



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

**Report on the Fiscal 2027 Preliminary Plan,
the Fiscal 2027 Preliminary Capital Commitment Plan, and the Fiscal 2026
Preliminary Mayor’s Management Report for the Committee on Public
Housing**

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Fiscal 2027 Preliminary Plan

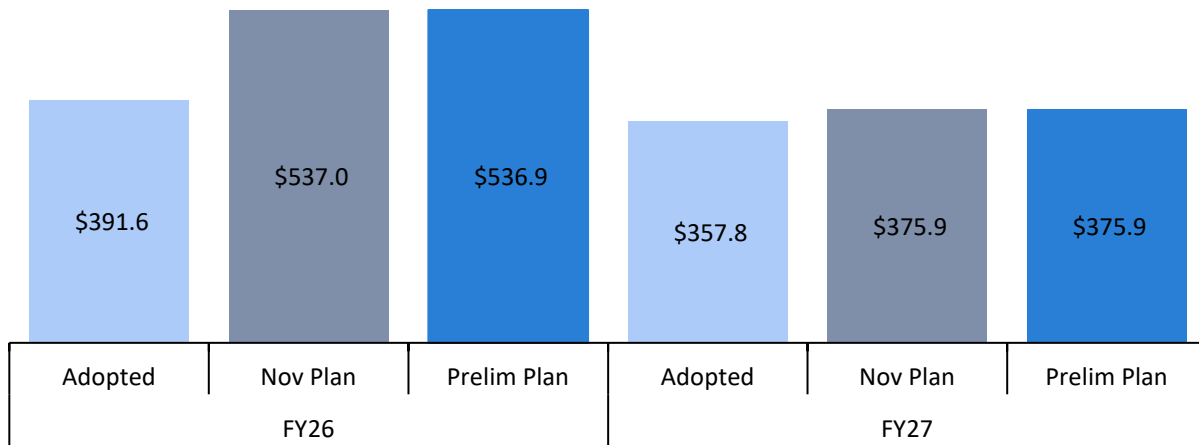
New York City Housing Authority Budget Overview

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 511,384 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 Preliminary Capital Plan for NYCHA directly.

The Preliminary Financial Plan for Fiscal 2026-2030 (Preliminary Plan) includes a proposed Fiscal 2027 budget of \$375.9 million for NYCHA pass-through expense funding, unchanged from the amount budgeted in the November Plan. The City’s share of NYCHA’s Fiscal 2026 budget in the Preliminary Plan is \$103,000 lower than its \$537.9 million Fiscal 2026 budget in the November Plan. The current Fiscal 2027 budget is \$15.8 million less than the \$391.6 million Fiscal 2026 budget at adoption.

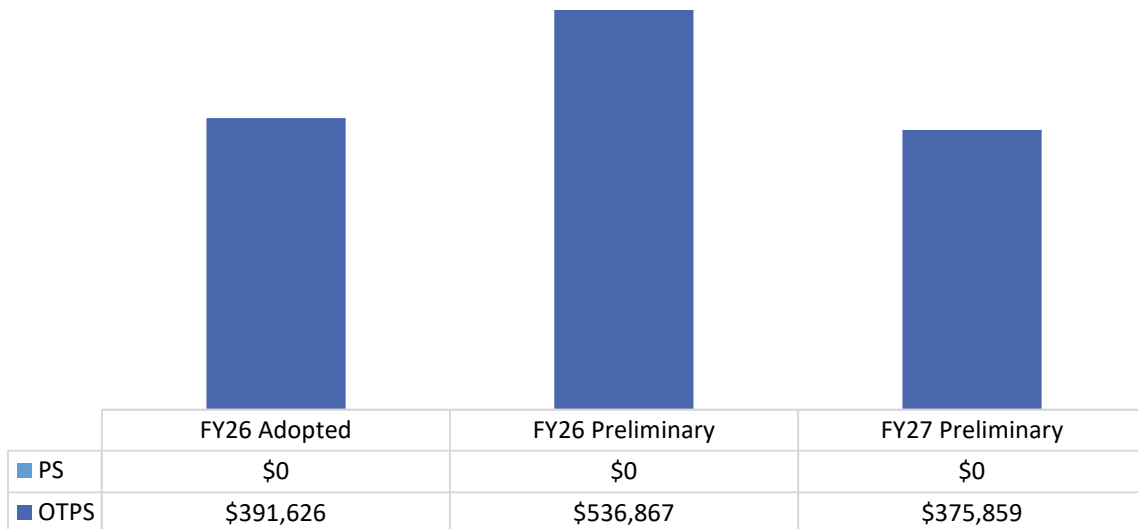
NYCHA’s total 2026 operating budget, which operates on a calendar year, is in balance at \$5.57 billion, with \$1.85 billion for Personal Services (PS) and \$3.71 billion for Other Than Personal Services (OTPS). The last page of this report includes NYCHA’s authority-wide Five-Year Adopted Operating Plan.

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



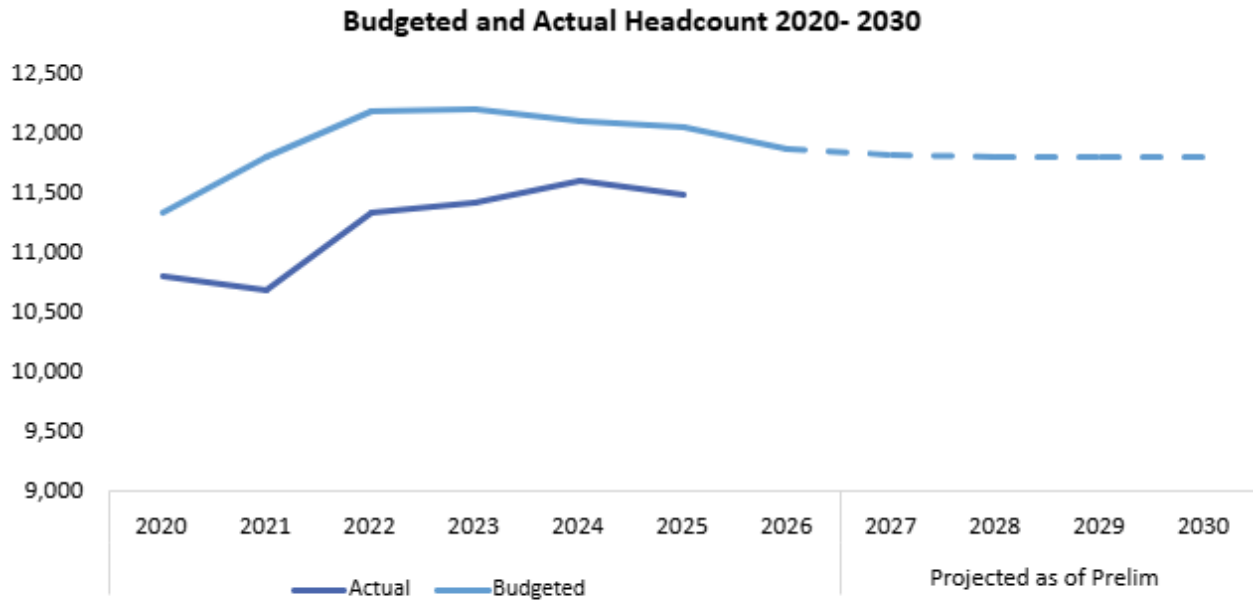
Dollars in Millions
 Source: New York City Office of Management and Budget

Personal Services (PS) and Other Than Personal Services (OTPS) – NYCHA Pass-Through



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

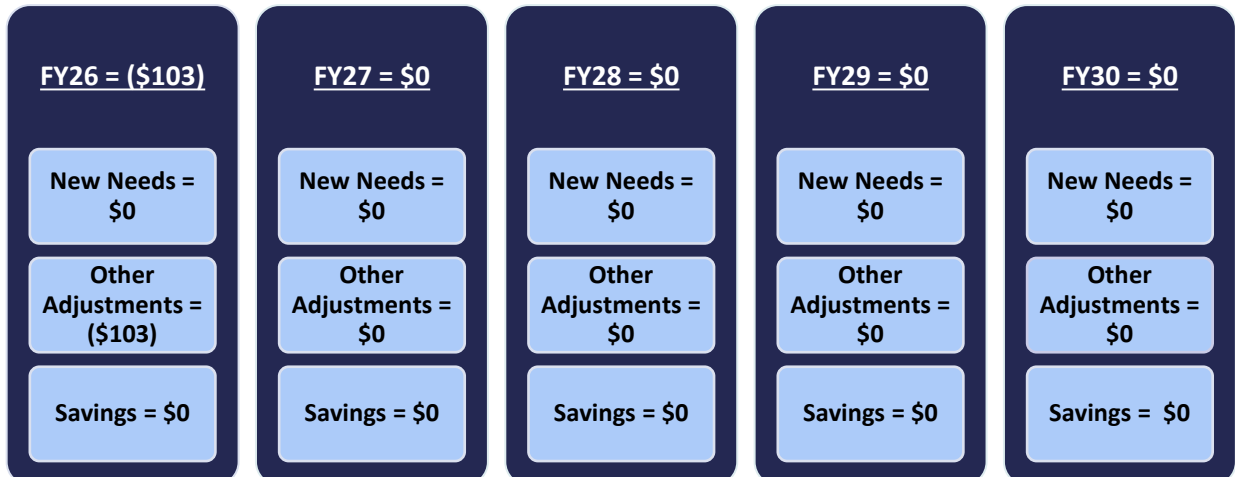
Headcount



Source: New York City Housing Authority

Note: Actual headcount numbers are reported annually by NYCHA.

Preliminary Plan Changes



Dollars in Thousands

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.

**Preliminary Plan Changes
Other Adjustments**

- The Preliminary Plan includes a \$103,000 reduction of City funding in Fiscal 2026 only from the adjustment of local Council Member discretionary funding.

New Needs

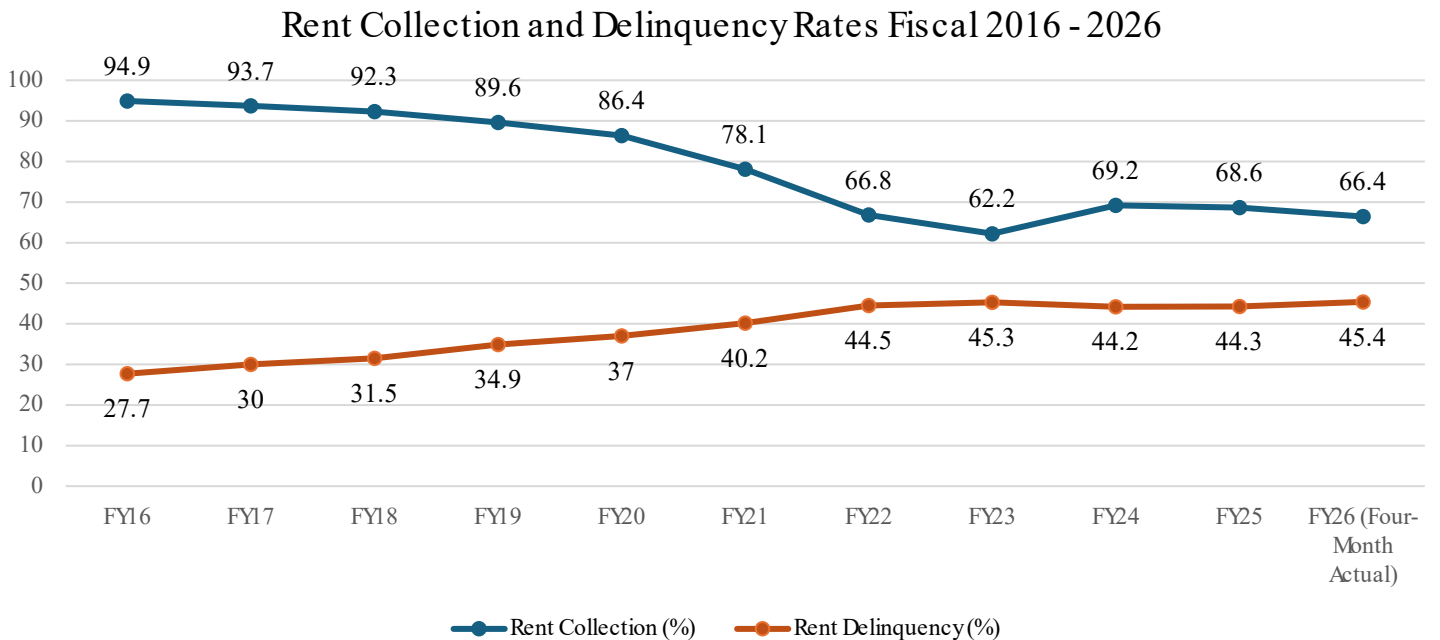
- **PACT & Trust Staff.** The Preliminary Plan includes an additional \$189,999 of City funds in Fiscal 2026 and \$379,798 baselined starting in Fiscal 2027 within HPD’s budget* to fund four positions which will provide administrative and budget support associated with increased capital funding for PACT and Preservation Trust conversions. The Preliminary Capital Plan includes an additional \$661.6 million for PACT and Trust conversions in Fiscal 2027, bringing total capital funding to \$1.01 billion in Fiscal 2027. This additional funding brings the total for Fiscals 2026 and 2027 to \$2.27 billion.

**Note: This change is within HPD’s expense budget and staffing but not under U/A 012, and thus is not reflected in the charts of this report. Capital additions for PACT are reflected in HPD’s Preliminary Capital Budget, and are also not reflected in the charts in this report.*

Preliminary Mayor’s Management Report

The Preliminary Mayor’s Management Report (PMMR) for Fiscal 2026 reports on three service areas and nine goals for NYCHA. Noteworthy metrics that were reported are detailed below.

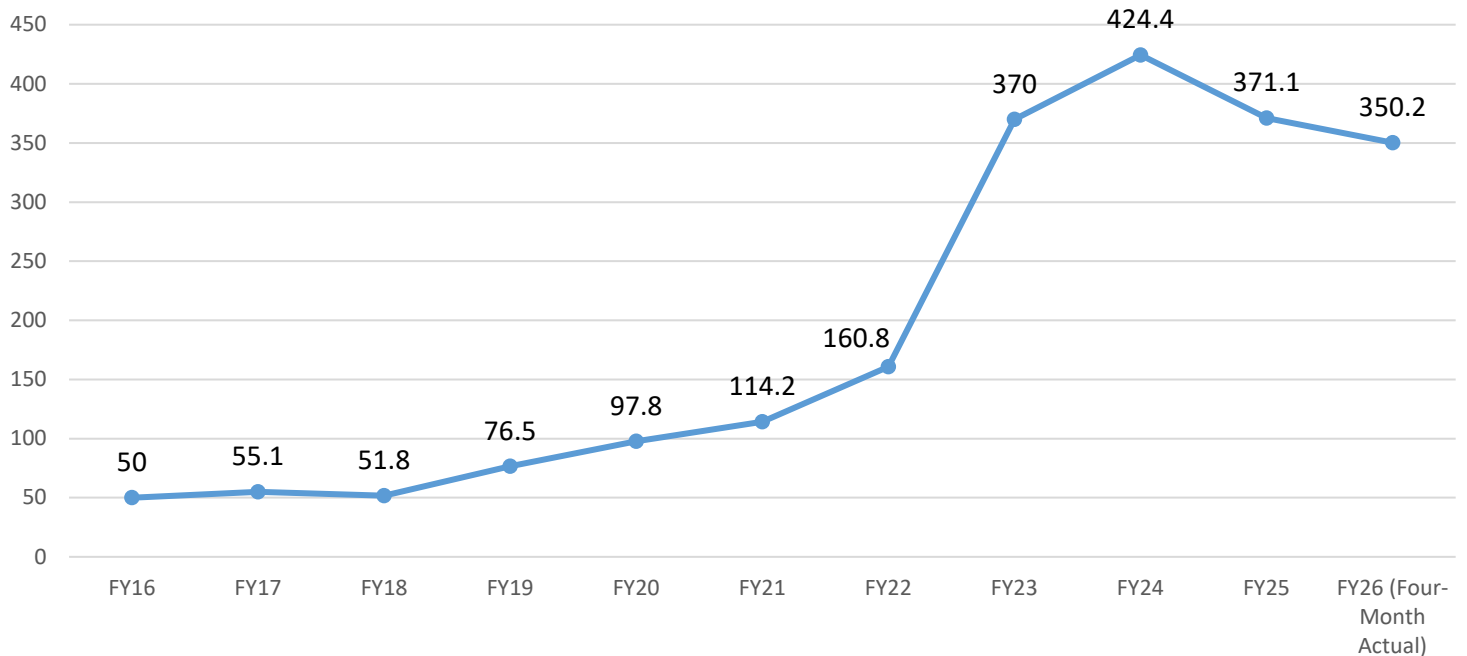
- **Rent Collection** – The PMMR reports that during the first four months of Fiscal 2026, NYCHA collected 66.4 percent of rent, a reduction of 1.4 percentage points from the same



period during Fiscal 2025. NYCHA’s rent delinquency rate was 45.4 percent in the first four months of Fiscal 2026, nearly unchanged from 45.3 percent during the same period in Fiscal 2025. NYCHA experienced a ballooning of rent delinquency and substantially lower collection rates since the COVID-19 pandemic, with many outstanding arrears arising from during the pandemic years. NYCHA residents have received \$297 million in rental arrears funding from federal and State programs such as the Emergency Assistance Program, HOME-American Rescue Plan, and Covid-19 Rental Assistance. As of January 2026, NYCHA had approximately \$465 million in outstanding arrears across approximately 65,000 households.

- Vacant Unit Turnaround.** Turnaround times for vacant units in NYCHA developments steadily increased from Fiscal 2018, and soared during the COVID-19 pandemic, reaching a high of 424.4 days per vacant unit in Fiscal 2024 (an increase of 748.8 percent when compared to the low of 50.0 days in Fiscal 2016). The turnaround time decreased in Fiscal 2025, with trend continuing in the first four months of Fiscal 2026, with average turnaround times of 350.2 days. This turnaround time is 16.7 percent higher than the 300-day target turnaround time for vacant units. NYCHA has indicated that vacant unit turnaround time has increased, in part, due to more extensive repairs, including lead and abestos abatement, and mold remediation needed for many of these units. The Preliminary Capital Plan includes an additional \$30.3 million in Fiscal 2027 for the Vacant Unit Readiness Program, bringing total City capital funding to \$144.2 million for the program across Fiscal 2026 to Fiscal 2028. The Council believes that accelerating the turnaround time for vacant units is critical to unlocking additional homes for New Yorkers, and plays a key role in addressing the affordability crisis.

Vacant Unit Turnaround Time (Days)



Budget Issues

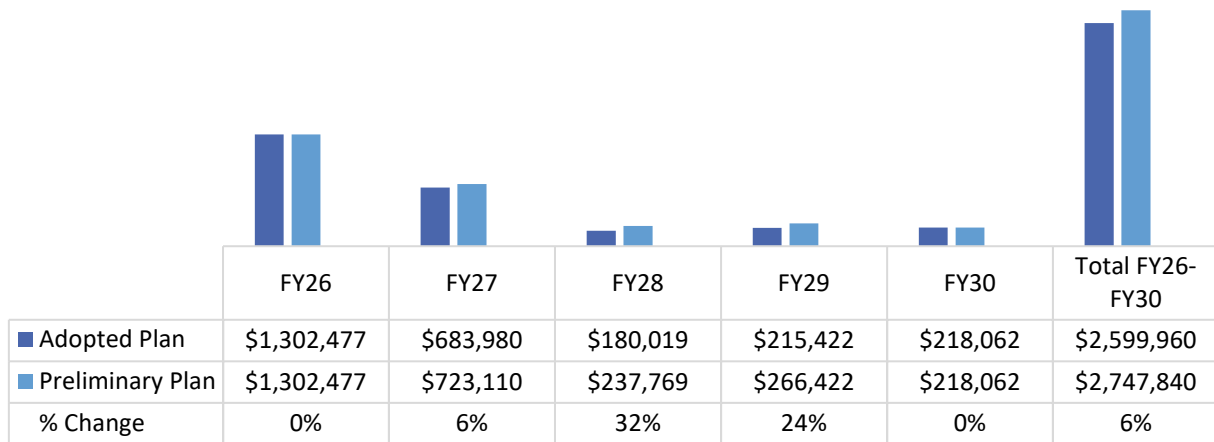
- **State Budget.** The State Fiscal 2027 Executive Budget did not include additional funding for ERAP, Vacant Unit Readiness, or capital funds for NYCHA. The Council has regularly called for greater State contributions to the Authority to preserve affordable housing opportunities for New Yorkers. Since 2016, New York State has provided over \$1.3 billion to NYCHA, of which \$350.0 million was awarded in SFY 2023. These funds have provided essential heating, security, elevator, and other quality of life improvements. The State One-House budget proposals for SFY 2027 added \$1.25 billion in capital funding for the New York City Housing Authority (NYCHA) to support maintenance needs, and an additional \$100 million for Mitchell-Lama and Housing Authority assistance.
- **Emergency Housing Vouchers (EHV).** NYCHA has indicated that current funding through the U.S. Department of Housing and Urban Development (HUD) for the Emergency Housing Program is not sufficient to last through the end of calendar year 2026, and at its current usage rate will run out of funding in November. Approximately 5,200 households are currently receiving rental assistance through this program, yet a transition plan has not yet been announced.
- **Federal Risks.** NYCHA receives a significant portion of both its capital and operating funding from the federal government. Any reduction in federal funding streams can put strain on the Authority's ability to effectively renovate apartments and conduct critical infrastructure repairs. In February 2026, federal Fiscal Year 2026 HUD funding was signed into law which effectuated a 14 percent decrease in federal operating funding for NYCHA. Due to HUD allowing for the transfer of funding between capital and operating expenditures, this decrease may also affect how capital funding is allocated across priority areas. The Authority is evaluating the full impact of these changes while it awaits clarity regarding the final level of operating funding from HUD.
- **Rising Costs.** At the November 2025 board meeting, NYCHA indicated that they were taking proactive measures to decrease expenses in light of rising costs and a widening gap in expenses and revenues. Some of these measures included decreasing property staff through attrition as public housing developments convert through PACT and the Trust, reducing central office budgets by approximately \$100 million, and implementing overtime control measures. NYCHA's full-time budgeted headcount for 2026 is 11,865, and reducing headcount presents concerns about NYCHA's ability to utilize existing capital funding and prevent loss from rising costs and inflation.

Capital Commitment Plan

On February 17, 2026, the Mamdani Administration released the Preliminary Capital Commitment Plan for Fiscal 2026-2030 (Commitment Plan) and the Fiscal 2027 Preliminary Capital Budget (Capital Budget).

- NYCHA’s commitments, as presented in the Preliminary Capital Commitment Plan for Fiscal 2026-2030 (the Preliminary Commitment Plan), total \$2.75 billion, 5.7 percent more than the total for the same period presented in the Adopted Capital Commitment Plan released in September 2025.
- The Authority’s planned commitments comprise 2.4 percent of the City’s total \$113.0 billion Capital Plan for Fiscal 2026-2030.
- In addition to these capital commitments, HPD’s Capital Plan includes \$2.27 billion in Fiscal 2026 and 2027 for Section 8 conversions, an increase of \$661.1 million from the Adopted Capital Plan.

Fiscal 2026-2030 Capital Commitment Plan



Dollars in Thousands

Source: New York City Office of Management and Budget

- **Heat Pumps.** The Preliminary Capital Plan includes \$38.4 million additional funding to facilitate the installation of heat pumps at the Beach 41st Street development in Far Rockaway, Queens. The project includes minor electrical upgrades as well as window replacements for higher performance alternatives.
- **Lead, Mold, Asbestos, and Vacant Unit Readiness.** The Preliminary Capital Plan includes a reallocation of \$71.0 million from the General Construction Fund to support lead, mold,

and asbestos work in accordance with the HUD Agreement Pillar areas from 2019. The reallocation was split between the following programs:

- **Lead Abatement and Comprehensive Approach to Mold.** \$7.7 million in Fiscal 2026 and \$13.3 million in Fiscal 2027 (\$21 million total). NYCHA has made progress in the number of lead abatements, currently abating approximately 400 units per month, resulting in over 17,000 units abated. NYCHA estimates that half of its portfolio is now completely lead-free.
- **Asbestos Abatement.** \$10.0 million in Fiscal 2026 and \$9.7 million in Fiscal 2027 (\$19.7 million total).
- **Vacant Unit Readiness.** \$30.3 million in Fiscal 2027 to support NYCHA's Vacant Unit Readiness Program. These additional funds are estimated to support the renovation of approximately 1,000 units. NYCHA has noted that because vacant units that are renovated are often used to facilitate transfers through their extensive waitlist, overall vacancy numbers can remain unchanged even with a substantial number of units rehabilitated. In 2025, NYCHA had 6,223 move-outs and 4,655 move-ins, with many of these outstanding units still undergoing repairs. Total City capital funding for Vacant Unit Readiness is now \$144.2 million across Fiscal 2026 to Fiscal 2028, after which there are no funds included in the plan.
- **Roof Repairs.** The Preliminary Capital Plan includes \$38.2 million for roof work at the Patterson Houses, \$15.1 million for the Howard Houses, and an additional \$7.8 million at the Throgg's Neck Addition, all in Fiscal 2026. These roof repairs are critical infrastructure needs to prevent environmental damage to developments and to protect residents. These funds were reallocated from the Roof Work to Prevent Mold budget line which serves as a placeholder until NYCHA has selected eligible projects. After this transfer, \$134.0 million remains in Fiscal 2026 and \$79.4 million remains in Fiscal 2027.
- **Authority-Wide Five-Year Capital Plan.** NYCHA's five-year City capital commitments in the Fiscal 2027 Preliminary Capital Plan total \$2.75 billion, an increase of \$147.8 million or 6 percent compared to the Fiscal 2026 Adopted Plan. Despite NYCHA's substantial capital needs, the administration has prioritized investing in the privatization of NYCHA developments through the PACT program with an investment of \$661.6 million through HPD's capital budget. This raises concerns about the administration's willingness to support traditional Section 9 developments, especially those that vote against PACT conversion, such as residents of the Isaacs Houses who voted to stay under the Section 9 program in March 2026.

NYCHA's Adopted 2026-2030 Capital Plan totals \$7.79 billion from all sources, with \$1.7 billion of unspent funds rolled over from prior fiscal years. As mentioned earlier in this report, the amount of rollover capital funds could indicate that NYCHA does not have adequate levels of staffing to utilize these capital allocations, leading to delays in residents receiving critical infrastructure repairs, and exacerbating NYCHA's widening gap between expenses and revenues particularly through extended vacant unit turnaround time.

Supporting Budget Charts

Budget by Unit of Appropriation

HPD U/A 012 - City Assistance to New York City Housing Authority						
<i>Dollars in Millions</i>						
	FY24	FY25	FY26	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY26	FY27	FY27-FY26
Spending						
Other Than Personal Services						
Administration	\$0.0	\$101.9	\$0.0	\$48.2	\$0.0	\$0.0
Administration Program	317.9	316.3	349.1	372.9	358.0	8.9
Development	19.2	16.8	42.5	115.2	17.9	(24.6)
TOTAL	\$337.1	\$435.0	\$391.6	\$536.3	\$375.9	(\$15.7)

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

Source: New York City Office of Management and Budget

NYCHA Budget as of February 2026

	Year-end Actuals*		Five Year Adopted Plan				
	2024	2025	2026	2027	2028	2029	2030
SOURCES							
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
Total Sources	\$5,078	\$5,520	\$5,569	\$5,502	\$5,606	\$5,614	\$5,736
USES							
Personnel Services:							
Salaries	\$880	\$919	\$955	\$953	\$951	\$951	\$951
Overtime	217	196	180	178	178	178	178
Fringe	711	728	718	758	758	758	758
Total Personnel Services (PS)	\$1,853	\$1,842	\$1,853	\$1,889	\$1,887	\$1,887	\$1,887

	Year-end Actuals*		Five Year Adopted Plan				
	2025	2026	2025	2026	2025	2026	2025
Other Than Personnel Services:							
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
Total Other Than Personnel Services (OTPS)	\$3,225	\$3,678	\$3,716	\$3,876	\$3,931	\$3,992	\$4,055
Total Uses (PS & OTPS)	\$5,078	\$5,520	\$5,569	\$5,766	\$5,818	\$5,879	\$5,941
Surplus /(Deficit)	\$0	\$0	\$0	(\$263)	(\$212)	(\$265)	(\$206)

Dollars in Millions

Source: New York City Housing Authority

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

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
Total Sources	\$3,564	\$1,415	\$911	\$947	\$949	\$7,786
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
Total Uses	\$3,564	\$1,415	\$911	\$947	\$949	\$7,786

Dollars in Millions

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

Source: New York City Housing Authority.