financial Impact: \$13.2 billion in renovations facilitated



Key Benefits of P3 Approach

- Unlocks more federal funding
- Allows access to private capital for repairs
- Improves management efficiency
- Maintains permanent affordability



Image Source: <https://www.gilbaneco.com/projects/manhattanville-pact/>

https://www.google.com/url?sa=i&url=https%3A%2F%2Fon.nyc.gov%2Fnycha-pact&psig=AOvVaw31QBm7EacV-zjWanjgJvVx&ust=1732260493892000&sourceFwoTCPCaqK_z7IkDFQAAAAAdAAAAABAE

Key Statistics on NYCHA's P3 Initiatives:

- Progress as of **January 2024**: **36,103 apartments across 137 developments** have undergone or are in the process of conversion
- In **2023 alone**, RAD-PACT projects accounted for **\$2 billion in renovations** for over 8,500 apartments in 17 developments
- Total estimated renovations facilitated through PACT: **\$13.2 billion**
- NYCHA's current 5-year capital need: **\$32 billion**
- NYCHA 2.0 plan aims to address **\$24 billion in capital repairs** over 10 years through various initiatives including PACT
- Conversion from **Section 9 to Project-Based Section 8** unlocks nearly twice as much federal funding



PACT Overview



PACT Projects & News



Resources for Residents



Resources for Partners & Vendors



PACT Progress and Oversight

PACT Investment & Improvement

Building Systems



New and improved building systems and facades at Ocean Bay (Bayside) and Baychester



Common Areas



Building improvements at Ocean Bay (Bayside)

Sites and Grounds



Site improvements at Baychester and Bayside



Newly renovated apartments at Twin Parks West

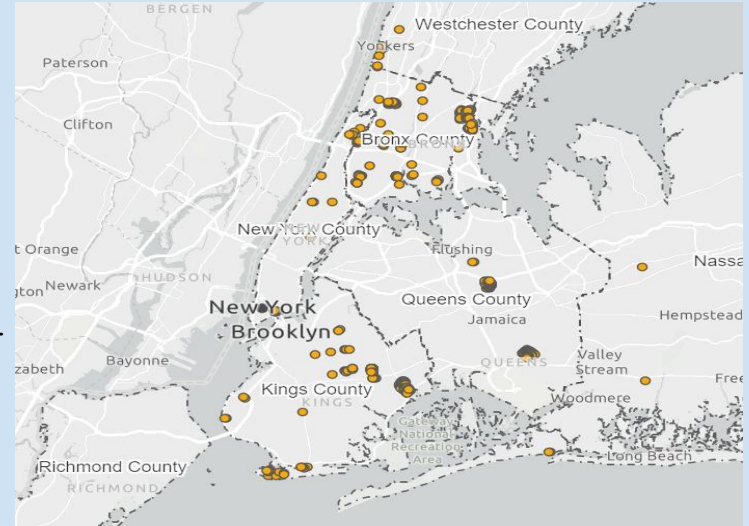
Mitchell-Lama Housing Program

Overview

- **Established:** 1955
- **Purpose:** Provide affordable rental and cooperative housing to middle-income families.
- **Management:** Supervised by the NYC Department of Housing Preservation and Development (HPD).
- **Developments:**
 - 93 city-supervised developments
 - 46,902 units (as of February 2024)

Key Insights

- **Affordable Housing Impact:**
 - Balances low- and middle-income housing needs in NYC.
- **Challenges:**
 - Maintenance and operational inefficiencies.
 - Aging infrastructure demands significant investment.



Mitchell-Lama: Audit Insights

Audit Insights

- **Safety Concerns:**
 - Hazardous conditions like mold, collapsed ceilings, and faulty fire doors in 3 developments.
- **Financial Oversight:**
 - \$1.6 million in unsupported transactions.
 - Loss of \$1.5 million in rental revenue from prolonged vacancies.
- **Management Issues:**
 - Poor handling of vacant units and arrears collection.

Key Recommendations

- Improve monitoring and timely repairs.
- Strengthen fiscal management with competitive bidding and clear policies.
- Expedite filling vacant units to mitigate revenue loss.



Missing Steps in North Shore



Collapsed ceiling in a bathroom of Averno Unit

NYCHA's Sustainability Goals

NYCHA Sustainability Agenda - Key goals to create healthier, safer, and more comfortable homes for residents while ensuring long-term sustainability:

1. Reduce greenhouse gas emissions by 80% by 2050
2. Cultivate healthy and resilient communities based on design excellence
3. Empower residents and communities
4. Ensure efficient building operations
5. Leverage all funding and finances towards healthier and decarbonised buildings

NYCHA's sustainability efforts have gained recognition, with New York City being selected as a finalist for the C40 Cities Bloomberg Philanthropies Award in 2022 for NYCHA Sustainability Agenda

To achieve these goals, NYCHA has implemented various strategies:

Waste Management

- Expanding recycling efforts and piloted food waste composting initiatives to align with zero-waste goals.
- Smart Waste Systems such as automated trash compactors.

Community Engagement and Empowerment

- Mobilize community activation through resident-led sustainability programming
- Expand NYCHA farms, gardens, and urban agriculture programs

Resource Management

- Implement recycling programs across all developments
- Execute Energy Performance Contracts (EPCs) to lower energy consumption

Case Study: Pneumatic Waste Collection System

NYCHA's Polo ground towers stand tall in place of the infamous Polo Ground stadium home to the New York Giants.

- Waste collection through pressurised vacuum suction.
- The \$32 Million design-build job:
 - Serving 1600+ Apartments
 - Saves 12000+ Man hours
- First pneumatic waste system in the US to automate Recyclables collection.
- 3 waste collection Compactors, and 1 recyclables compactor
- **Future Expansion:** Connect adjacent Rangel Houses.
- 100+ successful transactions in just over 10 days.

Image Source: http://www.andrewclem.com/Photos/NewYork/NYC/PoloGroundsTowers_east.jpg



- <https://cbcny.org/research/nycha-20-progress-risk>
- <https://citylimits.org/2023/04/04/nycha-plan-to-put-units-under-private-management-is-more-than-halfway-done-but-skepticism-persists/>
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