

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON PUBLIC HOUSING

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March 24, 2026
Start: 10:31 a.m.
Recess: 3:07 p.m.

HELD AT: 250 Broadway - 8th Floor - Hearing
Room 1

B E F O R E: Chris Banks,
Chairperson

COUNCIL MEMBERS:
Alexa Avilés
Elsie Encarnación
Harvey Epstein
Christopher Marte
Darlene Mealy
Chi A. Ossé
Lincoln Restler
Julie Won

A P P E A R A N C E S (CONTINUED)

Lisa Bova-Hiatt
NYCHA's Chief Executive Officer

Eva Trimble
Chief Operating Officer

Annika Lescott-Martinez
Executive Vice President of Finance and Chief
Financial Officer Annika Lescott-Martinez

Shaan Mavani
Chief Asset and Capital Management Officer

Jonathan Gouveia
Executive Vice President and Chief Real Estate
Officer for NYCHA

Miriam Salles
Self

Jacqueline Lara
Self

Ms. Yves
Self

Norma Fontanez
Self

Layla Law-Gisiko
District Leader Representing Chelsea

Metin Sarci
Self

Anna Luft
New York Legal Assistance Group

A P P E A R A N C E S (CONTINUED)

Wei Tang Yin (sp?)
Self

Lorraine Roberts
Self

Malika Khalsa
Salvadori Center

Renee Keith
Self

Zulay Velazquez
Self

Savasiah Gardner
Self

Maria Ayala (Spanish translator)
Self

Reginald Bowman
Self

Aixa Torres
Self

Celines Miranda
Self

Daren Sealey
Red Hook Community Justice Center

Ramona Ferreyra
Save Section 9

Brenda L. Temple
Committee for Independent Community Action

Cynthia Tibbs
Self

A P P E A R A N C E S (CONTINUED)

Chaplain Dana Elden
President of St. Mary's Park Houses

Danette L Chavis
TA President of LaGuardia Houses

Mark Glover
Self

Christina Chaise
President of the Ravenswood Houses Resident
Association

Beverly MacFarlane
Self

Christopher Leon Johnson
Self

Carmen Quinones
Self

Saundrea I. Coleman
Self

1
2 SERGEANT AT ARMS: Mic check, mic check, mic
3 check, mic check. This is a mic check with the
4 Committee on Public Housing. Today's date is March
24, 2026, recorded by Walter Lewis in Hearing Room 1.

5 SERGEANT AT ARM: Good morning, welcome to
6 today's New York City Council Preliminary Budget
7 Hearing for the Committee on Public Housing. Please
8 silence all cell phones and electronic devices.
9 Moving forward, no one is to approach the dais.

10 If you wish to participate in today's hearing,
11 please fill out an appearance card with Sergeant at
12 Arms. Without further ado, Chair, we are ready to
13 begin.

14 CHAIRPERSON BANKS: [GAVEL] Good morning,
15 everyone, and, uh, thank you to everyone for
16 attending today's hearing on the City's Fiscal Year
2027 Preliminary Budget and Preliminary Mayor's
17 Management report and their impact on the New York
18 City Housing Authority.

19 I am Council Member Chris Banks, uh, Chair of the
20 Committee on Public Housing and I'm joined today by,
21 uh, Council Member Marte, uh, Council Member Elsie-
Elsie Encarnación, did I, did I, did I get it close?
And Council Member Chi Ossé.

1
2 NYCHA operates the largest public housing system
3 in the nation, serving more than half a million
4 working-class and low-income New Yorkers through
5 Section 9 public housing and Section 8 voucher
6 program. There is no question that NYCHA is a
7 critical and irreplaceable resource, especially at a
8 time when the city is becoming increasingly
9 unaffordable, unaffordable. Yet decades of
10 disinvestment by successors, federal and state and
11 city administrations, combined with deep-rooted
12 organizational failures, have left public housing
13 residents living in unacceptable conditions.

14 Unfortunately, uh, this preliminary budget
15 represents a continuation of the same
16 pattern—disinvestment, neglect, and a lack of
17 urgency, which I believe will lead us further down a
18 path that residents know all too well. The
19 administration has added an additional \$662 million
20 towards PACT and RAD conversions. Continuing to rely
21 on these programs as though they are primary
solutions to NYCHA's challenges, and they are not.

In my district alone, more than \$1.7 billion has
already been invested across 4 developments through
RAD/PACT conversions, and yet residents continue to

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2 experience the exact same unacceptable conditions
3 persistent plumbing failures, brown water coming from
4 their taps, forcing residents to bathe themselves and
5 their children just to get to school and work on
6 time, constant elevator outages, sewage backups, mold
7 concerns, broken door locks, non-functioning intercom
8 systems. And these are not isolated incidents.
9 These are daily living conditions.

10 At the same time, this budget proposes only \$148
11 million in additional funding for NYCHA's 5-year
12 Capital Commitment plan against an estimated \$80
13 billion in capital needs. \$148 million against \$80
14 billion— an \$80 billion crisis does not come close to
15 meeting the scale of need.

16 Quite frankly, this level of investment and
17 management amounts to an abdication of duty. Despite
18 these failures, the administration is moving forward
19 with approximately 27 additional planned conversions
20 citywide, including 3 more developments in my
21 district. And at some point, we must ask the
question, where is the accountability? Where is the
return on investment? Tenants continue to report
serious health and safety issues, including lack of
heat, unresolved mold, pest infestation, lead-based

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2 paint hazards, elevator outages, leaky roofs, despite
3 the presence of a federal monitor imposed on- in
4 2019.

5 And notably, while the administration has
6 convened the so-called rental ripoff hearings to
7 address affordability, NYCHA residents were once
8 again excluded from that conversation altogether.
9 And this is deeply troubling because the Mayor is not
10 only the City's Chief Executive, he's also the
11 landlord of NYCHA. And if there is any population
12 that should be front and center in conversations
13 about raising housing costs, rent burdens, landlord
14 abuse, lack of repairs, and more, it's public housing
15 tenants.

16 The role carries with it a heightened
17 responsibility, one that demands an unrelenting focus
18 on delivering safe, livable conditions for NYCHA
19 residents. That focus- and that focus is not
20 reflected in this budget.

21 Much of this crisis stems from NYCHA's
longstanding capital backlog, previously assessed at
more than \$78 billion. The Committee- we look
forward- we're looking forward, uh, to hearing today
where the authority is prioritizing these

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2 investments. Where projects are behind schedule, and
3 how the new Mayoral Administration plans to activate
4 NYCHA as a meaningful tool to address the citywide
5 affordable- affordability crisis. While alternative
6 programs such as PACT and the Preservation Trust are
7 positioned as cornerstones of NYCHA's long-term
8 capital strategy, serious questions still remain.

9 The Committee expects clear answers on the
10 progress of these public-private partnerships and how
11 NYCHA is ensuring that these residents are treated
12 with dignity, uh, and respect under private
13 management. Regardless of the- of the program, every
14 NYCHA tenant deserves timely repairs, quality
15 maintenance, and a clean and safe place to live and
16 right now they are not getting that.

17 We are also deeply concerned about the
18 administrative failures between NYCHA and its PACT
19 partners. Poor communication, bureaucratic overlaps,
20 are leading to delayed rent recalculations that have
21 catastrophic consequences for residents, placing
families in arrears totaling tens of thousands of
dollars through no fault of their own.

NYCHA's Fiscal Year 2026 operating budget totals
\$5.6 billion, and as of December 2025, was not

1
2 projected to run a deficit. However, the Committee
3 is interested in hearing how changes in federal
4 policy, including HUD's reduction in operating
5 funding, affecting NYCHA's capacity to meet its
6 repair obligations and deliver essential services.
7 Staffing shortages, operational inefficiencies are
8 nowhere more apparent than in NYCHA's vacant unit
9 readiness program.

10
11 Currently, approx- approximately 6,100 apartments
12 remain vacant, taking an average of 350, 50 days to
13 return to service. And this represents more than
14 just 20%, uh, increase from the 4,900 vacant units
15 identified just 2 years ago at our Fiscal Year 2025
16 Preliminary Budget hearing, despite over \$247 million
17 invested in addressing this issue.

18
19 At some point, we must confront a difficult
20 truth: patchwork solutions, recycled strategies are
21 not working, and it may be time for new eyes and a
new approach and potentially new leadership, a new
leadership team that is singularly focused on
actually fixing NYCHA's problems and not managing
their appearance. New York is proud of its public
housing and the resilience of its residents, and at
today's hearing, we seek to understand how this

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budget will avoid worsening conditions, meaningful address to NYCHA's capital needs, compliance with the federal monitor agreement, and deliver, bring real improvements to resident services and long-term sustainability.

First of all, I want to thank my, uh, amazing Committee Staff who helped prepare today's hearing, uh, Spencer, Daniel, Chima, Sierra, Jose, and my Chief of Staff Michael, and the entire team. And now we'll, uh, turn it over to the Committee Counsel to swear in NYCHA leadership before proceeding with testimony.

COMMITTEE COUNSEL: Good morning, everyone. If you could raise your right hand, please. Do you affirm to tell the truth, the whole truth, and nothing but the truth before this Committee, and to respond honestly to Council Member questions?

PANEL: Yeah, I do.

COMMITTEE COUNSEL: Whenever you're ready, you may proceed and if you could just state your name and title for the record before you begin. Thank you.

LISA BOVA-HIATT: Chris Banks, Members of the Committee on Public Housing, other distinguished members of the City Council, NYCHA residents,

1 community advocates, and members of the public. Good
2 morning. I am Lisa Bova-Hiatt, NYCHA's Chief
3 Executive Officer. I'm pleased to be joined by Chief
4 Operating Officer Eva Trimble, Executive Vice
5 President of Finance and Chief Financial Officer
6 Annika Lescott-Martinez, Chief Asset and Capital
7 Management Officer Shaan Mavani, and other members of
8 NYCHA's leadership team. Thank you for this
9 opportunity to present the authority's adopted
10 budget, which was approved by NYCHA's Board of
11 Directors in November.

12 I'm also pleased to update you on the strides
13 we're making to improve residents' quality of life
14 while transforming and strengthening our
15 organization. Despite a rent revenue deficit of
16 nearly half a billion dollars and the cumulative
17 impacts of decades of federal government
18 underfunding, I'm pleased to report that we
19 anticipated— anticipate a balanced budget by year-end
20 with \$5.6 billion in expected expenses matching our
21 total anticipated funding of \$5.6 billion. We
achieved this balanced budget through a variety of
cost-saving measures, and in 2026, we are investing
approximately \$3.6 billion across the city to improve

1 residents' homes for today and for the decades to
2 come.

3 For nearly a century, NYCHA has been providing
4 truly affordable housing to low- and moderate-income
5 New Yorkers, a platform for stability and opportunity
6 which strengthens the city as a whole. Today,
7 through our 2,400 buildings and our Section 8 and
8 PACT programs, NYCHA is home to more than a half a
9 million people or 1 in 16 New Yorkers, whom we also
10 support with connections to life-changing economic
opportunities, social services, and health resources.

11 We are pursuing Mayor Mamdani's charge to bring
12 an all-hands-on-deck approach and to use every
13 available strategy to address NYCHA's challenges and
14 ensure that the Authority remains a vital resource of
affordable housing in our city for another century
15 and beyond. Mayor Mamdani has been clear that NYCHA
16 will be at the forefront of the administration's
17 forthcoming housing plan, and we welcome that focus
and investment. We have been meeting regularly with
18 Deputy Mayor Bozorg, both while crafting the
19 preliminary budget and during the development of the
20 housing plan, to share the challenges and the
opportunities that we foresee ahead. And we greatly
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1
2 appreciate the increased city funding that will
3 support our PACT and Trust housing preservation
4 efforts.

5 We are especially focused on making improvements
6 in the areas that matter most to residents and which
7 are under the purview of our HUD agreement. We are
8 making real progress, as demonstrated by our HUD
9 apartment inspection scores, which keep improving.
10 We continue to improve elevator operations by hiring
11 and training additional elevator mechanics teams
12 while investing in equipment that will improve
13 service.

14 Last year, we resolved 90% of elevator outages
15 within 10 hours, exceeding the HUD agreement's 85%
16 threshold. During the last heating season, we
17 resolved heat outages in an average of 6.8 hours,
18 well below the 12-hour HUD agreement target, and all
19 of the outages were resolved within 24 hours.

20 As of March 1st, we have tested nearly 140,000
21 apartments for lead and have abated lead in more than
18,000 public housing apartments, providing families
with a safe home and peace of mind. Our PACT
partners have abated an additional 4,400 apartments.
Our success in tackling mold is measured by fewer

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2 occurrences, fewer reoccurrences, and improved
3 response times. There are about 20% less new mold
4 complaints since 2022, and the reoccurrence rate
5 dropped from 30% to 10% from 2019 to today.

6 We're now responding to mold complaints in an
7 average of 2 days, down from 25 days, and resident
8 satisfaction concerning our mold work has risen from
9 71% to 84%. We have also made progress in reducing
10 the number of pest extermination work orders. From
11 nearly 17,000 open work orders in January 2023, which
12 would take months to get to, down to a workload of
13 7,000 work orders open at any given time, which
14 allows us to address work orders in an average of 5
15 days.

16 An improved pest management approach is a key
17 reason for the reduction. We are responding to rat
18 complaints in an average of approximately 1 day, and
19 within about 4 days for other pests exceeding the HUD
20 agreement targets. Our budget is a vital roadmap for
21 responsibility- responsibility, and transparently
planning our operations and our capital investments,
as well as how the authority will continue to support
residents over the long term despite the numerous and
significant challenges we continue to face.

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2 I'd like to thank CFO Lescott Martinez and the
3 entire Finance Department for their hard work and
4 dedication, which has enabled us to balance our
5 budget again this year. Continuing to improve the
6 quality and reliability of the services we provide to
7 residents, investing in our buildings, and ensuring
8 NYCHA families have a home they can be proud of
9 remains the focus of our efforts and our wholehearted
10 commitment.

11 Massive rent arrears remain one of the challenges
12 we must navigate. Constituting a significant portion
13 of our operating budget, rent payments are essential
14 for providing residents with the quality of life they
15 deserve. Thanks in part to \$300 million from ERAP
16 CRA, and Home- rental assistance programs, which
17 have assisted nearly 80,000 households, we have made
18 some progress in bringing down the arrears.

19 However, we are currently collecting only about
20 84% of the rent charged each month, and a significant
21 number of households still have COVID-era arrears.
Total arrears currently stand at about \$475 million
across approximately 64,000 households as of the end
of January.

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2 Since the COVID-related rental assistance
3 programs are no longer accepting new applicants, we
4 are letting residents know both the importance of
5 paying rent, as well as how they can get support to
6 address their arrears, including through payment
7 plans and rent adjustments to account for any
8 reduction in income.

9 At the same time, federal funding is not keeping
10 pace with the ever-increasing costs of repairing and
11 maintaining our decades-old buildings, which
12 cumulatively suffer from about \$80 billion in capital
13 needs. There is also uncertainty about the level of
14 federal funding we will receive. Congress passed an
15 appropriations bill for 2026 that decreases operating
16 funding for the nation's public housing authorities
17 by 14%.

18 This could mean NYCHA would need to reduce its
19 operating spending by up to \$100 million if we do not
20 receive competitive shortfall funding, which we
21 historically have not. Funding cuts may require us
to make difficult choices to keep our budget
balanced, although we will always prioritize
residents' health and safety, as well as essential
services.

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2 And with our partners, we will continue to
3 advocate for the federal funding that public housing
4 desperately needs. We have demonstrated an ability
5 to adapt to insufficient federal funding. As I
6 noted, we have balanced our budget for 2026, which is
7 a significant achievement and follows a balanced
8 budget in previous years despite considerable
9 uncertainty regarding our federal funding.

10 However, with the gap widening between NYCHA's
11 needs and the federal funding NYCHA receives, we
12 anticipate substantial deficits in the coming years,
13 which we will address through cost-saving measures.
14 We have maintained balanced budgets with prior
15 funding gaps through aggressive cost savings by
16 reducing central office department budgets by about
17 \$100 million and constraining the non-emergency
18 overtime budget, for instance.

19 We will continue this important work to ensure we
20 are using our limited resources as effectively as
21 possible, though future cuts which do not impact
agency operations and modernization plans will be
increasingly harder to identify. Federal funding
comprises two-thirds of NYCHA's operating revenue.

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2 This year, we expect to receive about \$1.3
3 billion in federal operating subsidy. Rent revenue
4 accounts for the other third of our operating
5 revenue, and we expect to collect about \$858 million
6 in rent revenue this year, which is well over \$100
7 million less than we should be collecting. HUD has
8 obligated our operating fund for 2026 at an 86%
9 proration rate through May.

10 Proration is the allocation of a fraction of the
11 eligible funding, and so this is \$200 million less
12 than what NYCHA is eligible to receive. If this
13 proration continues for the rest of the year.
14 Additionally, we anticipate receiving \$337 million in
15 city expense funds for calendar year 2026. We
16 appreciate the city's critical support even amidst a
17 challenging city budget period, which demonstrates
18 the city's continued recognition of NYCHA's vital
19 role in serving New Yorkers.

20 We expect to receive about \$2.1 billion this year
21 for Section 8 vouchers. If Congress enacts the
House's proposed funding for Section 8 renewals, that
will lead to a 99% proration rate and create a \$108
million shortfall for NYCHA. We expect that HUD will

1
2 announce the funding renewal rate within the next few
3 months.

4 In the meantime, we are assessing ways to ensure
5 that any shortfall does not impact the families we
6 serve, and we will apply for additional HUD funding.
7 Our expected expenses for 2026 are approximately \$2.3
8 billion in Section 8 payments to landlords, \$1.8
9 billion in salaries, fringe benefits, and overtime,
10 \$344 million in contracts, \$682 million in utility
11 payments, and \$413 million for expenses such as
12 leases, supplies, vehicles, and equipment.

13 CFO Lescott-Martinez will now provide some
14 additional information about NYCHA's 2026 budget and
15 fiscal outlook.

16 ANNIKA LESCOTT-MARTINEZ: Thank you, Lisa. Um,
17 in the interest of time, I will refrain from
18 repeating some of the information that Lisa has
19 already shared with the Council. Um, next slide,
20 please. Thank you.

21 So, as CEO Bova-Hiatt mentioned, we are
projecting a balanced budget for 2026. Our expenses
are projected to be \$5.6 billion, and that also
matches our revenue sources of \$5.6 billion. It's
important to note that the NYCHA budget process is

1
2 slightly different from the city's. We operate on a
3 calendar year fiscal year basis, and our budget per
4 HUD regulations is adopted prior to our calendar
5 year.

6 So we adopted this budget in November of 2025.
7 It takes into account the city funding planned at
8 that time and the federal situation that we knew at
9 that time.

10 So as Lisa mentioned, um, we receive 74% of all
11 of our sources of revenue from federal funding,
12 mainly from our operating subsidy of \$1.3 billion,
13 which provides support for the maintenance and
14 operations of around 146,000 units of public housing.
15 Our rent, we are projecting this year at \$858
16 million, down substantially from what we are used to
17 seeing, um, at an 88% collection rate on all new
18 charges, not including any tenant arrears.

19 In addition, due to continued PACT and trust
20 conversions, we expect substantial growth in our
21 Section 8 program with \$2.6 billion total, \$2.1
22 billion in housing assistance payments, and around
23 \$500 million in administrative fees to support
24 staffing, inspections, and other HUD-required

1 functions. Together, our total sources will achieve
2 \$5.6 billion as expected.

3 In terms of our uses, as Lisa mentioned, we have
4 over \$1.8 billion in salaries, overtime, and fringe
5 benefits for our union workers and central office
6 staff. Uh, this budget will support 11,865 full-time
7 staff in addition to additional temporary staff,
8 seasonal staff, and workers as necessary to support
9 our operations at the properties.

10 Our overtime budget is down substantially at \$180
11 million, representing our continued implementation of
12 control measures across our operations function. As
13 mentioned previously, \$2.3 billion in corresponding
14 Section 8 landlord payments, um, which serve as a
15 pass-through from the federal government to NYCHA.
16 Again, we're anticipating a balanced budget at
17 year-end. Next slide.

18 When we look at our 5-year plan, um, as is
19 customary for NYCHA, we are again expecting a
20 balanced budget in 2026 with deficits in the out
21 years. We do pass a 5-year plan every single year as
required by HUD, um, and we are confident that we can
balance our budget in the out years as we implement

1 additional cost-saving measures as necessary or
2 receive additional funding. Next slide.

3 In terms of our capital budget, again, important
4 to note that these figures are as of NYCHA's adopted
5 budget in November. So it is different, um, than the
6 additional funding we received from this mayoral
7 administration as of the fiscal year 2027 preliminary
8 plan.

9 Our 5-year budget plans to address \$7.8 billion
10 of our \$80 billion in physical needs at NYCHA
11 properties, and \$3.6 billion of that is available in
12 2026 alone. Our federal capital is \$4.3 billion,
13 city capital at \$1.5 billion, um, a funding in
14 support of HUD agreement compliance, an additional \$1
15 billion of mayoral funds, and state capital, \$528
16 billion for boiler, elevator, and brickwork
17 improvements with an additional \$26.5 million for
18 other activities. Thank you.

19 LISA BOVA-HIATT: Thank you, Annika. I would now
20 like to discuss our capital investment program. In
21 2026, about \$3.6 billion is available for capital
investments in our properties, including
approximately \$731 million in expected 2026 federal
capital funding, \$1.3 billion in city capital funding

1
2 available in the 2026 city fiscal year, and other
3 state and city funds allocated from prior years'
4 awards. We are grateful for the city support, which
5 funded a range of projects that benefit residents,
6 including heating system upgrades, roof replacements,
7 waste infrastructure improvements, and investments in
8 community centers, playgrounds, sport courts, and
9 security cameras and lights.

10 We are also grateful for the state's commitment
11 of more than half a billion dollars currently
12 available for heating, elevators, and facades. While
13 the federal capital funding we receive meets only a
14 tiny fraction of the \$80 billion in needs.

15 Organizational transformation efforts are enabling us
16 to accelerate critical renovations and accomplish
17 complex and innovative modernizations for the benefit
18 of residents and their quality of life.

19 In fact, we are completing more capital work
20 annually than at any point in the Authority's recent
21 history. From 2021 through 2025, we invested over
\$5.1 billion in capital improvements across our
portfolio, completing 810 construction projects and
steadily increasing expenditures to \$1.25 billion in
2025.

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2 For residents and in support of our HUD agreement
3 targets, this has meant the renovation of 177 heating
4 systems, the replacement of 277 elevators, 757 waste
5 and pest management assets, 744 roofs, the repair of
6 217 building facades and removal of sidewalk sheds at
7 314 buildings, the installation of over 3,700 CCTV
8 cameras and 3,100 exterior lights, upgrades of over
9 3,300 apartments and 25 community centers, 68 new or
10 improved playgrounds and sport courts, and strengthen
11 resiliency to storm surge and cloudburst flooding at
12 30 properties.

13 This work has also created the equivalent of over
14 620 full-time jobs for low-income New Yorkers,
15 including NYCHA residents. As part of fundamentally
16 redesigning the way we deliver capital projects, we
17 continue to focus on improving customer service and
18 transparency with tools such as our Capital Projects
19 and Needs Tracker and other publicly available
20 guidance and information, as well as regular
21 communication with residents and other stakeholders
about the projects in their communities.

For instance, we conduct nearly 600 quarterly
stakeholder meetings with NYCHA property management
and resident leadership each year via dedicated

1
2 properly- property liaison teams, in addition to over
3 5,000 project-specific stakeholder engagement
4 touchpoints.

5 In addition to providing residents with key
6 information in a range of formats and languages, we
7 are also soliciting feedback from residents via
8 surveys at multiple points on every project.
9 Currently, 506 projects are in planning or underway
10 across the city, representing \$6.3 billion in
11 investment.

12 This includes renovation of additional heating
13 systems, elevators, roofs, facades, waste management
14 infrastructure, and community centers. NYCHA is also
15 scaling up deployment of energy-efficient window heat
16 pumps for heating and cooling, as well as large-scale
17 waste plumbing, kitchen, and bathroom rehabilitations
18 to target the root causes of leaks and mold.

19 The federal government has been underfunding
20 public housing for decades, and so we must use every
21 tool at our disposal to bring our buildings the
investments they desperately need and our residents
the quality of life they deserve. Our major housing
preservation programs like PACT, the Public Housing
Preservation Trust, and Comprehensive Modernization

1
2 are leveraging new and creative models for funding,
3 project delivery, and partnership, bringing billions
4 of dollars to revitalize our developments and
5 residents' homes from top to bottom, all while
6 maintaining the right and protections of- and
7 integrity of our city's public housing.

8 More than 44,000 apartments across 169
9 developments are in pre-development, under
10 construction, or have completed renovation through
11 PACT, representing over \$16 billion in capital
12 repairs and upgrades. We are on track to bring
13 comprehensive repairs and upgrades, along with
14 enhanced property management and social services, to
15 a total of more than 142,000 residents through PACT.
16 We are also bringing an unprecedented level of
17 transparency and insight into our work with online
18 dashboards that anyone can use to monitor our
19 progress with PACT projects as well as our regular
20 capital projects.

21 The New York City Public Housing Preservation
Trust will also dramatically improve the quality of
life for residents. To date, 4 developments have
voted to join the Trust to unlock funding for the
much-needed renovations of their homes. Last year,

1
2 the Trust signed design-build contracts for projects
3 to modernize nearly 1,400 homes at Nostrand Houses
4 and Bronx River Addition, representing almost a half
5 a billion dollars in building upgrades developed in
6 collaboration with residents Both the Trust and PACT
7 bring developments to the more stable Section 8
8 federal funding, which is worth nearly double what
9 Section 9 apartments receive.

10 These initiatives also ensure that NYCHA
11 developments remain public and that residents
12 maintain their rights and protections, including
13 permanently affordable rent. The CompMod program
14 will also complete holistic capital improvements
15 instead of simply repairing individual building
16 components.

17 CompMod projects are active or planned at 7
18 developments currently, where they will transform
19 residents' homes thanks to nearly \$1.2 billion in
20 funding. NYCHA is an integral and indispensable part
21 of New York City, providing a stable and truly
affordable home, a platform for opportunity, for
hundreds of thousands of families.

The work we are doing is not only about using
every tool at our avail to improve residents' lives

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2 today, but also about ensuring that NYCHA remains a
3 vital resource for generations to come. We truly
4 appreciate your partnership as we overcome the
5 obstacles and continue to make progress for the New
6 Yorkers we serve. Thank you. We're happy to answer
any questions you may have.

7 CHAIRPERSON BANKS: Thank you for your testimony.
8 First of all, uh, let me begin by making an
9 announcement. Uh, we do have a translation in
10 Mandarin and Spanish, and also we've been joined by,
uh, Council Member, uh, Council Member Avilés.

11 First of all, um, uh, to begin, uh, to have a
12 conversation about the, uh, Mayor's Housing plan, uh,
13 and how it includes NYCHA, um, so we can get some
14 clarity, um, because that's why we haven't gotten
15 clarity as to how NYCHA is included in the Mayor's
Housing plan.

16 So when should we anticipate hearing more about
17 NYCHA's role in the Mayor's Housing plan?

18 LISA BOVA-HIATT: Thank you so much for that
19 question. We have and continue to have conversations
20 with the city about NYCHA, um, and the progress that
21 we've made since signing the HUD agreement. We have
also— myself, my staff, um, have continually met with

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2 the Deputy Mayor for Housing, her staff, um, we are
3 very much a part of the city's housing plan. It's my
4 understanding that it will be, um, forthcoming, uh,
5 within, uh, the coming weeks, and, uh, we look
6 forward to the continued collaboration with City
7 Hall.

8 CHAIRPERSON BANKS: I know the Deputy Mayor
9 Bozorg mentioned, um, at a recent New York Housing
10 Conference panel that, uh, we should expect to see
11 more investments in the Mayor's Housing plan in the
12 Executive Budget. Uh, has NYCHA received any
13 indication, uh, -uh, that this will be the case?

14 LISA BOVA-HIATT: We know that the city is
15 investing in NYCHA. I should say that I feel so
16 fortunate to run a housing authority where both the
17 city and the state repeatedly invest. Other public
18 housing authorities do not get the level of
19 investment that NYCHA receives from their local and
20 state governments. We have been told that in Fiscal
21 Year '27, uh, the city is putting in \$662 million for
our Trust and PACT pipeline, among, uh, other funding
that, uh, Annika can talk more about.

ANNIKA LESCOTT-MARTINEZ: Thank you. So just to
supplement what CEO Bova-Hiatt mentioned, in the

1
2 city's current 10-year plan, the commitment to NYCHA
3 totals \$11.2 billion. \$6.3 billion in capital
4 subsidy, \$3.8 billion in expense funding, and \$1.1
5 billion in foregone revenue, which would've been
6 funds that we otherwise would've had to pay to the
7 city.

8 CHAIRPERSON BANKS: Uh, recently, uh, Deputy
9 Mayor Bozorg mentioned in a recent interview, uh,
10 that the administration is supportive of the
11 demolition and reconstruction of Fulton Elliott
12 Chelsea Houses. Uh, does NYCHA have plans to pursue
13 similar types of redevelopment at any other
14 locations.

15 LISA BOVA-HIATT: Thank you so much for that
16 question. Yes, we have to be realistic about the
17 options that are available for us in our, um, public
18 housing budget. The last time we appeared before you
19 in the spring of 2025, the president had proposed a
20 46% cut to the public housing operating fund, which
21 would have been catastrophic. Excuse me, 42%, not
46%.

22 Thankfully, our federal partners, uh, led by
23 Senator Gillibrand and Senator Schumer, pushed back,
24 but we did see a 14% cut in our public housing

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2 operating budget. For that, that, and that's at 100%
3 proration, that translates to \$100 million less than
4 what we were anticipating. If the proration is less,
5 we are seeing hundreds of millions of dollars in cuts
6 to our operating budget. And as you all know, NYCHA
7 has suffered from decades and decades of federal
8 disinvestment, both on the operating side and on the
9 capital side.

10 This year we saw our capital funding for the
11 public housing stay flat, but given the amount of
12 inflation, that amounts to a cut. So we have to
13 pursue every opportunity that's afforded to us to
14 make sure that there are affordable places for our
15 residents to live, not only for this generation, but
16 for generations to come.

17 CHAIRPERSON BANKS: And also to mention decades
18 of mismanagement as well, till current date. Uh,
19 what steps are you taking to ensure that residents
20 are properly engaged throughout the, uh, evaluation
21 process for projects that would need the demolition
to proceed?

LISA BOVA-HIATT: Thank you for that question.
I'm actually going to call up our EVP for real estate

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to talk about the, um, engagement that goes on as we, uh, convert our properties.

COMMITTEE COUNSEL: Hi, just before you begin, if you could please raise your right hand. Do you affirm to tell the truth, the whole truth, and nothing but the truth before this Committee, and to respond honestly to Council Member questions?

JONATHAN GOUVEIA: Yes.

COMMITTEE COUNSEL: And if you could just state your name and title for the record before you begin.

JONATHAN GOUVEIA: Jonathan Gouveia, Executive Vice President and Chief Real Estate Officer for NYCHA. So, for the PACT program, uh, the cornerstone of our entire program is resident engagement. And, uh, we prioritize sites based primarily on physical needs.

That is a proxy for obviously the level of deterioration, and therefore it helps us prioritize which sites we're going to look at. Um, and also we look at sites where NYCHA has, uh, you know, greater difficulty in managing those properties. And so we want to bring in, uh, private, uh, land, uh, or property managers who can help us, uh, run these properties better after a renovation.

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2 And so, those are the two main criteria that we
3 look at and when we start engagement, um, we're not
4 necessarily assuming a demolition and a rebuild. Um,
5 we're going out to residents and we're explaining the
6 physical needs and we're hearing from them. Uh, we
7 want them to tell us in addition to the engineering
8 studies that we have, uh, you know, what else is
9 wrong with the buildings? Where are the other
10 opportunities for improvement? Um, obviously now in
11 a world where we're doing a Fulton Elliott Chelsea
12 type project, the conversation with residents is, is
13 it preservation? Is it redevelopment? Is it a
14 combination of both?

15 Um, and so we continue to do engagement all
16 across the city. We have not identified a specific
17 site that would be exactly like Fulton and
18 Elliott-Chelsea, but we're having conversations with
19 residents who are interested in new-

20 CHAIRPERSON BANKS: Well, I need- I need you to
21 answer the question. I'm gonna repeat it for you so
you can answer it. Uh, what steps are you taking to
ensure that residents are properly engaged throughout
the evaluation projects? When for projects that
would need demolition to proceed, what steps?

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2 JONATHAN GOUVEIA: Residents are part of the
3 engagement process. We start talking to residents
4 probably about 6 months to a year before we actually
5 put out, um, a solicitation to bring on partners.
6 And then we have our residents, uh, we form a
7 Resident Review Committee and residents score and,
8 um, review these proposals with us and they jointly
9 make a decision with us as to how to proceed with a
10 project, whether it's rehabilitation -or new
11 construction.

12 CHAIRPERSON BANKS: So should testimony residents
13 give input as to the entire process and are engaged
14 in the entire process?

15 JONATHAN GOUVEIA: That is the process that we've
16 been following in the last couple of years.

17 CHAIRPERSON BANKS: And they're listened to?

18 JONATHAN GOUVEIA: Yes.

19 CHAIRPERSON BANKS: Okay. Okay uh, how does the
20 plan at Fulton Elliott Chelsea ensure that funds, uh,
21 from additional market rate units return to NYCHA and
support public housing residents? That's, I believe,
part of the proposal. Am I correct?

JONATHAN GOUVEIA: What do you mean? Sorry, can
you repeat that?

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2 CHAIRPERSON BANKS: I'll repeat the question for
3 you so you can— how does the plan at the Fulton
4 Elliott Chelsea ensure that the funds from additional
5 market rate units return to NYCHA and support public
6 housing residents? I believe part of the plan is to
7 build market rate infills on the—

8 JONATHAN GOUVEIA: Yes, so the plan includes
9 rebuilding all 2,056 apartments, uh, that currently
10 exist and up to 1,000 units of affordable housing.
11 So there'll be over 3,000 units of affordable
12 housing, permanently affordable housing, at the
13 Fulton Alley at Chelsea campuses.

14 In addition, we're looking at over 2,000 units of
15 market rate, uh, so it's a balanced development and,
16 uh, the reason we're doing the market rate is because
17 it will help us, uh, finance the reconstruction of
18 the, uh, existing 2,056 apartments. And so the
19 existence of that market rate helps us avoid the need
20 for city capital subsidy.

21 CHAIRPERSON BANKS: Well, how will you ensure
that the funding will go back towards NYCHA
residents?

JONATHAN GOUVEIA: So that is the economics, and
that is the model that we are following, and we are

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2 going to have numerous contractual agreements to
3 ensure that this is how the, uh, funding will flow to
4 the project.

5 CHAIRPERSON BANKS: Do you have any data, uh,
6 about the state of repair of the foundations, uh, of
7 other developments, or do you have any data, uh, as
8 far as the, uh, repair or that's needed for the
9 foundation of Chelsea Elliott?

10 JONATHAN GOUVEIA: I'll turn that over to Shaan
11 Mavani.

12 SHAAN MAVANI: Thank you for the question,
13 Council Member. Um, my name is Shaan Mavani. I'm
14 Chief Asset and Capital Management Officer. So yes,
15 we maintain data on all of the building systems, the
16 assets, the envelope, the foundations at all of our
17 properties in a number of ways.

18 Um, the primary way is through our, uh, physical
19 needs assessment that we undertake every 5 years,
20 where we do field assessments of the properties. We
21 have technical teams, engineers, and architects who
go out and review the conditions of all of these
systems, including the foundations. Um, and we track
that every, every 5 years as we go through the PNA or
Physical Needs Assessment process.

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2 In addition to that, any time, um, on their
3 day-to-day work that our property management staff
4 who are required to do, um, walkarounds in specific
5 areas, when they identify a crack or anything that
6 looks like an issue that could be related to the
7 structure the load, whether that's at the foundation
8 level or it's in an upper floor, they would put in a
9 work ticket, um, to, uh, address that issue.

10 So we have all of that data, uh, around any
11 source.

12 CHAIRPERSON BANKS: So you, you, you, do you have
13 particular data for Chelsea Elliott and what are the
14 findings?

15 SHAAN MAVANI: Sure.

16 CHAIRPERSON BANKS: You can give that today and
17 also can you provide that for us?

18 SHAAN MAVANI: So I can, I can talk broadly.

19 CHAIRPERSON BANKS: In a document.

20 SHAAN MAVANI: Yeah. So anytime that, uh, we
21 have those findings and we have a development that's,
that's considering to go through a Section 8
conversion, um, the information that we have
available is shared with the partner who will be
doing full physical assessments of their own on the

1 sites when they come on, uh, to the property, and
2 then they'll do deeper dive engineering, other types
3 of assessments as part of their process.

4 CHAIRPERSON BANKS: Can you share that data with
5 the Committee?

6 SHAAN MAVANI: Um, we can, um, uh, share whatever
7 data we had at the time, uh, that were shared with
8 the, um, with the Fulton LHLHC at part-

9 CHAIRPERSON BANKS: So you will share the data
10 that will prove or show the need to demolish Chelsea
11 Elliott?

12 SHAAN MAVANI: The case for demolition of the
13 property is not, um, simply because of a foundational
14 issue. And so that's a little bit more of a complex
15 conversation that needs to happen. And that's
16 happened in the past, I think, in previous hearings.

17 CHAIRPERSON BANKS: Any other- okay, let me move
18 on to another question. Is NYCHA considering, uh,
19 infill construction, uh, parking lot development, um,
20 and would revenue be generated and how many units,
21 uh, will be created?

SHAAN MAVANI: Do you mean just portfolio-wide?
Just to clarify.

CHAIRPERSON BANKS: For, for Chelsea Elliot?

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2 SHAAN MAVANI: Well, all of Fulton and Chelsea
3 would be redeveloped.

4 CHAIRPERSON BANKS: The, uh, Preliminary plan
5 includes an additional \$662 million in HPD's Capital
6 Budget, uh, to support PACT conversion, uh, but
7 NYCHA's 5-year plan increased by only \$148 million,
8 or roughly about 6%. Can you share more information
9 about why the increased investment of city dollars
10 for PACT conversions is over 4 times the investment
11 in Section 9?

12 ANNIKA LESCOTT-MARTINEZ: So just to clarify,
13 NYCHA's budget and the city budget are released at
14 different points in time. So our city capital plan
15 was adopted in November of 2025 before the city
16 applied the additional funding.

17 Unlike the city, we don't redo our budget at
18 multiple points in the year. We do one budget for
19 the entire year that includes a 5-year horizon, and
20 the next year we revise that budget.

21 So the next time you see our budget, it will have
all of the changes and the additional funding that
the city provided.

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2 CHAIRPERSON BANKS: Well, has the administration
3 indicated a willingness to invest more deeply into
4 Section 9?

5 ANNIKA LESCOTT-MARTINEZ: We have constant
6 conversations with City Hall, with Deputy Mayor
7 Bozorg. Um, as Lisa mentioned, we have all met with
8 her. Um, and the city is very clear, um, about
9 NYCHA's inclusion in the Housing plan.

10 CHAIRPERSON BANKS: Is that so?

11 ANNIKA LESCOTT-MARTINEZ: We are again very
12 grateful for our continued city support, \$11.2
13 billion over a 10-year horizon. There's no other
14 public housing authority that receives that level of
15 funding from their city government. We continue to
16 advocate for the needs of our residents and we'll
17 continue to have those conversations.

18 CHAIRPERSON BANKS: Okay, just Monday, the, uh,
19 Stanley Isaac Houses in Manhattan voted to reject
20 PACT or the trust, uh, conversion and stay under
21 traditional Section 9. What steps has the
administration indicated that they are taking to
support the— those who prefer not to go through the
conversion process.

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2 EVA TRIMBLE: Thank you, Council Member. Um, we
3 did recently complete the vote. It's still to be
4 finalized today, but initial reports do indicate that
5 the residents there voted, uh, to stay Section 9.
6 Um, unfortunately, that does— that means that there
7 wouldn't be the modernization funds that we
8 anticipated through that conversion, but we do remain
9 committed to working with the residents there to
10 ensure that we're providing services at the best we
11 can to the residents of Isaacs Houses.

12 CHAIRPERSON BANKS: During the, uh, Mayor's
13 ripoff rental, uh, hearings, NYCHA residents noted
14 that they felt largely excluded or ignored from the
15 hearings focused only on residents leasing under
16 private landlords. Has the administration informed
17 you of any plans to hold similar hearings or public
18 engagement events specifically for NYCHA residents?

19 EVA TRIMBLE: Thank you, Council Member. I want
20 to be clear that the NYCHA residents were actively
21 involved in those hearings, as was NYCHA. I attended
both Brooklyn and Bronx myself.

CHAIRPERSON BANKS: Initially?

EVA TRIMBLE: Yeah, I was there for both Brooklyn
and Bronx, and other senior members of the NYCHA team

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2 were there for the others and will be for the next
3 two. We had multiple NYCHA residents come to our
4 table asking us for help with repairs, asking us for
5 help with the Section 8 side of- of our portfolio.

6 So NYCHA residents were very engaged and we were
7 there as part of the resource fair component and we
8 will continue to be there.

9 CHAIRPERSON BANKS: Okay. I was- it sounded like
10 a reversal to me, but so you say. Uh, given the
11 public advocate, uh, who has had- has long called for
12 NYCHA, uh, the city's worst landlord, uh, what would
13 you say, uh, to NYCHA residents who felt excluded by
14 the administration's approach to the rental ripoff
15 hearings?

16 EVA TRIMBLE: Again, we- I think there was some
17 misinformation as far as how they were included, but
18 NYCHA residents were at the hearings, as was NYCHA
19 senior officials, including myself, at both Brooklyn
20 and Bronx, and we, we took in many complaints that
21 we're following up on now.

CHAIRPERSON BANKS: Okay, when it comes to PACT,
can you share information about the total number of
developments which have completed PACT con-
conversion and, uh, those that are in progress or

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2 under pre-development and those that voted not to go
3 under conversion?

4 JONATHAN GOUVEIA: We have converted just over
5 31,000 apartments across, uh, the city, and we have
6 just over 12,000 units currently in, uh,
7 pre-development.

8 CHAIRPERSON BANKS: Is NYCHA seeing a trend in
9 resident willingness to participate in the PACT
10 program?

11 JONATHAN GOUVEIA: Uh, yes, I mean, we continue
12 to do the engagement. Uh, we have over 13,000 or so
13 units that have been completed in terms of
14 construction. And so we take residents on tours,
15 they can see the improvements, they can meet with
16 residents who've gone through it, they can learn all
17 the good stuff as well as some of the challenges.
18 Um, and increasingly the way we've evolved our
19 engagement process, um, we are seeing residents, uh,
20 you know, with a greater appetite for PACT.

21 That's not to say it's, you know, kind of 100%
consensus, but we are seeing a growing acceptance of
the PACT program.

CHAIRPERSON BANKS: Well, the target is to
convert 62,000 units, uh, to Section 8 through the

1 PACT process and, uh, to— through the, uh,
2 Preservation Trust by 2028. Is NYCHA target, uh, is,
3 is NYCHA on target to meet this goal?

4 JONATHAN GOUVEIA: So to clarify, the 62,000 is
5 just PACT, um, and that's 2028. And so right now we
6 have 44— the total of what I told you before, the
7 31,000 and 12,000, just over 12,000 in
8 pre-development, uh, that gets you to about 44,000.
9 So yes, we are on track to hitting the 62,000 for
10 PACT. And then with the Trust, uh, pursuant to the
11 legislation, they have an additional allotment of
12 25,000 units that they can convert.

13 CHAIRPERSON BANKS: Uh, developments that go
14 through the, uh, PACT conversions are no longer
15 managed directly by NYCHA, but by private developers.
16 Uh, how do you maintain oversight and accountability
17 for these private developers? And, uh, what feedback
18 have you received from residents at developments who
19 have undergone PACT conversions?

20 JONATHAN GOUVEIA: So within the real estate
21 group, we have an asset management group, uh, that
works daily with our PACT partners and our residents.
Uh, we collect on a monthly basis, uh, an extensive
amount of data related to work orders, legal

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2 proceedings, financial performance, and so on. And
3 we track this data. We want to make sure that our
4 PACT partners, as it relates to work orders, are
5 addressing them in a timely fashion. Uh, as it
6 relates to evictions, we have our housing stability
7 and retention guidelines. We wanna make sure that
8 our PACT partners, uh, are using every method
9 available to ensure that residents, uh, get the
10 support that they need so that they don't face
11 eviction.

12 Um, in addition to the real estate team, we also
13 have, uh, our compliance department, which provides
14 an oversight role. And then there's the leased
15 housing team, which administers the, uh, the subsidy
16 and also has an oversight role.

17 CHAIRPERSON BANKS: And, and what's the feedback
18 you've been getting?

19 JONATHAN GOUVEIA: So we've begun a process of
20 surveying residents at completed, PACT developments.
21 Um, we've got about 77% satisfaction with, uh, with
the PACT program.

CHAIRPERSON BANKS: Hopefully, uh, after you
finish your testimony, you can stay back and get
feedback from the residents who are in some of the

1
2 PACT developments that you- you're claiming that
3 their willingness now to accept, uh, go along with
4 the PACT.

5 Uh, PACT conversions facilitate the use of, uh,
6 Section 8 Housing Choice vouchers for HUD to pay a
7 large portion of the residents' rent. How does this
8 impact the operating revenues and expenditures for
9 NYCHA?

10 ANNIKA LESCOTT-MARTINEZ: Thank you for that
11 question, Council Member. Um, PACT was not designed
12 to be a savings program. It was designed to be an
13 investment program. Through PACT, we've been able to
14 plan for an estimated \$10.5 billion to our
15 developments, um, that otherwise would not have been
16 able to come in to address these long-term capital
17 needs.

18 So from a financing perspective, um, when you
19 lose that development to PACT, you lose the expenses
20 associated with that development, but you also lose
21 the subsidy for that development as well. Um, and
due to NYCHA's aging portfolio, as we've noted, our
costs are generally rising, um, to continue to
maintain the developments we do have.

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2 CHAIRPERSON BANKS: Okay. Um, and I just wanna
3 backtrack, uh, what are the procedures for residents
4 who have grievances against these private landlords?
5 Um, and what role does NYCHA play in mediating, uh,
6 some of these disputes?

7 JONATHAN GOUVEIA: So residents, uh, obviously
8 their first line of, uh, defense, if you will, would
9 be to contact their property manager. If they don't
10 feel like they're getting, uh, sufficient, uh,
11 attention or their issues not being resolved, they
12 can contact, as I said, we- we have an asset
13 management team. We work with residents and the TA
14 presidents on a daily basis. Um, they can also call
15 the customer contact center as well as the ombudsman.
16 Um, and they can call 311.

17 CHAIRPERSON BANKS: So, how active is the asset
18 management group, uh, when it comes to, uh, you know,
19 uh, weekly or monthly meetings or tenant association
20 meetings where residents are coming and bringing
21 multiple complaints? 'Cause I've- I can name
multiple, uh, meetings I've been in and NYCHA's been
absent.

JONATHAN GOUVEIA: Uh, well, we have a lot of
developments across the city, and we try to get to

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2 all the TA board meetings, the official monthly
3 meetings. Uh, we don't necessarily go to all of
4 those.

5 CHAIRPERSON BANKS: Um, well, when there's a
6 controversy and NYCHA needs to, uh, uh, mediate,
7 which is called upon in the RAD/PACT, uh, program-

8 JONATHAN GOUVEIA: Well, they- the monthly
9 meetings are not the only venue. We get calls around
10 the clock from residents, and we respond to them, and
11 we, uh, have meetings with them and sometimes with
12 them and the PACT partners as well to resolve issues
13 independent of the TA board meetings.

14 CHAIRPERSON BANKS: Uh, do you get a high rate of
15 complaints from a lot of the RAD/PACT developments?

16 JONATHAN GOUVEIA: I would not say there's a high
17 rate of complaints. We certainly get complaints, but
18 again, about 77% of the people who've been surveyed
19 are satisfied. Um, I'll also note that CHPC recently
20 did a study and looking at violations, and they
21 concluded that the PACT program outperforms the
resolution of violations, uh, as it relates to and
compared to other forms of multifamily housing.

CHAIRPERSON BANKS: Okay. Okay, I'm gonna come
back, uh, to my line of questioning. I'm actually

1
2 now gonna turn it over to, uh, Council Member Marte,
3 who has some questions. Council Member Marte.

4 COUNCIL MEMBER MARTE: Thank you, uh, Chair
5 Banks, and I wanna plus one, say, any data relevant
6 to Fulton Chelsea Elliott Houses, we will love to
7 have. It seems like there has been a lack of
8 transparency for years. Um, not in this
9 administration, I know it was in the previous
10 administration, but we need to play catch-up and
11 really find out what's happening there.

12 Uh, my first question is, how much money does,
13 uh, NYCHA spend on marketing for RAD and PACT and the
14 Trust?

15 ANNIKA LESCOTT-MARTINEZ: To my knowledge, we do
16 not have a formal marketing budget for PACT, and
17 NYCHA does not manage the Trust budget.

18 COUNCIL MEMBER MARTE: So when you go to
19 developments, um, you know, I've seen you recently at
20 Seward Park Extension, um, what is that orchestrated
21 marketing event? Where can we see that in your line
item? Is that personal staffers? Do you hire an
outside contractor to create the presentations, to
talk to the residents?

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2 JONATHAN GOUVEIA: The vast majority of those
3 people who go to the meetings and their engagement
4 meetings, um, it's not marketing, it's really
5 engagement, um, as I described before. And they--
6 most of those folks come from the real estate team.
7 There are some people within the COO's office as well
8 who attend.

9 COUNCIL MEMBER MARTE: And, you know, there's
10 been a lot of questions about surveys, and you
11 mentioned it, uh, that you look to surveys to get
12 residents' feedback. I know in the past there's been
13 some misinformation of whether something is a survey
14 or something is a vote. Is NYCHA willing to post a
15 lot of the descriptions of these surveys online and
16 classify which - also, are they willing to post what
17 ballots look like online so the public can understand
18 what is being put in front of these residents before
19 they actually do a vote or they fill out a survey?

20 JONATHAN GOUVEIA: I mean, yes, we, we've been
21 doing the surveys that I mentioned. These are, uh,
22 surveys about the experience of going through the
23 construction and then satisfaction after
24 construction. Um, they are surveys, they are

1
2 described as surveys, and we have not posted them
3 yet, but as we get a body of data, we will post them.

4 COUNCIL MEMBER MARTE: Yeah, because I think, you
5 know, satisfaction is a- it's pretty broad
6 terminology, right? You can do the survey the day
7 after someone moves into a conversion, but that
8 perception of satisfaction could drastically change 3
9 months or 6 months later. You know, as Chair Banks
10 has mentioned, and I have seen personally is after 6
11 months, some of these buildings and apartments start
12 falling apart, and it seems like it was all facade
13 repair instead of really trying to change the lived
14 experience for the long term.

15 And so that's why, you know, we're asking for
16 this data. We're asking for more transparency
17 because you can say you got 70-somewhat percent
18 satisfaction, but we don't know what the data is
19 behind that narrative. And I think that narrative is
20 used sometimes dangerously to convince other tenants
21 of other developments to move to vote for a RAD/PACT,
uh, conversion.

Um, I'm gonna move, uh, my questioning to
allocation from the Council to NYCHA. How much

1 allocation in the past 2 years has the Council done,
2 uh, to NYCHA for capital repairs?

3 ANNIKA LESCOTT-MARTINEZ: Sorry, one second.

4 CHAIRPERSON BANKS: Stop the clock, stop the
5 clock, while you're searching because I want to give
6 my colleague enough time to-

7 SHAAN MAVANI: Um, thank you for the question,
8 Council Member. So currently we have from the
9 Council, um, \$47 million, uh, across all active
10 projects. So that's not in the last 2 years alone
11 that have been allocated. Those projects could
12 already be in construction. They could be recently
13 allocated in planning, but that's the total funding
14 we have across about 60 projects.

15 COUNCIL MEMBER MARTE: And how quickly is that
16 funding used on average after the allocation from a
17 Council Member?

18 SHAAN MAVANI: Sure. Um, so a typical capital
19 project can range, um, typically 4 to 5 years, um,
20 from the allocation, the initial engagement with
21 residents, the planning, the design, the procurement
process, and construction.

So it's typically a 4 to 5 year cycle, um, where
we use city funding, including Council funding. That

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2 is a little bit longer because of the city approvals
3 that are involved, as opposed to our state or federal
4 funding.

5 In the last 5 years, uh, we've completed about
6 100 council-funded projects. Um, and so the 47, um,
7 that we— sorry, the 60 or so that we have currently,
8 as I said, they're in different phases, but, um, you
9 know, would be completing— if they're already in
10 construction, they'd be completing in the next 12
11 months or so. If they're back in the design phase,
12 it's going to be several years before that, that,
13 that asset gets delivered.

14 COUNCIL MEMBER MARTE: And can you talk about the
15 range of investments that have been used with Council
16 funding? So for example, roof repairs, benches,
17 mailboxes, anything else?

18 SHAAN MAVANI: Sure, the Council funding in
19 particular, um, is a small portion of our overall
20 budget, uh, as well as a small portion of our city
21 allocations in terms of mayoral and agreement
funding. The Council funding is typically targeted
at obviously, um, items that residents have engaged
with Council Members as being their priorities, but
that fall within the allocation limit that's

1
2 available. So they are typically, as you mentioned,
3 um, things like lobbies and mailboxes, playgrounds,
4 community centers, lighting, CCTV cameras are
5 probably our most common, um, types of funded
6 projects.

7
8 However, you know, Council Members may also, ah,
9 opt to allocate to, um, other infrastructure repairs
10 we're doing. Um, if we have other funding, they may
11 supplement that. So even if it's a priority at a
12 development, um, potentially contributing to a
13 project that focuses on something like, you know,
14 plumbing issues or, um, areas like that.

15
16 COUNCIL MEMBER MARTE: You know, it was really
17 disturbing to hear from my budget director earlier
18 this year that, this year, NYCHA is only allowing
19 Council Members to fund security projects with
20 capital funding. Um, have you changed it? First of
21 all, why are you only allowing us to repair doors and
cameras? Instead of roofs and other critical needs
that NYCHA has?

22
23 SHAAN MAVANI: Yeah, thank you for the question.
24 I just heard this yesterday, in fact, and, um, there
25 seems to be some type of miscommunication or
26 misunderstanding. We do not currently, nor have we

1
2 ever, restricted, um, what Council Members can fund,
3 and we're very happy with any type of allocations
4 Council Members make. Um, so I'm not sure where that
5 information came from, but on our side, there's no
6 change in our policies. We provide to Council
7 Members extensive guidance on all different types of
8 projects they can fund, what the unit cost would be,
9 how they could come up with a budget and work with us
10 on a cost estimate. And that's a continual process
11 that we're engaged in even recently with certain
12 Council Members.

13 Um, so if, um, you know, we, we'd love to talk
14 more afterwards to correct whatever the
15 misunderstanding might be.

16 COUNCIL MEMBER MARTE: Yeah, it would be great if
17 you can send a memo Council-wide because it was a
18 discussion among many Council Members of the
19 restriction that we thought NYCHA was putting on, on
20 our budget allocation.

21 Uh, my final question, um, is about the City of
Yes investment. You know, there was a \$5 billion
investment when it comes to City of Yes for all
housing needs. Sadly, only \$175 million of that was
allocated to NYCHA. Um, how much of that money has

1
2 been spent so far, and can you break down, uh, what
3 the uses are with those \$170 million?

4 ANNIKA LESCOTT-MARTINEZ: Thank you for that
5 question, Council Member Marte. As of the Fiscal
6 Year '27 Preliminary plan, as you noted, there's \$175
7 million in capital investments for the City of Yes
8 program. Um, that includes funding for repairs for
9 vacant units, critical infrastructure, and
10 environmental hazard mitigation. OMB, NYCHA, and
11 City Hall are still working through the exact
12 allocation of these funds.

13 I can say that of the \$175 million, \$40 million
14 was previously allocated for the Gowanus rezoning,
15 asbestos and vacant units, and the ventilation damper
16 project. There are also plans to reallocate an
17 additional \$71 million in additional asbestos
18 abatement for vacant units and other capital
19 projects, and that leaves us with an additional \$63
20 million in unallocated capital, which we're still
21 working through.

COUNCIL MEMBER MARTE: Wait, so, sorry Chair,
just one more question.

ANNIKA LESCOTT-MARTINEZ: Sure.

1
2 COUNCIL MEMBER MARTE: So you mentioned the
3 Gowanus rezoning, which from my understanding, that
4 was a separate negotiation that Council Member at the
5 time, Brad Lander, had with the administration as
6 part of the Gowanus rezoning. It seems like there's
7 a double dip right now where you're using City of Yes
8 committed allocation to fund something that should
9 have already been funded in the past.

10 ANNIKA LESCOTT-MARTINEZ: So before the City of
11 Yes program, you are correct that there was \$40
12 million that rolled over from the 2025 adopted plan,
13 and this was used for Gowanus rezoning. That's only
14 \$12 million, in addition to \$8 million for asbestos
15 abatement for our vacant units, and, uh, also a
16 ventilation damper project of \$20 million.

17 COUNCIL MEMBER MARTE: It would be great to have
18 a chart, a spreadsheet that shows rezoning commitment
19 allocation, how much of that money has been used,
20 because my fear, and my fear across agencies is that
21 typically when we strike a deal, there's a lot of
double dipping, and it kind of gives, you know, the
Council a false pretense that we are giving you new
money or negotiating new money for these agencies.
But whenever we come to these oversight hearings, it

1
2 seems like some of the previous agreements are used,
3 uh, in other agreements as well. And so it would be
4 great to have transparency on not just the Gowanus
5 rezoning, but any other rezoning that has happened
6 where NYCHA is still using those funds to do capital
investments.

7 ANNIKA LESCOTT-MARTINEZ: Thank you.

8 CHAIRPERSON BANKS: Thank you. Well, we've been
9 also joined by Council Member Epstein, and then now
we'll move to Councilman Chi Ossé for questions.

10 COUNCIL MEMBER OSSÉ: Thank you Chair, and good
11 morning, folks. Uh, thank you for, uh, clarifying
12 some of the misinformation that was being spread
13 around the rental ripoff hearings. I know that those
14 were open to NYCHA residents as well. If folks want
15 to attend, I think there's another one on Saturday in
East Harlem from 11 a.m. to 5 p.m.

16 So, uh, please show up and make sure that you are
17 receiving, you know, in-person services from NYCHA if
18 you have yet to go to a rental ripoff hearing. Uh, I
19 wanna ask some questions in regards to a development
20 within my district, uh, in Bed-Stuy. Tompkins
21 Houses, more specifically 960 Park Avenue, has had a
gas outage for the last 3 to 4 months and a rodent

1
2 issue at 808 Park Avenue in the Marcy development.
3 The NYCHA representative who my office has been in
4 contact with, uh, has not provided my office with a
5 completion date. This issue of incomplete and
6 unanswerd capital and infrastructure work is common
7 in my district, as I'm sure it is for my colleagues.
8 Repairs take a long time or are half completed. With
9 both a federal deficit and a city deficit, I'm
10 concerned with how critical repairs will be
11 addressed.

12 You just answered Council Member Marte's question
13 that there is an outstanding, uh, you know, amount of
14 funds that were received from the City of Yes, I
15 would like to advocate for my district for those
16 funds to be allocated for this development. Could I
17 get that commitment from you all today?

18 ANNIKA LESCOTT-MARTINEZ: We are happy to work
19 with our partners at OMB and City Hall on that
20 commitment, um, but I cannot confirm today that
21 that's how those funds would be used.

COUNCIL MEMBER OSSÉ: Okay, so how can we
guarantee that despite these deficits that NYCHA will
be responsive and address all needed repairs,
including the ones at Tompkins and Marcy Houses?

1
2 EVA TRIMBLE: Thank you Council Member, for those
3 questions. I will definitely be following up with
4 your office directly, uh, on these two issues for
5 both Marcy and Tompkins. As you know, gas outages
6 are a matter of public health, and they require
7 coordination with many city, city and other agency
8 partners like the utilities, so they can take a long
9 time to be complete.

10 We do follow the requirements to have lobby
11 meetings, uh, with residents to keep them updated on
12 that. So I apologize if your office hasn't been kept
13 in the loop, but we will follow up on both that and
14 the rodent issue at Marcy.

15 COUNCIL MEMBER OSSÉ: Thank you. I do wanna
16 follow up on some questions around PACT/RAD. Is
17 there a consistent evaluation process in regards to
18 repairs, maintenance, conditions, etcetera, after the
19 PACT/RAD transition?

20 JONATHAN GOUVEIA: During the construction
21 process, uh, we have a team of folks, both NYCHA
employees within the the real estate group, um, and
also some folks within the compliance team, as well
as, uh, a third-party, uh, construction manager who
goes out throughout the construction process to

1
2 ensure that the scope of work is being executed as we
3 anticipated and is in our agreements. So we go
4 through that whole process and then when we get
5 closer to the end of the construction process, we
6 tour the site with our PACT partner, um, to verify
7 it. We go through and we make sure that everything
8 is to our satisfaction.

9 COUNCIL MEMBER OSSÉ: I think NYCHA should set up
10 consistent meetings with both private managements at
11 PACT Developments as well as relevant city agencies
12 as well as members of, of the City Council just to
13 keep all of us updated on progress when it comes to
14 what happens after that transition.

15 I think because this is such a controversial, uh,
16 you know, thing that happens within our public
17 housing system, I think keeping all active partners
18 on the same page in terms of how things are
19 progressing is really important.

20 My office is very responsive, always open to
21 hearing updates about different changes that are
happening within our district. I think a consistent
communication both from the private developer
facilitated by NYCHA would be really helpful in those

1 cases. Is that something that we can expect with
2 this administration?

3 JONATHAN GOUVEIA: Yes, thank you. That's a
4 great suggestion.

5 COUNCIL MEMBER OSSÉ: Thank you. Uh, how can
6 enforcement measures, especially in light of budget
7 deficits, be more robust if private management has
8 been terrible in those RAD/PACT conversions?

9 JONATHAN GOUVEIA: Well, we have the right, uh,
10 within all of our agreements to remove, uh, the
11 property manager. Uh, our goal is to hopefully never
12 get there. So again, we are working with our
13 property managers on a daily basis through the asset
14 management team, the compliance team, etcetera and
15 really in making sure that things are working as they
16 should.

17 Obviously issues do come up and we work to
18 rectify them as quickly as possible. And we've only
19 had, uh, 2 instances where we've switched out
20 property managers.

21 COUNCIL MEMBER OSSÉ: Thank you. Um, I wanna
speak about potential federal cuts or, uh, additional
federal cuts. In past budget negotiations, the
federal administration has threatened to, as you've

1
2 laid out in your testimony, make cuts to NYCHA. And
3 for example, according to the Independent Budget
4 Office's report this past fall, the federal
5 government proposed a \$27 billion reduction in public
6 housing nationwide.

7 Uh, does NYCHA have a plan on how they would
8 address funding cuts if the federal administration
9 proceeds with more cuts in future budget
10 negotiations?

11 ANNIKA LESCOTT-MARTINEZ: Thank you for that
12 question, Council Member Ossé. As you mentioned, um,
13 we are in fact currently dealing with a potential
14 reduction of \$789 million nationwide, which is around
15 14%.

16 It could be at least \$100 million for NYCHA.
17 Currently, we are still working with HUD to determine
18 our final eligibility for funds, so we're happy to
19 come back to the Council in May once those
20 conversations with HUD have been completed to give
21 you a more fulsome answer. But we do have
contingency plans in place, and of course we'll try
our best to ensure that we continue to manage life,
health, and safety, um, systems and processes for our
residents.

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2 COUNCIL MEMBER OSSÉ: Thank you very much. Thank
3 you so much, Chair, for the opportunity to ask
4 questions, and I'm looking forward to hearing some
5 follow-up on some of the questions.

6 CHAIRPERSON BANKS: Okay, thank you. Uh, we're
7 now moving on to, uh, Council Member Encarnación.
8 Elsie.

9 COUNCIL MEMBER ENCARNACIÓN: There you go. Hello
10 everyone. Um, you know, I'm gonna be honest, I, I-
11 outside of the Committee that I Chair, this is the
12 only other Committee that I have multiple pages of
13 questions for. Um, I have 23 developments in my
14 district, the most in the whole country, I believe.
15 Um, so this is extremely important to me, and I'm
16 very grateful to the other Council Members who have
17 asked some of the questions that I had.

18 Um, in terms of the RAD/PACT; so I'm gonna jump
19 around a little bit to try to hit a little bit of
20 everything, but in terms of the RAD/PACT, during the
21 transition time, uh, a lot of the constituents that
22 we serve have been getting a lot of runaround.
23 Either they're going to NYCHA, they're going to the
24 new management office that usually has someone in
25 development on site, um, being told that, you know,

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2 uh, tickets are not being answered because they're-
3 they're in this weird transition phase, and we're
4 trying to get a handle on how to direct them. So
5 during a transition phase for RAD/PACT, who is
6 responsible before the closing? Can we just be clear
7 about who is responsible for repairs, who is
8 responsible for the residents?

9 JONATHAN GOUVEIA: So right up until the closing
10 or the conversion, it is still a NYCHA managed
11 property. So all repairs, all tickets, all of that
12 still should go through NYCHA and then once we've
13 converted, the new property manager takes over.

14 COUNCIL MEMBER ENCARNACIÓN: Okay and, um, I
15 wanted to now switch over to a boiler explosion that
16 happened in my district over at the Mitchell Houses,
17 um, in the Bronx. I want to understand how NYCHA is
18 prioritizing funding for gas line inspections, boiler
19 inspections, and that sort.

20 I mean, that miraculously there was no life, life
21 lost there, but it- it could have ended very
22 differently and the people in that community are
23 still suffering. I do want to say that NYCHA was
24 there. They were there for a very long time helping

1
2 get us on, on, uh, track as early as possible. But I
3 just- I'm very fearful that it will happen again.

4 EVA TRIMBLE: Thank you, Council Member. Yes,
5 we're all very grateful that that morning did not
6 result in any loss of life. Um, we are working
7 closely with Department of Buildings and Department
8 of Investigation, who are leading the investigation
9 into the root cause of that incident to define
10 exactly what caused that explosion that morning.

11 However, I'm very pleased to say that gas has
12 been restored to all the buildings in Mitchell as of
13 last Friday. The last building went on. However, we
14 had been restoring buildings, uh, one at a time, uh,
15 starting with the first building that came online
16 just 25 days after the explosion.

17 So, um, all residents now have gas. We were also
18 able to bring heat and hot water up at the
19 development within days.

20 COUNCIL MEMBER ENCARNACIÓN: I, I understand, and
21 I don't mean to cut you off about Mitchell. I just
22 want to understand the prioritization method by
23 which, uh, NYCHA is looking at the portfolio, which
24 buildings get prioritized in terms of inspections.

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2 EBA TRIMBLE: So all, all of our boilers and
3 heating systems are required to go through Department
4 of Buildings inspections, and so we are, we are in
5 compliance with that. We work closely with the
6 Department of Buildings. We do our summer overhaul,
7 which we've actually already started now on some of
8 our warmer days, to make sure our— all of our heating
9 system is, is inspected and reviewed.

10 COUNCIL MEMBER ENCARNACIÓN: Okay and you know,
11 some of my developments in the district continue to
12 have consistent unsanitary trash pileups despite the
13 new garbage bin installation. Some of my staff
14 recently saw trash bags and litter on top of the
15 awnings, on top of— I mean, it's just everywhere.

16 What further steps is NYCHA taking to address
17 consistently low quality of sanitary conditions in
18 the developments? And are there benchmarks for
19 success in this area?

20 EVA TRIMBLE: Thank you, Council Member. I'd
21 also like to encourage you— I know you probably work
very closely with Brian Honan every day— but as you
have specific instances, to please let us know so
that we can follow up right away on those conditions.
We definitely don't want trash sitting out. We know

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2 that it causes pests. Overall, we've had, uh, you
3 know, we're working with sanitation on all of our
4 trash collections.

5 Obviously, due to the snowstorms, there were
6 delays in trash collections all over the city, not
7 just for NYCHA. But if you have specific instances
8 where you are seeing that, we're happy to follow up.
9 I also wanna say regarding trash on canopies, that is
10 an ongoing challenge for NYCHA. It's something we
11 are focused on across all of our developments. Um,
12 we did issue a new policy last year around uh, trash
13 for residents to try to cut down on what we call
14 window littering. And, uh, we have, uh, told
15 residents that we would start imposing fines if we
16 are able to, um, confirm that they, uh, committed
17 window littering. So we are trying our best to
18 educate residents on that issue to try to cut that
19 down.

20 COUNCIL MEMBER ENCARNACIÓN: Yeah, I mean, I
21 don't know how much the fines will work. I mean, if
we're not able to collect rent, we're not going to
collect fines, so.

1
2 EVA TRIMBLE: But we're- we're trying our best to
3 at least let them know that this is a requirement of
4 their lease to not conduct those types of behaviors.

5 COUNCIL MEMBER ENCARNACIÓN: And in light of the
6 proposed federal guidance from the US Department of
7 Housing and Urban Development that could restrict
8 mixed status or immigrant households from accessing
9 federal housing assistance, how is NYCHA prepared,
10 uh, to respond to this? Uh, are- do you have any
11 policies or protections being considered to prevent
12 the displacement or loss of housing for those
13 affected families?

14 LISA BOVA-HIATT: Thank you so much for that
15 question. Uh, for those of you who don't know, HUD
16 released a new proposed rule regarding mandatory
17 recertification of eligible status families on
18 February 20th. NYCHA values all residents who live
19 in our public housing and Section 8 portfolios, and
20 we are deeply concerned about any proposal that might
21 separate families or that would lead to eviction.

We're currently examining the impact of the
proposed rule, and we're working diligently both
internally and externally with our city partners, uh,
to respond to, uh, the comment on the proposed rule

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2 change, uh, that's due at the end of April. Um, and
3 we'll be happy to share, uh, once we have, um, a
4 greater idea of how we're going to, uh, respond to
5 the rule.

6 However, the greatest challenge for us is that we
7 are basically fully funded by HUD, and we are
8 required to follow, uh, the regulations that are
9 proposed and enacted by the federal government, as
10 awful as they seem.

11 COUNCIL MEMBER ENCARNACIÓN: Okay. Well, I look
12 forward to that document and I also look forward to
13 the document about us being able to use our funding
14 for something outside of security. Uh, because I—
15 we, we heard the same thing on our end.

16 CHAIRPERSON BANKS: Thank you. Uh, we've been
17 joined by, uh, Chair of Finance, Council Member Lee,
18 and we'll now proceed to, uh, Council Member Avilés
19 with questions.

20 COUNCIL MEMBER AVILÉS: Oh, thank you. Thank
21 you, Chair. Good afternoon, NYCHA team. Um, so I'm
going to jump in because I don't want to waste time.
Um, I'd like to talk about vacant unit readiness, my
favorite topic, given that we are in a housing crisis
and we still have thousands of apartments sitting

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2 empty. So let's- let's understand what's happening
3 here. So the PMMR reports that the median number of
4 days for vacant unit readiness was 350.1 for the
5 first 4 months of 2026. While this shows a
6 decreasing trend over the last 2 years, the
7 turnaround time is still well above 300 days. Are
8 there operational or administrative challenges that
9 cause the delays in vacant unit readiness turnaround
10 times?

11
12 EVA TRIMBLE: Thank you, Council Member. Um, I
13 know we have, uh, talked, uh, extensively about this
14 issue before. Um, so I do wanna report that our
15 current turnaround time, uh, for vacant units is down
16 to 341 days as of February 2025. Uh, and that's down
17 from 401 days the previous February.

18
19 COUNCIL MEMBER AVILÉS: Can you say that one more
20 closer to the mic?

21
22 EVA TRIMBLE: 341 days as of February 2026,
23 sorry. And that's down from 401 days in February
24 2025. We are- so we are moving in the right
25 direction towards our goal of 300 days and that's
26 what's most important is that trajectory. We
27 continue to look at ways to increase productivity.
28 And again, as we address the longest standing vacant

1 units, that turnaround time obviously stays, stays
2 very long. But the more we get to sooner units, that
3 turnaround time will come down.

4 COUNCIL MEMBER AVILÉS: So what are, what are the
5 specific problems?

6 EVA TRIMBLE: Yeah I just wanna add that, um, in
7 2025, we turned over the highest number in recent
8 years with 4,703 move-ins in 2025, which is a 76%
9 increase since 2023. But so what is the total number
that exists right now, vacant units?

10 EVA TRIMBLE: So right now our vacant units that
11 are in the turnover process are 6,192, and that's as
of March 1st.

12 COUNCIL MEMBER AVILÉS: Okay, given- given
13 obviously there is improvement, we gotta give that
14 credit, but we're still, well, we're almost still a
15 year to turn over apartments. We're still above
16 6,000 empty units. What is going- what, what are the
problems that we can't seem to get at?

17 EVA TRIMBLE: So again, the- the major causes of
18 the turnaround time are the environmental work that
19 we think is very important, um, and also required to,
20 to happen as part of turnover.
21

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2 So both lead and asbestos work is performed in
3 every unit upon turnover. It, you know, we have the
4 testing information if they are found to have those
5 hazards. They are made, uh, full lead abatement.
6 So, you know, fully cleared of lead and
7 asbestos-free.

8 So we have to do— go through that environmental
9 process before we start any of the regular skilled
10 trades work. And again, it's important to remember
11 that our residents are typically in those apartments
12 for about 27 years. So there's significant skilled
13 trade work that's needed. Um, typically we take out
14 all of the cabinets, we put in new plumbing fixtures,
15 um, plastering and painting all has to happen in the
16 apartment before it's even ready to be shown for a
17 selected and prospective tenant.

18 COUNCIL MEMBER AVILÉS: So how many contracts do
19 we have related to lead and asbestos? Like, where
20 are the problems? Do we have not enough contractors?
21 Do we have not enough, uh, employees? Like, where
are the problems here?

 EVA TRIMBLE: Uh, one other issue that we face in
seeing a total reduction is that, again, 60% of our
move-ins are actually transfers. So for 60% of the

1
2 time when we move someone in, we are creating another
3 vacant unit. And so that does prevent us from seeing
4 a total decrease. But I think the important thing is
5 that increase in production that we're seeing year
6 over year is showing that we're getting through those
7 blockades, that we're, that we're able to provide
8 healthy, environmentally cleaned apartments for new
9 prospective tenants is very important.

10 COUNCIL MEMBER AVILÉS: So how much have we
11 invested in contracts for lead and asbestos, uh,
12 abatement?

13 EVA TRIMBLE: On- so on, uh, rather than focus on
14 the contract amount, I'd say for per unit for lead
15 abatement for a turnover is about \$20,000, and for
16 asbestos it's about \$25,000 per unit. That's just
17 for the environmental work. Our expense cost, if we
18 do most of our unit turnovers in-house through
19 skilled trade overtime, and that's about \$16,000 per
20 unit.

21 And so we- we're averaging, I'd say, in a full
environmental, if both hazards are there, uh, we're
looking at about \$40,000 per unit.

COUNCIL MEMBER AVILÉS: So even, even with some,
I, yeah, I, do you wanna, do you wanna respond?

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2 Okay, I, I just gotta say, like, even with- I- so
3 obviously there are- we have seen multiple, uh,
4 variations of how much it's costing to turn over an
5 apartment. Even at \$50,000 or \$60,000 per apartment,
6 the city has invested quite a lot of money. Well
7 over- if you, if you just did the dirty math of
8 \$60,000 per apartment and 6,000 apartments, the city
9 itself has invested well above and beyond the cost of
10 what that would be.

11 So we seem to have an ongoing problem of
12 continued large investments in capital, costs that
13 don't add up, and a pool of apartments that we can't
14 seem to get online. So we really want to be able to
15 figure out how to drill down and, and get over this
16 hump that we've been talking about for 4 years, um,
17 which I'm sure persisted well before our tenure. But
18 I- while there's some progress, I- the math doesn't
19 math, and we still have thousands of apartments
20 sitting around campuses.

21 And in Red Hook alone, we have over 200 empty
apartments. I, I, I'm mystified. Ah, I- we keep
having the same conversation. It's a little bit like
Groundhog's Day. I compliment you for decreasing a
couple of days, and yet we have this incredible pool

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2 of apartments sitting available, people waiting for
3 years to get transfers, living with their abusers.

4 Now we have the Trump Administration coming for
5 immigrant families. We have people who are on the
6 brink of homelessness, people who have to go to
7 shelter because an apartment can't come online. What
8 is going to give here?

9 EVA TRIMBLE: As I've said, we, uh, I think the
10 production numbers speak for themselves. We are
11 doing more move-ins than we ever have in recent times
12 in- because we recognize that this is an extremely
13 important affordable housing. However, in addition
14 to the city money, which we're very grateful for, we
15 are using our own federal funds as well for these
16 turnovers. It is more, um, there is more funding
17 needed and so we use our overtime, as I said, in
18 order to support this effort as well.

19 So we are putting everything we have towards
20 these turnovers, but with- because we recognize
21 transfers are a very needy cause as well. Residents
need to be able to, um, you know, escape abusers, to
move into conditions that are better than where they
are now.

1
2 So we do have to facilitate emergency transfers,
3 and that is 60% of those move-ins. So yes, it is
4 hard to see an overall number decrease when we are
5 doing that level of transfers.

6 CHAIRPERSON BANKS: Alright -

7 COUNCIL MEMBER AVILÉS: Chair, if, if I could, I
8 just read through questions that not- and, and have
9 NYCHA return, uh,

10 CHAIRPERSON BANKS: You can, you can do that
11 during the second round.

12 COUNCIL MEMBER AVILÉS: Okay, I gotta go.

13 CHAIRPERSON BANKS: If you wanna wait till the
14 second round.

15 COUNCIL MEMBER AVILÉS: It's okay.

16 EVA TRIMBLE: We can- I'd be happy to- set up a
17 follow-up.

18 CHAIRPERSON BANKS: Thank you. Unless you wanna
19 give them to another Council Member. Council Member
20 Epstein, thank you.

21 COUNCIL MEMBER EPSTEIN: Thank you, Chair and,
uh, thank you, NYCHA. So can we require a vote of
residents at future RAD/PACT, uh, conversions? So
residents actually have a say in future RAD/PACT
conversions? It's a yes/no. It's really simple.

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COMMITTEE ON PUBLIC HOUSING

LISA BOVA-HIATT: Yeah, I just was trying, trying to get-

COUNCIL MEMBER EPSTEIN: Yeah, thank you.

LISA BOVA-HIATT: Thank you for the question. No.

COUNCIL MEMBER EPSTEIN: Okay, so, uh, I really think it's a problem, to be honest and I know I don't want to get on my high horse, but when residents aren't engaged in this process, they don't really understand what their impact is and I want to flag this for NYCHA. I know there's state legislation pending, and I also in a prior life had state legislation. I would encourage you to reconsider that position.

First Houses, uh, spent a long time, uh, spent- the people have been out of their homes for 2 years. When are you going to commit to moving all the residents back into First Houses by?

EVA TRIMBLE: Thank you, Council Member. As you know, I attended every quarterly meeting at First Houses as part of the roof reconstruction project. We have almost completed all of the move-ins, so we expect they will be completed very soon.

1
2 Many residents, uh, opted to stay in their
3 relocated apartments. Um, so, uh, we think we only
4 have a handful, but I'm happy to follow up with you.

5 COUNCIL MEMBER EPSTEIN: Yeah, I'd like to know
6 by when, because they keep asking me. I see them on
7 the street, they want to move home. So we agreed to
8 move them out and be back in 18 months. It's been
9 over 2 years.

10 EVA TRIMBLE: We're finishing the fi- the final-
11 the residents weren't relocated for 2 years. The
12 first phase started 2 years ago, but for the final
13 phase, there are a handful of residents still waiting
14 to have those apartments finalized, and then they can
15 make their options.

16 COUNCIL MEMBER EPSTEIN: So I'd love to have a
17 date.

18 EVA TRIMBLE: Absolutely, we'll send it.

19 COUNCIL MEMBER EPSTEIN: Thank you. And we talk
20 a lot about greening New York City, and NYCHA
21 obviously, how do we get NYCHA to start moving
forward in our, you know, the state laws, CLCPA
requires us to move for more environmental
sustainability. Can we get NYCHA to start
composting?

1
2 SHAAN MAVANI: Thank you for the question, uh,
3 Council Member. So we have, um, run a number of, um,
4 composting pilots in the past. Uh, we've also, uh,
5 worked with Green City Force who runs farms at some
6 of our sites and have a composting operation.

7 And so, um, you know, we are always, uh, open to,
8 uh, funding opportunities that allow us to expand
9 those efforts that have been successful to date.

10 COUNCIL MEMBER EPSTEIN: So the answer wasn't
11 really an answer. So when can we get NYCHA to start
12 composting?

13 SHAAN MAVANI: So we're doing it at a limited
14 scale.

15 COUNCIL MEMBER EPSTEIN: It's required across the
16 city. Every tenant in New York City except people
17 who live in public housing has an obligation to
18 compost. We talk a lot about rat problems in NYCHA,
19 but because there's food waste in our garbage, it
20 just continues to be a rat problem. So wherever,
21 we're spending so much money on other things because
of the rat problem that, you know, composting is a
really simple solution for it. I'd love to see NYCHA
figure out a plan to start composting to help
residents reduce the rat population. And I'd love to

1
2 figure out a timeline that we can do this. If it's a
3 funding issue, tell us how much it's gonna cost to
4 fund composting NYCHA, uh, for you, like we do for
every other resident.

5 SHAAN MAVANI: Yeah, we're very happy to have a
6 follow-up conversation with you on those points.

7 COUNCIL MEMBER EPSTEIN: Yeah, and I love the
8 overall greening conversations around NYCHA. Um,
9 we've talked a lot over the years with, uh, NYCHA
10 leadership around ensuring that we have— moving from
11 gas to electric and what those opportunities might
12 be. I'm wondering what the green plan for NYCHA will
be and if you are releasing a green plan to help you
move to more environmental sustainability.

13 SHAAN MAVANI: Sure. Thank you very much. So,
14 um, both, um, environmental sustainability, but also
15 resiliency to, um, storms and disasters is a very
16 important part of our capital planning and our
17 regular investments. We release what we call our
18 NYCHA Sustainability Agenda every 5 years. Um, uh,
19 that both looks back at the progress we've made over
the last 5 years and our goals for the next 5.

The next agenda will be coming out next month.

20 COUNCIL MEMBER EPSTEIN: Right.
21

1
2 SHAAN MAVANI: And so that will be a
3 comprehensive plan. And in particular, um, we have
4 done a wide-

5 COUNCIL MEMBER EPSTEIN: Is this specifically
6 about greening NYCHA or is it just generally about
7 NYCHA's 5-year plan?

8 SHAAN MAVANI: No, it's about, specifically about
9 sustainability efforts and resiliency efforts at
10 NYCHA.

11 COUNCIL MEMBER EPSTEIN: And you, are you, so
12 that's, you're gonna have public comment or you're
13 just releasing it next month?

14 SHAAN MAVANI: Uh, we have been engaging with,
15 um, resident leadership, uh, through our citywide
16 council of presidents with a number of stakeholders.
17 Um, we'll be releasing that and it goes on our
18 website as well for, uh, public, uh, re-review and
19 input.

20 COUNCIL MEMBER EPSTEIN: Great. So we've had a
21 lot of developments who had no heat all winter. Some
of our smaller developments didn't have heat, and it
was a really frustrating process. I wanna flag that
for, for you all and to keep getting, you know, them
filing tickets and then us harassing Brian every

1
2 weekend. It's an unpleasant process, I'm sure, for
3 him, but mostly for the residents who are struggling
4 through no heat, no hot water all winter long. I
5 wonder- I just wanna make a commit- I wanna hear a
6 commitment from NCHA that we're not gonna have this
7 problem going forward, especially since in those
8 developments where we know there's a problem, we flag
9 those problems.

10 I hope over this, uh, the next few months we can
11 solve those.

12 EVA TRIMBLE: Thank you, Councilmember. As I
13 know, I know, uh, particularly on the Lower East Side
14 properties, we've been continuously working with your
15 office and resident leadership to make the repairs
16 needed to that system, and we'll continue to do that
17 over summer overall to hopefully improve performance
18 next year.

19 COUNCIL MEMBER EPSTEIN: I just want to- Chair,
20 if I can have just one more minute, just of-

21 CHAIRPERSON BANKS: Yeah, you may.

COUNCIL MEMBER EPSTEIN: So, um, so two issues.
One, at Strauss House, we've got money to repair,
replace the elevator system. The work doesn't seem
like it's starting anytime soon, but you were

1
2 spending money all the time to go there to fix broken
3 elevators. Is there any way to move that process up
4 to move- to expedite that elevator repair? Because
5 this is waste- you're basically wasting your money by
6 continuing to fix an elevator. We all know it needs
7 to get replaced.

8
9 SHAAN MAVANI: Yeah, so, so thank you for the
10 question. Um, Strauss is one of the sites where we
11 have, uh, been able to obtain funding, as you noted,
12 to be able to replace the elevators. Um, we have
13 completed across the portfolio 300 elevators in the
14 last few years.

15
16 Um, there's been some delays on our elevator
17 projects in the last 12 months, largely due to, um,
18 some of the changes in our project labor agreement
19 and the interest of elevator vendors to continue to
20 work with NYCHA.

21
22 We have, uh, worked very hard to rectify those
23 and are starting to reprocur for all of our elevator
24 projects over the next 9 to 12 months. And so Straus
25 is on the list of priorities to make sure the design
26 is fully complete. We really just have to go through
27 a reprocurement and bring on a vendor who can do the
28 work.

1
2 COUNCIL MEMBER EPSTEIN: Yeah, I, I would love to
3 see an expedited timeline and just quickly flag, we
4 had a vote last year at Reese Houses. They voted
5 down RAD/PACT, but they also need— there's, you know,
6 thousands of people who live there who need repairs.
7 They, they, they made a decision and I support their
8 vote and decision, but we need a plan from NYCHA how
9 to improve the quality of people's living. I think
10 day-to-day at these houses.

11 So we'd like to know what that plan will look
12 like and how we can be a part to make that plan
13 effective. I know we talk about \$1 billion in rehab,
14 but it is NYCHA's property. You are the landlord and
15 have responsibility for those, those families that
16 live there, and we'd like to see a plan.

17 SHAAN MAVANI: Uh, we're happy to engage on that
18 moving forward. Um, as you heard, we do have
19 constrained resources on the public housing Section 9
20 side. We do have many active projects at Reese now.
21 Um, I don't have the total amount of investment
that's ongoing, but we're happy to continue to work
with you, the residents, and other stakeholders on
what a plan could look like.

1
2 COUNCIL MEMBER EPSTEIN: Yeah, thank you, Chair.
3 Thank you.

4 CHAIRPERSON BANKS: Thank you, now we'll have,
5 Chair of the Finance Committee, Council Member Lee.

6 COUNCIL MEMBER LEE: Hi, good afternoon. Um,
7 thank you so much for being here and thank you,
8 Chair. Um, it's interesting because, uh, I met with
9 most of the members, the Council Members, one-on-one
10 just to get a sense of where their budget priorities
11 were. And I have to say, um, housing and, um, NYCHA
12 was at the top for many, many members.

13 Um, and so hopefully you'll take the questions
14 and give us the responses and feedback as we head
15 into, uh, the rest of the budget season, because we'd
16 love to see what your plans are for getting a lot of
17 these projects off the ground. So thank you for
18 that. And, um, just going back to the rent
19 collection question that some of the Council Members
20 were alluding to, so just, just to clarify, so right
21 now instead of it being more at 66%, it's closer to
80%, or am I misunderstanding? Sorry.

ANNIKA LESCOTT-MARTINEZ: Thank you for that
question, Council Member Lee. So currently our rent
collection rate with arrears is around 65%.

1
2 COUNCIL MEMBER LEE: Okay, so it is 65%. Okay
3 um, and have you made a distinction between, um, and
4 I knew this was alluded to, but, COVID-era arrears
5 and more current arrears, which can't be attributed
6 to COVID, and how does your effort at collection
7 differ, differ in each case?

8 ANNIKA LESCOTT-MARTINEZ: That's a great
9 question. So I will start and then I'll turn it over
10 to my colleague, um, Eva Trimble, to talk about the
11 rent collection work.

12 So currently, as we noted, our current tenants
13 owe \$475 million and this is after we successfully
14 advocated and applied \$297 million worth of rental
15 assistance program funds to tenant accounts.

16 Um, we are actively working to continue to
17 increase our rent collection percentage. We do not
18 believe that there's any additional city, state, or
19 federal money in support of the rental assistance
20 program. So we really are encouraging our residents
21 to reach out to us, um, you know, come in for payment
plans, work with any, um, city partners that might be
able to give them additional support. Um, and I'll
turn it to Eva to talk more about our plans.

1
2 EVA TRIMBLE: Thank you, Council Member. Um, we
3 don't necessarily differentiate between COVID-level
4 arrears and more current arrears. Um, we work with
5 our residents that are not paying rent in a variety
6 of ways, starting with the Property Management Office
7 outreach to encourage residents to pay rent, to bring
8 them into the office, to see if they need certain
9 types of resources or services to help support them.
10 But a resident is considered in chronic rent
11 delinquency if they've missed 4 consecutive rent
12 payments. And in the past, we— recent past, we've
13 already commenced 20— over 27,000 chronic rent
14 delinquency cases, uh, because of the serious
15 condition of our rent arrears.

16 COUNCIL MEMBER LEE: Okay and is there a reason
17 why there is no distinction? And is it just the
18 overall 4? Is it, like you said, it's consecutive
19 right?

20 So, um, has that changed in terms of during COVID
21 versus now— in terms of the regu— like, how you—
22 yeah.

23 ANNIKA LESCOTT-MARTINEZ: Thank you. So we
24 collect a lot of data on rent collection and
25 particularly the aging. So we do have buckets where

1
2 we can show in each borough, um, and even down to a
3 development level, you know, which arrears were over
4 180 days versus less than 180 days in different sort
5 of ranges.

6 So yes, there is a way to know, um, but rent
7 arrears fluctuates, um, every single month as people
8 receive new rent charges, pay or don't pay. But if
9 that's something that the Council wants, we're happy
10 to share that data.

11 COUNCIL MEMBER LEE: Okay, yeah, that would be
12 great. And also, um, multiple languages, uh, do the
13 Know Your Rights, you know, information go out with
14 it? Um, and like you said, are there other services
15 that they're aware of that they could apply for, for
16 assistance? And so- just wanted to- the language
17 piece is important.

18 EVA TRIMBLE: Absolutely we always communicate to
19 our residents in multiple languages, and we've been
20 doing, uh, just recently different rent, rent payment
21 campaigns, which we can share with your office if
22 you're interested. Okay, perfect.

23 Um, and then just going over to Chief Savings
24 Officers, I'm not sure who was- okay, perfect. Um,

1
2 and so I'm assuming it's the same, uh, 1.5% in '26
3 and 2.5% in '27 that you're also following?

4 ANNIKA LESCOTT-MARTINEZ: So we are, um,
5 continuing our conversations with City Hall and OMB
6 about NYCHA-specific percentage.

7 COUNCIL MEMBER LEE: Okay.

8 ANNIKA LESCOTT-MARTINEZ: As you know, we're a
9 non-mayoral agency.

10 COUNCIL MEMBER LEE: Yep.

11 ANNIKA LESCOTT-MARTINEZ: Um, so we're continuing
12 those conversations.

13 COUNCIL MEMBER LEE: Okay. Um, and I'm trying to
14 look because I was looking at the PMMR and I'm trying
15 to find— so for what's the current headcount and what
16 is the vacancy?

17 EVA TRIMBLE: Happy to provide. So our current
18 adopted headcount is 11,865 full-time positions. As
19 of February 20th, which is our 4th pay period of the
20 year, we have 11,401 full-time positions active. So
21 we have a vacancy rate of 3.91%, which is 464
full-time positions.

COUNCIL MEMBER LEE: That's actually lower than,
um, a lot of the other city agencies, um, because I'm
sure there's no shortage of need, uh, which is why

1
2 there is not an issue with that. But, um, in terms
3 of- I noticed also in the preliminary plan changes,
4 um, just wanting to understand for new needs in terms
5 of dollar amounts, um, I don't necessarily see any in
6 the chart and just wondering why that is. And but
7 then I know that in new needs in the narrative
8 section it talks about the PACT and the Trust staff.
9 So just wanted to know if you could go into that a
10 little bit more.

11 ANNIKA LESCOTT-MARTINEZ: Sure. So the city
12 increased overall funding specifically in mayoral
13 sources to support Section 9 housing by \$148 million
14 in Fiscal Years 2027 to 2029. That includes, uh,
15 \$3.84 million for heat pumps at Beach 41st Street,
16 which is a public housing development.

17 \$109.5 million capital add, um, for the one LIC
18 rezoning. In addition, there was a \$71 million net
19 zero reallocation for some City of Yes work.

20 COUNCIL MEMBER LEE: Okay.

21 ANNIKA LESCOTT-MARTINEZ: In addition to the
funding that you mentioned, um, for the \$662 million
for PACT conversions and trust.

COUNCIL MEMBER LEE: Okay, perfect. Um, and then
I know my other colleagues asked questions about the

1
2 vacancy unit turnaround time, so I'll um, hopefully
3 we'll get a response to that one. Um, and in terms
4 of the— because I know that a lot of your funding
5 also is state and federal, and so just wanting to
6 know, and forgive me if this was already gone over,
7 but in terms of potential funding that may not be
8 coming in, how are we going to ensure that, that uh,
9 doesn't impact services to residents? And is there,
10 is there a plan you have for that? Sorry.

11 ANNIKA LESCOTT-MARTINEZ: Yes, thank you for your
12 question, Council Member. Uh, we did discuss in
13 testimony, but happy to, um, reiterate here. So this
14 year, Congress ultimately passed a 14% cut to public
15 housing operating funds, which amounts to a cut of
16 \$789 million nationwide. Um, the direct impact to
17 NYCHA could be a potential cut by at least \$100
18 million in 2026 alone. Not to mention, this sets the
19 bar low for congressional appropriations going
20 forward.

21 Um, we're still working with HUD to determine our
final eligibility for funding. Um, and we anticipate
that we'll have an update for the Council when we
come back to you in May. Um, but we do have
contingency plans, um, that we have already been

1 thinking about and we will, of course, try to
2 mitigate any impacts to resident life and safety.

3 COUNCIL MEMBER LEE: Okay, perfect. Thank you so
4 much. Thank you, Chair.

5 CHAIRPERSON BANKS: Thank you, Chair. Uh, just,
6 um, I wanna backtrack on the, um, rental ripoff
7 hearings. Uh, the— wanna know if— was there any
8 feedback from, uh, the rental ripoff hearings
9 recorded, or is it available for public review?

10 EVA TRIMBLE: Thank you, Council Member. No, it
11 was just, uh, individual interactions at our resource
12 table.

13 CHAIRPERSON BANKS: So none of the conversations—
14 not of our individual interactions with NYCHA
15 residents. I don't know if there are broader
16 recordings of the other parts of the hearing, but our
17 individual interactions were specific to residents'
18 issues.

19 Alright, thank you. Um, I guess we'll backtrack
20 to the, uh, rent vacant, uh, vacant units Readiness
21 program. Uh, both the city and the state have made
significant investments, uh, in vacant and vacant
unit rehabilitation in recent years from Fiscal Year
2026 to Fiscal Year 2030. And the city has invested,

1
2 uh, over \$220 million in vacant ready- vacant unit
3 readiness with additional \$25 million in state
4 funding for the from the City of Yes commitments?
5 How many units will this nearly- sorry, how many
6 units will this nearly \$250 million investment
7 support, uh, the rehab of? And despite the
8 significant investment in the vacant unit readiness,
9 uh, what are the NYCHA matrix that indicate that, uh,
10 as of February 2026, the number vacant units, um,
11 was, I believe, 6,130, and I think the number's
12 corrected today as 6,192, which is over the 400- 400
13 more than the number in February 2025.

14 Why do we continue to see the vacant unit numbers
15 continue to rise?

16 EVA TRIMBLE: Um, so, Council Member, you are
17 correct that there is \$222 million in city funds
18 budgeted over the next 5 years, an additional \$25
19 million in state capital funding for City of Yes,
20 total of \$247 million.

21 Um, in terms of what we've actually spent, um,
22 from Fiscal Year '23, '24, and '25, we spent a total
23 of \$45 million, um, on the vacant unit readiness
24 program.

25 CHAIRPERSON BANKS: Okay, uh, yeah, continue.

1
2 EVA TRIMBLE: Uh, and again, that's just the city
3 funding. We provide additional resources from our
4 own federal budget to support the vacant unit
5 turnover. And again, I want to emphasize that 60% of
6 our current move-ins are transfers, and that is why
7 the number continues to go up.

8 CHAIRPERSON BANKS: Alright, and does NYCHA—
9 does— do NYCHA need additional funding to invest to
10 support getting these units online? Is that the
11 issue?

12 EVA TRIMBLE: Uh, we're very grateful for the
13 support we get from the city and now the state
14 towards this effort, and we're happy to have
15 continued conversations about that.

16 CHAIRPERSON BANKS: Uh, what operational
17 improvements has NYCHA made to the vacant units
18 readiness program and in the past 2 or 3 years, and
19 why have they been unable to reduce the total, uh,
20 volume of vacant units?

21 EVA TRIMBLE: We've made significant production
changes in order to increase the number of move-ins.
So we've had a 76% increase since 2023 in the number
of move-ins to a total of 400— 4,703 in 2025. We're
continuing to look at ways we can improve. As our—

1
2 as more of our portfolio goes through lead and
3 asbestos abatement, that turnaround time will go
4 down, as will the cost per unit. So over time, we
5 will be able to continue to increase production.

6 CHAIRPERSON BANKS: Okay and NYCHA has an
7 average time to prepare vacant apartments, uh, I
8 think it was about 80-83.5 days in Fiscal Year 2019,
9 before the pandemic. Uh, what will it take to get
10 the average days to rehab back under 100 days and,
11 um, and not stay at the 350 or more?

12 EVA TRIMBLE: So that previous number reflect-
13 did not reflect the environmental needs that we are
14 now addressing in our unit. So all units again get
15 tested and remediated, or abated rather, for lead and
16 made asbestos-free.

17 CHAIRPERSON BANKS: Okay.

18 EVA TRIMBLE: And that is done consistently on
19 every turnover. That alone can take 4 to 6 months
20 depending on the number of components that are
21 positive and need abatement. But as our portfolio
continues to go through those changes, that is a
one-time cost and a one-time, time, uh, impact that
we hope we won't see in the future.

1
2 CHAIPERSON BANKS: Okay, okay, well, can we get a
3 breakdown of which units are getting, uh, abated for
4 lead or asbestos versus those getting, uh, cosmetic
rehab?

5 EVA TRIMBLE: They're all- every unit that tests
6 positive gets abated.

7 CHAIPERSON BANKS: Um, how, how does the time
8 frames as far as a turnover difference in those
causes?

9 EVA TRIMBLE: So for lead and asbestos, about 4
10 to 6 months of abatement work depending on how many
11 components in the apartment test positive.

12 CHAIPERSON BANKS: And can you share a workflow
13 of how units get ready after vacancy, uh, after
vacancy with the Committee?

14 EVA TRIMBLE: Sure, we can follow up with your
15 office and share some of that information, but again,
16 uh, residents typically spend about 27 years in an
17 apartment, so upon turnover there's significant
18 skilled trades work that needs to get done. We
19 typically remove all of the cabinets, we do plumbing
20 work and upgrades, we do plastering and then painting
of the apartment, and that all happens after the
21 abatement for both lead and asbestos.

1
2 CHAIPERSON BANKS: And what's the average cost,
uh, of making a vacant unit move-in ready?

3
4 EVA TRIMBLE: So the average cost is about
\$40,000, and that includes the environmental work.

5 CHAIPERSON BANKS: And, uh, with NYCHA's
6 outstanding need for capital improvement being, uh,
7 large, uh, do you have an estimate of how many
8 additional revenue NYCHA would take in from the
activation of the 6,000 units?

9 EVA TRIMBLE: I don't have that number with, uh,
10 with me today, but we can-

11 CHAIPERSON BANKS: Can you get that to us,
12 please? Uh, do you have an estimate of the impact,
13 uh, that additional revenue would have on the
14 funding, on funding key safety and well-being
improvements such as the Hud pillar areas like lead
and mold?

15 EVA TRIMBLE: Again, we can follow up once we've
16 determined what that resident del- that revenue
17 rather, uh, is.

18 CHAIPERSON BANKS: Okay, and what steps is NYCHA
19 taking, uh, to ensure property security for these
20 vacant units? I know that's been something of a
concern, um, and frustration by residents who occupy

1 units near those particular vacant apartments. Um,
2 so what steps have been taken, uh, where squatters or
3 non-residents, uh, may be in danger for lawful
4 residents in the developments?

5 EVA TRIMBLE: Thank you, Council Member. It's a
6 frustration for our property management staff as
7 well. No one is happy about, uh, a squatter coming
8 into our development. Uh, but we're happy to report
9 that we've had a very good working relationship with
10 both DOI and NYPD on our Housing Bureau reclamation
11 work. And so since the start of that work in 2023,
12 we've recovered over 630 apartments in conjunction
13 with the NYPD and DOI. And most of that work starts
14 from a property management report of, uh, or a
15 resident report of someone maybe being in a unit that
16 is not authorized to be in that unit. And so
17 property staff takes that information to the law
18 department, and we work closely with NYPD and DOI to
19 investigate whether the people in that unit are
20 authorized to be in that unit or not, and, or not.
21 And then we follow up with the NYPD to reclaim the
unit.

CHAIPERSON BANKS: So is there an active list of
those units that, uh, occupied that?

1
2 EVA TRIMBLE: There's obviously a list that we're
3 currently working on, but there— we don't have a full
4 list of every squatter condition, but we encourage
5 residents to report that. We have an anonymous tip
6 line that they can report that to if they don't feel
safe reporting it directly to property management.

7 CHAIPERSON BANKS: Well, you just said that the
8 management staff is working actively to identify
those particular units.

9 EVA TRIMBLE: Yes.

10 CHAIPERSON BANKS: I mean, they obviously have—

11 EVA TRIMBLE: As I said, we have a list that
12 we're working on, but if we don't, there's obviously
13 some that maybe we don't know about, and we'd
encourage residents to report that to us.

14 CHAIPERSON BANKS: So you're saying that there
15 are some units that you don't know of that, uh, that,
16 that have squatters in them?

17 EVA TRIMBLE: Of course, yes. I can't possibly—
18 we don't possibly know everything that's going on.
19 When we're told or when we find out about squatters
20 in a unit, we start to take actions, but I don't
21 know.

1
2 CHAIPERSON BANKS: So how often are y'all
3 checking on these units for security purposes? Uh,
4 it goes back to securing them. Uh, how, how often?
5 What does that look like? Is there a constant check
6 on those units, uh, that are vacant?

7
8 EVA TRIMBLE: Yes, thank you, Council Member. So
9 we do— we, we started to do annual inspections on all
10 vacant units that are as part of our annual
11 inspections of all units. In addition, vacant units
12 do have many workers coming through as part of the
13 turnover process. And as part of the DOI report that
14 just came out, we did agree to do monthly vacant unit
15 inspections as well.

16
17 CHAIPERSON BANKS: And when do you plan to start
18 that?

19
20 EVA TRIMBLE: We've, uh, we are working on some
21 technology upgrades in order to track that work and I
can get back to you with the timing.

22
23 CHAIPERSON BANKS: Well, I just wanna make—
24 hopefully it's, it's an urgent response because
25 obviously, uh, having a vacant unit and having
26 someone, you know, a squatter in there, uh, we've
27 heard a host of security issues and concerns that are
28 coming from the residents. So I'm hoping that NYCHA

1 moves forward with securing those particular units.
2 Um, when it- I think the, uh, Chair of the Finance
3 Committee touched on federal funding risk, um,
4 particularly, uh, funding for the Emergency Housing
5 Voucher program provided by HUD, which provides
6 assistance to about 5,500 households in this- in our
7 city, and is set to expire come this November of this
8 year. Do you have any updates on the status of the
9 funding for this program?

10 LISA BOVA-HIATT: Thank you for that question.
11 Uh, as you know, EHV was originally funded through
12 2030, um, but a change was announced in March of 2025
13 saying that the funding would sunset at the end of
14 2026. Continuing rental assistance for the EHV
15 households is a priority for NYCHA, and we are
16 currently evaluating alternative options. But there
17 is currently insufficient funding for those
18 households.

19 CHAIPERSON BANKS: Have you been working with the
20 Administration to find, uh, other programs, uh, that
21 these households might qualify for?

LISA BOVA-HIATT: Of course.

1
2 CHAIPERSON BANKS: Okay and what is the total
3 annual cost for these families to maintain their
4 housing?

5 ANNIKA LESCOTT-MARTINEZ: \$124 million.

6 CHAIPERSON BANKS: \$124 million. I guess we'll
7 move on to now evictions, uh, an Office of Impartial
8 Hearings. Um, the Office of Impartial Hearings, uh,
9 within NYCHA oversees hearings and grievances between
10 tenants and the authority. Uh, does the Office of
11 Impartial Hearings also oversee the disputes between
12 tenants and PACT developers as well?

13 LISA BOVA-HIATT: No, they do not.

14 CHAIPERSON BANKS: Who oversees those disputes?

15 LISA BOVA-HIATT: Oh, is it— no, he asked for
16 OIH.

17 CHAIPERSON BANKS: You want to repeat the
18 question?

19 LISA BOVA-HIATT: No.

20 CHAIPERSON BANKS: Okay.

21 LISA BOVA-HIATT: Uh, OIH, uh, handles disputes
between NYCHA and our tenants. They do not handle
disputes between PACT partners and tenants. It would
be Housing Court. OIH is different than Housing.

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2 CHAIPERSON BANKS: But I'm asking you who
3 oversees, like, who- I believe, is it NYCHA
4 responsible for, uh, intervening in, in controversies
5 or disputes that may come up with tenants and the,
6 uh, developer or management company?

7 LISA BOVA-HIATT: So I, I think- I'm not sure I
8 understand your question. So if you could clarify
9 it, that would be-

10 CHAIPERSON BANKS: So- I'll ask the question
11 again. Maybe that may bring some clarity. Uh, since
12 the Office of Impartial Hearings within NYCHA
13 oversees hearings and grievances between tenants and
14 the authority, does the Office of Impartial Hearings
15 oversee disputes between the tenants and PACT
16 developers? And if not, who does?

17 LISA BOVA-HIATT: So the answer is no.

18 CHAIPERSON BANKS: Okay.

19 LISA BOVA-HIATT: And If there are disputes that
20 need to be adjudicated, that would be done in housing
21 court. If there are disputes that, uh, a, a tenant
brings to our attention, we routinely meet with our
PACT partners, our tenants, as, uh, Jonathan said
earlier. Um, people can call 311, they can call the
CCC, they can call the ombuds person depending on the

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2 issue, but if you're talking about the adjudication,
3 that would be in Housing Court.

4 CHAIPERSON BANKS: Okay, so how many complaints
5 or disputes come about, uh, that are reported to
6 NYCHA for PACT?

7 JONATHAN GOUVEIA: I don't have a total number,
8 uh, because we have— as we have described throughout
9 this hearing, there are many venues for which
10 complaints come through, uh, whether it's directly
11 through the PACT partner or from residents, rather,
12 directly to us, whether it's from Council Members,
13 uh, residents directly have a lot of our numbers. So
14 we don't have an aggregate number.

15 CHAIPERSON BANKS: Okay, so I guess this is— this
16 question will matter. Can you share information
17 about the number of hearings per month or a year,
18 that outcomes— their outcomes, and any trends in
19 evictions you are seeing?

20 LISA BOVA-HIATT: This question is regarding OIH,
21 correct?

CHAIPERSON BANKS: Correct.

LISA BOVA-HIATT: Okay, at any given time, the
Office of Impartial Hearing has approximately 750
active matters. Um, in addition to conducting

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2 hearings, OIH handles a variety of other
3 administrative responsibilities.

4 In 2025, the OIH scheduled over 1,300 cases for
5 hearings, issued over 2,000 decisions stemming from
6 hearings, default, and other applications, and
7 scheduled or facilitated over 1,300 Right-to-Counsel
8 conferences.

9 CHAIRPERSON BANKS: And, and, and, and these are
10 eviction, uh, disputes?

11 LISA BOVA-HIATT: No, they're all types of
12 hearings, so -

13 CHAIRPERSON BANKS: Okay, but particularly for
14 eviction disputes, can you give us the numbers on
15 that?

16 LISA BOVA-HIATT: That is, uh, information that I
17 don't have in front of me but I can get that for you.

18 CHAIRPERSON BANKS: I would like for you to
19 provide that for this Committee, please.

20 During a PACT conversion process, Section 8
21 developers can choose, uh, to forgive or collect
rental arrears. Am I correct? Uh, and if chosen, a
portion of those collected arrears are intended to go
to Section 9. Am I correct? Is that-

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2 JONATHAN GOUBEIA: Uh, well, we sell the arrears
3 at the closing, so they pay us for arrears. So I'll
4 let the CFO explain how that benefits—

5 CHAIPERSON BANKS: Let me just give some context.
6 Uh, in a hearing we had a couple of months back in
7 the, uh, pre-previous session of the Council, it was
8 stated that, uh, if there are arrears during the
9 conversion, uh, that the management company can
10 either forgive or the new owners or developers. They
11 can either forgive or they can either, uh, they can
12 either collect those arrears. Uhm, and then we was
13 told that there's also deals that are made with NYCHA
14 that can be made with NYCHA, and NYCHA can get a
15 percentage of those arrears. Is that still the case?

16 ANNIKA LESCOTT-MARTINEZ: That is correct. So
17 there are two things that happen, prior to the
18 conversion as a part of the closing deal, we
19 determine how much, you know, the PACT developer will
20 pay us for arrears. We have a general rule that we
21 don't take less than 80 cents on every dollar of
arrears owed.

After the closing, the developer can decide from
their perspective whether or not they want to forgive

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2 the arrears, keep the arrears, partially forgive, but
3 that is independent of the funds that NYCHA receives.

4 CHAIPERSON BANKS: Okay and which developments
5 have those agreements, uh, been agreed to and how
6 much of that has been collected?

7 ANNIKA LESCOTT-MARTINEZ: Every development at
8 the time of conversion, we decide what to do with the
9 arrears. And as a part of the deal documents, they
10 have to pay us at closing.

11 CHAIPERSON BANKS: So every development-

12 ANNIKA LESCOTT-MARTINEZ: That has converted
13 through-

14 CHAIPERSON BANKS: That has converted has made an
15 agreement?

16 ANNIKA LESCOTT-MARTINEZ: Correct.

17 CHAIPERSON BANKS: Okay and, uh, who oversees the
18 collection and the distribution of those arrears?

19 ANNIKA LESCOTT-MARTINEZ: The collection is
20 overseen by the Finance Department, it;s treated like
21 any other receivable.

CHAIPERSON BANKS: And do we know how much has
been collected?

ANNIKA LESCOTT-MARTINEZ: We can get that number
for you.

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2 CHAIPERSON BANKS: Okay. Uh, obviously when
3 we're talking about, um, uh, revenue generation,
4 generating revenue for the authority when it comes
5 out of commercial space rental. Uh, how many
6 commercial space vacancies exist within NYCHA's
7 portfolio?

8 LISA BOVA-HIATT: Thank you for that question.
9 We have 70 total commercial spaces. 60 are occupied,
10 10 are vacant, the total gross rent roll for 2026 as
11 of March 23rd is \$4,192,208.34.

12 CHAIPERSON BANKS: Do you have a, uh, do you have
13 a plan to fill those vacancies?

14 LISA BOVA-HIATT: Yes.

15 CHAIPERSON BANKS: Does that mean the authority's
16 in the-

17 LISA BOVA-HIATT: Yes, of course.

18 CHAIPERSON BANKS: And what's the plan?

19 LISA BOVA-HIATT: The plan is we're looking for a
20 tenant that can pay us rent. So as with every other
21 vacant commercial space, we have a team that's
currently working on trying to fill those vacancies.

CHAIPERSON BANKS: Are these units also in
disrepair as well? I mean are these particular

1 spaces in disrepair, and is there some type of plan
2 or program to repair them if that's the case?

3 LISA BOVA-HIATT: Um, I'm not sure what this,
4 these vacant spaces look like. We can certainly get
5 back to you. I would assume that—

6 CHAIPERSON BANKS: But I would be happy to get a
7 plan on it.

8 LISA BOVA-HIATT: They would have to be built up.
9 or built out.

10 CHAIPERSON BANKS: That would be part of the plan
11 to have that assessment made, right? If you're gonna
12 rent them. Okay, alright. Do you have a sense of,
13 um, how much revenue could be generated? I think I
14 had asked that earlier. To support the critical
15 infrastructure needs of, uh, Section 9 developments
16 through the renting of these space— of these spaces?

17 LISA BOVA-HIATT: Uh, I do not, but I feel pretty
18 confident to say that the— these 10 vacant units are
19 not going to substantially impact the \$80 billion
20 need that we have. Of course, we always want to
21 generate revenue.

CHAIPERSON BANKS: That would be a plus.

LISA BOVA-HIATT: Of course, of course.

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CHAIPERSON BANKS: So I think for NYCHA residents, uh, they would, they would like those, uh, those commercial spaces rented, so.

LISA BOVA-HIATT: Correct.

CHAIPERSON BANKS: Okay, is there any opportunity for these commercial spaces to support NYCHA resident pop-ups or small business owners living in NYCHA developments? This is part of the plan. I'm trying to help you give you ideas on how to put this plan together.

LISA BOVA-HIATT: There are many options but that could be part of the plan.

CHAIPERSON BANKS: Okay, uh, actually, another question that will help you formulate this plan that you have already. Uh, have you explored the idea of working with social services, uh, community-based organizations to provide programming such as workforce development, counseling, cultural enrichment opportunities for these spaces?

LISA BOVA-HIATT: We have many other spaces, our community centers, and I can turn it over to our-

CHAIPERSON BANKS: No, I'm not talking about the community centers, I'm talking about these, the-

LISA BOVA-HIATT: The 10 vacant spaces.

1 CHAIPERSON BANKS: In your plan that you have.

2 LISA BOVA-HIATT: If there's community service
3 providers can pay us rent, then we are open to, uh,
4 including them in our plan.

5 CHAIPERSON BANKS: Okay, well, we look forward to
6 seeing your plan once you create the plan, okay?

7 LISA BOVA-HIATT: Perfect.

8 CHAIPERSON BANKS: We look forward to it. Thank
9 you. And now we, we now move to, uh, the second
10 round of questioning, and, uh, we have, uh, Council
11 Member Mealy who has joined us, and, uh, we'll
12 obviously get the opportunity to ask questions.
13 Council Member Mealy.

14 COUNCIL MEMBER MEALY: Thank you, Chair. I had a
15 quick question. Thank you. Um, the prime-
16 Preliminary Financial Plan for Fiscal 2026 and '30
17 includes Fiscal Budget, um, 2027 -up \$375.9 million
18 for NYCHA pass-through expense funding, unchanged
19 from the amount budgeted in November.

20 The city's share of NYCHA Fiscal Budget in the
21 Preliminary Budget was \$103- \$103 less. So could you
explain that in regards to the fiscal budget going
forward in November to the current one in 2027?

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ANNIKA LESCOTT-MARTINEZ: Thank you, Council Member Mealy, for that question.

COUNCIL MEMBER MEALY: Is it \$15 million less?

ANNIKA LESCOTT-MARTINEZ: So I, I don't know what particular numbers you're referring to, but I will say that there are discrepancies between the NYCHA adopted budget, which was passed in November of 2025, and the city's preliminary plan, which was recently released.

So NYCHA only releases one budget a year, um, and so in 2025, in November, when we adopt our budget with our board, we include the city sources at that time. As we, of course, manage through the year, we do have conversations with City Hall and OMB to ensure that we are using the funds that are added for us appropriately. But we only pass one budget a year, so you won't see adds in a formal adopted budget from the prior months.

COUNCIL MEMBER MEALY: Okay, I'm sorry that I was late. I'm upstairs. Could you go over how many vacancies you still have left? You said it's 70. Could you go over that again, please?

ANNIKA LESCOTT-MARTINEZ: In what kind of vacancy, ma'am?

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2 COUNCIL MEMBER MEALY: Um, uh, vacancies,
3 commercial space.

4 ANNIKA LESCOTT-MARTINEZ: Thank you for that
5 question. We have a total of 70 commercial spaces.
6 60 are occupied and 10 are vacant.

7 COUNCIL MEMBER MEALY: 10 are vacant. Is that--
8 do you know how many vacancies in NYCHA that are
9 vacant on the first and second floor?

10 ANNIKA LESCOTT-MARTINEZ: I believe all of our
11 commercial spaces are on the first floor, but we can
12 check that and get back to you.

13 COUNCIL MEMBER MEALY: No, because, um, I'm just
14 noticing since the City of Yes, all of a sudden I've
15 counted at least about 10 NYCHA developments that
16 have mysteriously-- a first floor is vacant, the
17 second floor is vacant. With City of Yes, it can be
18 commercial on the first and second floors.

19 So I was just wondering how many of your NYCHA
20 developments that have the first and second floor
21 vacant, could you please give us an update on that?
'Cause that is not something I'm just saying. It's
true.

ANNIKA LESCOTT-MARTINEZ: Thank you for that
question. We will check to see where our 10

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vacancies are located, and we will break it down between first floor and second floor.

COUNCIL MEMBER MEALY: Okay then. Could you, um, give me— how much revenue are you getting from Amazon with those boxes? I never saw a hearing on it, but I see at NYCHA you have those Amazon boxes. So what kind of revenue are you getting from them?

EVA TRIMBLE: Thank you, Council Member. We can follow up with you on the exact amount, but we, um, we—

COUNCIL MEMBER MEALY: How long they've been there? You should know about how much you're making off of them, right?

EVA TRIMBLE: Yes, I'm sorry, I just don't have that information with us today, but we, uh, we do work closely with resident leaders to place those lockers.

COUNCIL MEMBER MEALY: Oh, the resident leaders knew about—

EVA TRIMBLE: Yes, we—

COUNCIL MEMBER MEALY: You all went to them.

EVA TRIMBLE: Yes, every time we're considering a resident locker, we walk the development with the

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2 resident leader to confirm the placement and to
3 confirm that there's-

4 COUNCIL MEMBER MEALY: And some of them did not
5 want it, it was only the resident leader that made
6 that decision?

7 EVA TRIMBLE: Resident leader with their board,
8 yes. But we're happy to report that we've, um, we
9 have over 1,000 individual lockers installed across
10 130 developments. We've had over a million packages
11 delivered through those lockers, and it's really
12 increased the safety and security, both preventing
13 thefts and, uh, of packages.

14 COUNCIL MEMBER MEALY: So you don't know how much
15 you are making now because you are helping Amazon,
16 are you not?

17 ANNIKA LESCOTT-MARTINEZ: We do have a contract
18 where Amazon pays us a certain amount.

19 COUNCIL MEMBER MEALY: How much was the contract?

20 ANNIKA LESCOTT-MARTINEZ: Per month for each
21 locker? I, it could be 50 to 100 per box.

COUNCIL MEMBER MEALY: 50 to 100 a box?

ANNIKA LESCOTT-MARTINEZ: Per box, depending on
the development.

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2 COUNCIL MEMBER MEALY: You could have got more.
3 Is there any other outside vendors that you're making
4 extra money off?

5 ANNIKA LESCOTT-MARTINEZ: We have a variety-

6 COUNCIL MEMBER MEALY: And should any of that
7 funding go to the TA presidents?

8 ANNIKA LESCOTT-MARTINEZ: So the funding is
9 actually considered public housing program income,
10 and by HUD rules, we're required to provide it back
11 to the development in the same way that we would
12 rent. So we're not allowed to give it to the
13 tenants.

14 COUNCIL MEMBER MEALY: How do it go back to the
15 tenants?

16 ANNIKA LESCOTT-MARTINEZ: It has to go back to
17 the budget of that particular development. So every-

18 COUNCIL MEMBER MEALY: To do what? I just want
19 to know-

20 ANNIKA LESCOTT-MARTINEZ: To support the
21 operating budget- so it could be to support the
contracts, the personnel. It's not a significant
amount of money, but every dollar that we collect at
that development has to go back to the budget at that
development per the HUD rules.

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2 COUNCIL MEMBER MEALY: So just to upgrade that
3 development, not to give to the constituents of that
4 development. Since the TA did give y'all
5 authorization, is there any way it could go back to
6 the people?

7 ANNIKA LESCOTT-MARTINEZ: It cannot go to the
8 tenant association by the HUD rules. It has to go
9 back to the development budget overall, which would
10 benefit the residents.

11 COUNCIL MEMBER MEALY: Could you tell me one
12 benefit?

13 ANNIKA LESCOTT-MARTINEZ: It supports the normal
14 operating budget of the development, so it helps to
15 pay for the staffing, the contracts, in the same way
16 that rent does, in the same way that-

17 COUNCIL MEMBER MEALY: So, could you hire one of
18 the constituents or one of the TA or one of their
19 board members that they could see tangible?

20 ANNIKA LESCOTT-MARTINEZ: We have a full Section
21 3 program where we do hire our public housing
residents, which we're happy to discuss.

CHAIRPERSON BANKS: Okay.

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2 COUNCIL MEMBER MEALY: Could we do something on
3 Section 3 to see how many of the constituents of
4 NYCHA is really getting these jobs?

5 CHAIRPERSON BANKS: Yes, I'll oblige to that.

6 COUNCIL MEMBER MEALY: Have a breakdown of the
7 jobs that NYCHA— and I'm done. Thank you.

8 CHAIRPERSON BANKS: We'll allow another round for
9 you, uh, Council Member Mealy, if you— okay.

10 COUNCIL MEMBER MEALY: He was about to give it to
11 me.

12 CHAIRPERSON BANKS: Uh, Council Member Marte.

13 COUNCIL MEMBER MEALY: Thank you.

14 CHAIRPERSON BANKS: You're welcome.

15 COUNCIL MEMBER MARTE: Um, earlier today you
16 mentioned that, um, you're looking at other
17 properties to do demolition. What are some of those
18 other properties that, um, you have classified need
19 demolition in your perspective?

20 JONATHAN GOUVEIA: Well, as I said, we're not—
21 we're not— we don't identify sites and think this is
a site for demolition, right? What we do is we
prioritize the sites that need investment, and we go
and we start talking to residents about, A, the need,
what we understand the need to be through the

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2 physical needs assessment that Shaan described
3 earlier, and we hear from them what they think the
4 needs are, and we talk about the range of options,
5 which could be preservation through conventional PACT
6 preservation, or it could be some combination of
7 preservation with new construction.

8 So we don't go in assuming a demolition. It is
9 what can we do to invest in this community.

10 COUNCIL MEMBER MARTE: From your active
11 conversations, um, can you tell us which
12 developments, um, have had that conversation of
13 potential demolition and, um, and ones that might be-
14 you might be interested in pursuing?

15 JONATHAN GOUVEIA: Right now, the only other
16 development that is considering new construction, um,
17 is Meltzer.

18 COUNCIL MEMBER MARTE: Okay. The- Meltzer- he
19 said, just making it clear. Um, you know, every
20 agency was assigned a Chief Savings Officer, and a
21 report was due a few days ago. Uh, when can that, or
when do you estimate that report is going to be
public knowledge? Um, to, yeah, for the Council to
see.

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2 LISA BOVA-HIATT: Since our Chief Savings Officer
3 has, uh, stepped away for a minute, if we can - we'll
4 stick a pin in that and, uh, she can respond to that
5 when she's back because I'm unsure and I don't want
6 to misspeak.

7 COUNCIL MEMBER MARTE: Yeah. Are there any major
8 potential saving mechanisms, uh, that NYCHA is
9 pursuing as part of this report, uh, that the mayor
10 required that you can share with us today?

11 LISA BOVA-HIATT: I can say that when we were
12 preparing our 2026 budget under the backdrop of
13 knowing that we would have significant, uh, a
14 significant decrease in our federal funding, we
15 really took a hard look at, um, our individual
16 budgets and we were able to find, uh, about \$100
17 million worth of savings.

18 Now that savings, uh, based on our- our federal
19 funding, uh, the operating funding that we get from
20 the city is really- because we're not a city agency-
21 is minimal. So the savings that we realized, and
which allowed us to go into 2026 with a balanced
budget, um, is different than the savings exercise
that, uh, the city asked us to go through.

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2 COUNCIL MEMBER MARTE: Okay. Um, okay. Um,
3 since, uh, just going back to, uh, you mentioned
4 Meltzer, um, I know during the Bloomberg
5 Administration there was plans for a next-gen
6 development in Meltzer. Is this re-adopting that
7 proposal, or is this a new proposal, uh, that you had
8 conversation with, with the tenant association there?

9 JONATHAN GOUVEIA: As I understand the Bloomberg
10 proposal, it was meant to be an infill, uh, 80%
11 market, 20% affordable on the vacant, uh, er, on the,
12 the, um, you know, the park space essentially. Um,
13 while then using the proceeds from that transaction
14 to rehabilitate the existing development.

15 So that's what that was. Um, but that's not what
16 we're talking about. What the residents of Meltzer
17 has said— have said is that they want a brand new
18 building for themselves. So we have ju— like, they
19 have actually just made that determination last week.
20 They very affirmatively said in front of the elected
21 officials and others that they would like a new
building at Meltzer. So that's part 1, and then we
will think about what to do with the existing
building.

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2 COUNCIL MEMBER MARTE: Okay, I have no further
3 questions, Chair.

4 CHAIRPERSON BANKS: Thank you. Council Member
5 Elsie.

6 COUNCIL MEMBER ENCARNACIÓN: I thought you were
7 gonna do it again. You did good the last time. Um,
8 so, uh, we mentioned, uh, well, you guys mentioned
9 that you had 464 full-time vacant positions. Um, How
10 many of those are maintenance positions?

11 ANNIKA LESCOTT-MARTINEZ: So, in truth, I don't
12 have it by maintenance, but I can tell you that, um,
13 at the properties and borough offices, there are 64
14 full-time positions that are vacant. In our
15 operations support services, there's 203, and in our
16 central office departments, it's 197. But I don't
17 have it by maintenance workers specifically.

18 COUNCIL MEMBER ENCARNACIÓN: Okay, and, and in
19 consideration of that, if a development was to lose,
20 um, some, uh, maintenance workers, she does have it.
21 Oh, beautiful.

ANNIKA LESCOTT-MARTINEZ: Yeah, it's pretty
small. Mhm. So the maintenance workers, they must
be really small because they're not on my list.

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2 COUNCIL MEMBER ENCARNACIÓN: Okay, so really,
3 really small, but if a development were to lose
4 maintenance workers, we do shift around maintenance
5 workers, so there's equity, equity across the system
6 in terms of a development not having one and another
7 development having 3. I don't know.

8 EVA TRIMBLE: Yes, thank you, Council Member. I
9 wanna also add that our- while it seems like a lot,
10 our time to fill frontline positions is about 30 days
11 right now, so we are able - we are working well to
12 rehire once we have a true vacancy, but if there is a
13 significant situation where we have a vacancy and we
14 need support, we are able to shift from other
15 properties on a temporary basis in order to get- make
16 sure that we have coverage, um, while we are going
17 through that hiring process.

18 COUNCIL MEMBER ENCARNACIÓN: And is that
19 determined by the size of the development, how many
20 maintenance workers they receive?

21 EVA TRIMBLE: Yes.

22 COUNCIL MEMBER ENCARNACIÓN: Yes, okay. Um, and
23 then typically, so wait, let me go back. So I wanna
24 talk about some of the delays in the capital
25 projects. I know you said that it takes about 4 to 5

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2 years for capital projects to be completed, and
3 that's if nothing else interferes, I'm assuming. Um,
4 but, you know, for example, there are developments in
5 my district that experience high levels of public
6 safety concerns, right? Um, we may put in money for
7 security cameras. That project might go really,
8 really quickly.

9 However, the true determinants, uh, of crime, or
10 what we really need to address are things like
11 community centers. And even when they're fully
12 funded, they take a really long time to get through.
13 Now, I know that that's a bigger project than a
14 camera being installed, but I'm trying to understand
15 the prioritization.

16 I mean, we have a community center that's been on
17 hold since the de Blasio days. It's really affecting
18 the quality of life and the safety of our residents
19 when we can't provide those resources. So I'm just
20 trying to get to where that delay is when it comes to
21 bigger projects. Is there enough staff? Is there-
you know what happens there.

19 SHAAN MAVANI: Great, thank you for the
20 question. Um, and I know, uh, across the 23
21 developments you have, there, there are many

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2 different ongoing projects and ongoing needs. You're
3 right, projects like CCTV move much quicker— more
4 quickly than other types of projects given the
5 specific scope of work.

6 Community centers in particular are, um, quite
7 complex because they involve so many different
8 trades. However, in terms of your question around
9 prioritization, as soon as we have funding available,
10 we move projects very quickly. There's no
11 prioritization or lag that a certain type of project
12 moves quicker than another. Um, we typically
13 maintain sufficient resourcing to be able to ensure
14 that there isn't a gap between when funding's
15 available to us and we can initiate a project.

16 Often we even staff a team before the funding is
17 fully available. Once we know it's secured and it's
18 coming, we'll start engagement on the site and then
19 we move the project quickly.

20 So the, the real, uh, constraint on some of the
21 community centers that you may be thinking about is
that we don't have funding for renovation there. And
that comes back to a broader question of how we
prioritize our capital funding. The vast majority—

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2 COUNCIL MEMBER ENCARNACIÓN: Well, specifically,
3 I was talking about Wagner, if, if you wanted to look
4 it up, and that funding was complete. I'm sure after
5 all of these years, it probably needs more funding
6 now, which is a problem because when things take a
7 long time to get, you know, once they're fully
8 funded, if they don't move, then we end up having to
9 pay more money, um, because costs go up every year.

10 SHAAN MAVANI: Yes. Um, so I can come back to
11 you with the specific details on Wagner. Um, we do
12 provide, uh, on any active projects that's publicly
13 available on our website, the initial schedule of the
14 project, where exactly we are today, um, what is the
15 forecast schedule, if there have been any delays.
16 Um, and then we also provide a- a biannual summary
17 letter to all Council Members of all projects in
18 their district, including those that are
19 council-funded and those that are funded from any
20 other source that provides the same level of detail
21 of what's happening in each project.

So I can follow up and, um, if you have not seen
that recent biannual letter that we've sent, we can
send that again. And that would not only provide the

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2 details on Wagner, but all of the projects in your
3 district.

4 COUNCIL MEMBER ENCARNACIÓN: Yeah, Okay. Um, and
5 then typically when a building fails inspection, uh,
6 regular building, not a NYCHA building, when they
7 fail an inspection, they usually get a fine um, or
8 something. What happens with NYCHA when there's an
9 inspection failed, when there's mold or lead, or
10 like, what is the process there? I don't know.

11 EVA TRIMBLE: Thank you. Can you clarify what
12 kind of inspection you're referring to?

13 COUNCIL MEMBER ENCARNACIÓN: A building
14 inspection. So when a regular HPD building gets
15 inspected for— a 311 triggers an inspection from the
16 Department of Buildings, there's an accountability
17 measure. There's a fine that's assessed if they are
18 out of compliance. I'm just trying to figure out
19 what the accountability measure is if NYCHA's doing
20 their own inspections, finding things, like, what,
21 what happens?

EVA TRIMBLE: Yeah, so, um, NYCHA buildings, uh,
go through a variety of different inspections. We
are required by HUD to do our own inspections every
year of all apartments. And so last year we, you

1
2 know, we have to achieve over 95% of apartment
3 inspections. In the last 2 years we were able to do
4 so.

5 Um, in addition, HUD does inspections of our
6 properties every year. And so those are called our
7 INSPIRE inspections, and those are conducted by HUD,
8 and we work with HUD to follow up on any deficiencies
9 found during those inspections. And then in
10 addition, um, if residents are involved in housing
11 court actions, HPD may come and, and they wouldn't do
12 a whole building inspection, but they would come to
13 the apartment and they would inspect the condition
14 and they would issue us a violation.

15 COUNCIL MEMBER ENCARNACIÓN: And, and, uh, fines
16 associated with, with that ever, or did they not
17 apply for NYCHA?

18 EVA TRIMBLE: I don't- we don't get the fines.
19 We need to follow up with HPD on all the inspections.

20 COUNCIL MEMBER ENCARNACIÓN: And are those, uh,
21 Inspire inspections public, the findings of those?

EVA TRIMBLE: I, I think they may be on the HUD
website. We can confirm.

COUNCIL MEMBER ENCARNACIÓN: Okay, thank you.
Thank you so much, Chair.

1 CHAIRPERSON BANKS: Thank you, thank you.

2
3 Alright, I have some follow-up questions to the
4 questions we gave earlier, um, and first I wanna go
5 back, uh, to, uh, Chelsea Elliott- sorry, Fulton
6 Elliott Chelsea.

7 Um, wanna know directly, why has NYCHA not
8 submitted the Fulton Elliott Chelsea application to
9 the City Council for approval, uh, through the ULUP
10 process, the initial process, uh, when the, I guess,
11 the transition or the conversion was taking place?

12 JONATHAN GOUVEIA: So each of the first 2
13 buildings at Fulton and Chelsea addition, uh, can be
14 built as of right and do not require ULURP.

15 CHAIRPERSON BANKS: Okay. Now, following up, uh,
16 to one of, uh, Council Member Chi Ossé's question
17 earlier, uh, after PACT, uh, conversion is complete,
18 who is responsible for the building upkeep and
19 physical need?

20 JONATHAN GOUVEIA: The development team that we
21 have selected, so it would be the joint venture
between the developer and the property manager.

CHAIRPERSON BANKS: 'Cause I know there have
been, uh, many- well, under the conversions that have
been done, residents have complained and said that,

1
2 uh, in the- during that process, uh, services, uh,
3 you know, as far as when calls are made they're not
4 being- they're not being responded to.

5 JONATHAN GOUVEIA: So again, just to be clear,
6 prior to the conversion, the buildings are still
7 under NYCHA responsibility.

8 CHAIRPERSON BANKS: Under NYCHA right.

9 JONATHAN GOUVEIA: So anything that happens
10 before the conversion should go through NYCHA. After
11 the conversion, everything should go through the
12 property manager. And then, as I said earlier in the
13 hearing, if residents don't feel like they, um, are
14 having their issues addressed, there are many venues.
15 Again, they can reach out to the asset management
16 team, they can call 311, they can call the CCC, they
17 can call the, uh, ombudsman, uh, they can go through
18 our leased housing team.

19 So there's a lot of venues to have issues
20 addressed if for whatever reason it's not- okay, not
21 to their satisfaction.

CHAIRPERSON BANKS: Okay, I know you mentioned
the, uh, satisfaction rate, uh, for the- for PACT
residents. Do you have a satisfaction rate, uh, data

1
2 for the just traditional Section 9 residents? And if
3 so, what is that rate?

4 JONATHAN GOUVEIA: We do not have that for
5 Section 9.

6 CHAIRPERSON BANKS: So, uh, how do you, how do
7 you gauge the residents, uh, when there are issues
8 and complaints.

9 EVA TRIMBLE: We did, we did conduct a resident
10 survey for Section 9. I don't have the results with
11 us right now.

12 CHAIRPERSON BANKS: So there is, there is a-

13 EVA TRIMBLE: And I, I'm not sure if there was an
14 equal-

15 CHAIRPERSON BANKS: So just provide it for the
16 Committee.

17 EVA TRIMBLE: We can follow up on the resident
18 survey.

19 CHAIRPERSON BANKS: Okay, so if you can provide
20 that for the Committee, we appreciate it. Um,
21 backtracking also to, uh, the vacant unit readiness
follow-up, how many NYCHA staff are focused just on
the vacant, uh, unit readiness program?

EVA TRIMBLE: So we don't have staff that are
specifically focused on vacant unit readiness. What

1
2 it is, is all of our skilled trade, our lead, our
3 abatement workers, they're all working both in
4 occupied apartments as well as unoccupied or vacant
5 apartments.

6 CHAIRPERSON BANKS: Okay, and, and when looking
7 at, um, contra- uh, looking at contracted out work
8 versus skilled trade pieces done in-house, uh, is
9 there any general vacant unit readiness contract
10 where vacant units come under one portfolio, or does
11 each development have their own, own contracts?

12 EVA TRIMBLE: So for the most part, I wanna say
13 over 70% or so of our vacant units are turned over by
14 our staff, our skilled trade teams and property
15 management teams. We do use vendors for about 20 to
16 30% of the vacant units. Particularly we're focusing
17 our vendors in areas where we have, uh, vacant unit
18 turns in relation to our modernization programs.

19 So since we hold vacant units offline for, uh,
20 facilitating relocations for our, uh, upcoming trust
21 programs, but our comprehensive modernization
22 programs like at St. Nick's and Todt Hill, we wanna
23 make sure residents are able to have units nearby
24 their home development in- for that relocation time
25 period. And so that creates a cluster of vacant

1 units all in one spot and so we use vendors to
2 address those.

3 CHAIRPERSON BANKS: And so is it centralized?

4 EVA TRIMBLE: That piece is centralized.

5 CHAIRPERSON BANKS: Okay. Um, are there any
6 performance metrics in those contracts?

7 EVA TRIMBLE: I'd have to check those contracts
8 and get back to you.

9 CHAIRPERSON BANKS: And, uh, what is the total
10 amount including federal funding for vacant unit
11 readiness in Fiscal 2027, and, uh, how much is, uh,
12 how much is for contracts versus in-house work?

13 ANNIKA LESCOTT-MARTINEZ: One second. Um, so for
14 fiscal- city fiscal year 2027, we have \$14.6 million
15 in expense funding for vacant units, and there is \$59
16 million in capital funds for vacant units. Um, in
17 addition to the \$25 million we mentioned from the
18 state capital. That money is technically in '26, but
19 we are working on spending it down.

20 CHAIRPERSON BANKS: Okay, thank you. Uh, when it
21 comes to the comprehensive modernization, uh, what
developments are currently undergoing, uh, comp mod,
and are residents, uh, consulted through this
process?

1
2 SHAAN MAVANI: Yes, thank you for the question,
3 uh, Chair. So currently we have 4 active projects
4 that are in construction um, at St. Nicholas Houses,
5 at Todt Hill Houses in Staten Island, at Gowanus
6 Houses, and at Wyckoff Gardens. Residents are
7 engaged extensively, typically starting 2 years
8 before we even get to procurement and bring on a
9 vendor.

10 Um, there are literally thousands of flyers. Um,
11 there are many meetings at each site, both resident
12 leadership as well as broader resident meetings. Um,
13 uh, building up to, uh, deciding the scope of the
14 work, um, putting out a procurement, um, and then
15 bringing on a vendor. Once the vendor is brought on,
16 throughout the design and construction phases, there
17 are requirements for regular ongoing engagement of
18 residents in the process.

19 CHAIRPERSON BANKS: Is that engagement— is it
20 documented?

21 SHAAN MAVANI: Yes, all of that is documented.

CHAIRPERSON BANKS: Can you turn it over to the
Committee?

SHAAN MAVANI: Uh, yes, and in fact, a good
amount of it we put on our website, so residents at

1
2 that— those specific developments can see the
3 materials, can see the actual engagement that's
4 happened over the years.

5 CHAIRPERSON BANKS: And is there also a
6 satisfaction survey for that work?

7 SHAAN MAVANI: Yeah, so moving forward for all
8 capital projects, um, last year we piloted a
9 project-specific survey for each project that happens
10 after the design phase and after construction. This
11 year we're scaling that up to our whole portfolio.

12 The citywide council of presidents actually
13 inputted to the right questions to ask in that survey
14 to all residents. So we are now rolling that out
15 across all of our projects.

16 CHAIRPERSON BANKS: Can you give us some insight
17 on, uh, what has been the feedback from the residents
18 through those surveys?

19 SHAAN MAVANI: Yeah.

20 CHAIRPERSON BANKS: And can you also then provide
21 those surveys or that data to us?

22 SHAAN MAVANI: Sure. So we'll provide the survey
23 questions and all that with you. During the pilot
24 phase, um, and we've surveyed both the residents and
25 we also survey our property and staff who are

1
2 involved in the project and can give us insights on
3 how to deliver projects better with less disruption
4 to the property, etcetera.

5 Um, we ask a range of questions around how they
6 were engaged in the initial scoping, the planning,
7 how they were engaged in it, uh, to the design
8 process, how resident input was reflected. And then
9 also, um, during construction, did we do the best we
10 could to, uh, minimize disruption, to communicate
11 about what's happening? Um, uh, and to, um, uh,
12 involve them in the process of checking the quality
13 of the work, things like that.

14 Now these surveys are to the resident leadership,
15 um, and there's a variety of questions. I can tell
16 you that in the pilots we did, um, you know, they can
17 rate each thing from a kind of 1 to a 5 type of
18 scale, and typically we were getting in the ranges of
19 4s, um, or 4.5s on average.

20 CHAIRPERSON BANKS: That's pretty high.

21 SHAAN MAVANI: Yeah, we were, we were, um,
surprised that the first time we rolled this out we
had quite positive feedback, but obviously it's a
small sample of projects. Uh, we're very keen to
roll it out fully and really use that to, um,

1
2 continue to improve the way we engage and deliver
3 projects.

4 CHAIRPERSON BANKS: If you can turn that over to
5 us, we would love to verify what you're saying today.

6 SHAAN MAVANI: Yeah, we can share some
7 information from there yeah.

8 CHAIRPERSON BANKS: Thank you. Uh, I know
9 earlier you mentioned, um, about the \$1.2 billion as
10 far as the, uh, comprehensive modernization. We
11 wanted to know, uh, that \$1.2 billion million in
12 funding mentioned, uh, during the, uh, testimony.
13 What's the source?

14 SHAAN MAVANI: So a significant portion is coming
15 from the city underneath our City Capital Action
16 Plan, which is part of the HUD agreement. Um, we
17 were able to fund the projects at St. Nicholas and
18 Todt Hill through the Gowanus rezoning, um, funding
19 the projects at Gowanus and Wyckoff. And more
20 recently, we have been trying to finalize some
21 funding from FEMA, um, for some of the sites that
were affected out of the Ida storm.

CHAIRPERSON BANKS: Okay.

SHAAN MAVANI: And the funding is substantial
enough because they're very small sites with one

1 building where we can do a pretty, uh, significant
2 renovation of the site.

3 CHAIRPERSON BANKS: And I'm backtracking back to,
4 uh, Fulton Elliott Chelsea. I just wanna, uh, want
5 some clarity. I want you to clarify when you said
6 market rate units being developed, uh, subsidizing
7 the capital costs of the development. Uh, but what
8 happens to the additional revenue after the capital,
9 capital costs are paid for, and does any of that flow
back into NYCHA residents?

10 JONATHAN GOUVEIA: I mean, the whole financing is
11 based on a multi-decade financing, right? So it is
12 the rents that would be collected from the market
13 rate, you know, are projected out a number of years,
14 and it's - so it's not as if there's a one-time slug
15 of money that is provided at the point that we close
16 and then that's it. It's an ongoing stream of income
that we are borrowing against, which allows us to
build the buildings.

17 CHAIRPERSON BANKS: And I wanna just get this on
18 the record. The infills that you're proposing, uh,
19 at - or the infill that you're proposing at Chelsea -
Chelsea Fulton, Fulton Elliot, are these gonna be
20 fair market?
21

1
2 JONATHAN GOUVEIA: Well, there's a portion that
3 would be, uh, market rate, yes.

4 CHAIRPERSON BANKS: And what's the percentage?

5 JONATHAN GOUVEIA: We are— well, our EIS studied
6 up to about 2,500 units of market rate.

7 CHAIRPERSON BANKS: Market rate, 25— so—

8 JONATHAN GOUVEIA: 2,500 units of market rate, up
9 to 1,000 units of affordable, and then the 2,056
10 replacement units.

11 CHAIRPERSON BANKS: Is there a percentage of, uh,
12 those units that will be— will go to NYCHA residents?

13 JONATHAN GOUVEIA: All 2,056 apartments will be
14 rebuilt. So yes, 100% of the replacement— the
15 infill, the infill.

16 So the 1,000, uh, up to 1,000 units of affordable
17 housing has not been programmed yet, but, um, yes,
18 they could be made available to NYCHA residents.

19 CHAIRPERSON BANKS: Okay. And I noticed that,
20 uh, early on we talked about the surveys. It was
21 brought up by Council Member Marte, uh, and we've, I
believe there's been a petition and it's been
circulated at Chelsea Elliott where there's close to
over 900 signatures, uh, of residents, uh, uh, in
opposition to the demolition.

1
2 Are there any plans, uh, for the authority to
3 finally listen, uh, to the residents of Chelsea
4 Elliott and, uh, revisit, uh, the community
5 engagement?

6 JONATHAN GOUVEIA: We have been listening. We've
7 been engaging with the residents of Fulton and
8 Elliott Chelsea since 2019. There was the working
9 group that was launched in October of 2019 and ran
10 through April of 2021.

11 Um, and then when, you know, we picked our PACT
12 partner in conjunction with the residents as part of
13 a Resident Review Committee, uh, and they started to
14 do their inspections and they— and we collectively
15 started thinking about, uh, reconstruction. We had a
16 whole other engagement process in 2023, uh, which ran
17 for the first half of 2023. So we've been listening
18 for 7 years and we'll continue to do that.

19 CHAIRPERSON BANKS: Is that information, uh,
20 like, is it made public? Is there where we can
21 review those surveys that were done?

JONATHAN GOUVEIA: Yeah, the results and the
methodology are all on our website.

1
2 CHAIRPERSON BANKS: So we can review the surveys.
3 Do we have a number of the amount of surveys that
4 were collected?

5 JONATHAN GOUVEIA: So there were about— so what
6 we had said was that, uh, anyone over the age of 18,
7 uh, was eligible to fill out a survey.

8 CHAIRPERSON BANKS: Do you have a number of the
9 amount of surveys that were collected?

10 JONATHAN GOUVEIA: So there was about 3,000
11 eligible people who could fill out a survey, and
12 about 1,000 people filled out the survey. So 30%,
13 and then of that, about, about 60% had said that they
14 wanted new construction.

15 CHAIRPERSON BANKS: Order, order, guys, order.
16 Just wanna get this on record. Order. Thank you.
17 Okay.

18 That concludes the questions we have for the
19 authority. Um, hopefully you can stay back, uh, to
20 hear, uh, testimony from, uh, the folks who pay your
21 salaries. Um, and, uh, we look forward to you
staying back so you can hear from the residents and
really get a true survey from them. Thank you.

You wanna maintain a level of decorum? Thank
you.

1
2 Okay, we are opening up the hearing for public
3 testimony. I remind members of the public that this
4 is a government proceeding and decorum shall be
5 observed at all times. As such, uh, members of the
6 public shall remain silent at all times. Uh, the
7 witness table is reserved for people who wish to
8 testify. No video recording or photography is
9 allowed from the witness table.

10 Members of the public may not present audio, uh,
11 or video recordings as testimony, but may submit
12 transcripts of such recordings to the Sergeant of
13 Arms for inclusion into the hearing record. If you
14 wish to speak at today's hearing, please fill out the
15 appearance card with the Sergeant at Arms and wait to
16 be recognized.

17 When recognized, you will have 3 minutes to speak
18 to— on today's hearing topic. If you wish to submit
19 a written, a written statement or additional written
20 testimony for the record, please give a copy to the
21 Sergeant at Arms. You may also email written
testimony, uh, to testimony@council.nyc.gov within 72
hours of this hearing. Audio and video recordings
will not be accepted.

1
2 Now I'll move forward to calling the first, uh,
3 panel, and that's Miriam Salles - Salas, sorry about
4 that. Jacqueline Lara, do apologize. Miss Yves, and
5 Norma Fontanez, Fontaines. Yes, just make sure you-
6 you can move it closer.

7 MIRIAM SALLES: Hi everyone, my name is Miriam
8 Salles. Uh, I'm a resident of Fulton Houses. I've
9 been living there for 27 years. Um, my statement is
10 that the city needs to fund, um, NYCHA. Section 9
11 are often residents of the- of low-income, elderly,
12 and working and hardworking people.

13 Public housing has been historically underfunded.
14 Residents want investments without displacements.
15 Funding should preserve public housing, not replace
16 it or displace residents. Um, I'm in favor of
17 renovation, no demolition. Thank you so much.

18 CHAIRPERSON BANKS: Thank you for your testimony.
19 Yes, you may begin.

20 JACQUELINE LARA: Um, hello, I am a longtime
21 resident of Fulton Houses. I've been living there
22 for 24 years, and we are currently facing a potential
23 demolition of our homes. And our buildings are now
24 falling apart, but due to need of the maintenance

1 work, we are just like any other NYCHA development.
2 This does not mean that we need a demolition.
3

4 The Public Housing Committee needs to look at how
5 our— how NYCHA has been budgeting the money for
6 Fulton and Elliott Chelsea. They are spending money
7 to fix vacant apartments for displaced residents that
8 are being forced out of their homes to clear the
9 buildings of the tenants for the demolition. If
10 NYCHA can spend money to fix those apartments, why
11 are they pursuing a demolition?

12 NYCHA is spending money on lawyers who are trying
13 to force seniors and, um, out of their homes and yet
14 claim to have no money for the upkeep and
15 maintenance. NYCHA and the PACT Partners,
16 Essence-related companies. Last stated that the cost
17 of the demolition and rebuild will be \$1.9 billion.
18 That is almost double the cost of fixing our
19 buildings. That estimate will probably increase as
20 time passes. I am urging the Committee to look more
21 deeply into the finance of the FEC developments,
because they are wasting money that could be used
right now to improve the lives of public housing
residents without having to give public land to

1
2 related companies and multi-billion-dollar real
3 estate.

4 We will not leave our homes. We will not let our
5 buildings come down. No demolition. Um, we didn't
6 create this problem. NYCHA created this problem, and
7 I think that we have to really look into getting rid
8 of, um, these NYCHA people that are working in the
9 NYCHA buildings and get new people to represent, um,
10 public housing. We need to save Section 9, and we
11 need that money for us. Thank you.

12 CHAIRPERSON BANKS: Thank you for your testimony,
13 Ms. Yves.

14 MS. YVES: Good afternoon, my name is-

15 CHAIRPERSON BANKS: And then we'll come back.
16 Yes, move the mic closer. Thank you.

17 MS. YVES: Okay, good afternoon everyone.

18 CHAIRPERSON BANKS: Move the mic closer Ms. Yves.
19 Thank you.

20 MS. YVES: It's good. The reason why I put it
21 back, because, you know, I'm a little loud.

CHAIRPERSON BANKS: Yeah, go ahead, you may
begin.

MS. YVES: Um, yes, good afternoon everyone. My
name is Ms. Yves from Penn Wortman Houses, now under

1
2 Stanley Avenue Preservations. We have gone into the
3 PACT/RAD conversion, and this PACT/RAD conversion is
4 nothing but white-collar crime at its finest. Our
5 rights were being taken away. We're under
6 dictatorship. We have no right to speak. We have so
7 many illegal break-ins, lockouts, lack of security.
8 The materials that they, um, stated that they
9 received the fundings from was scaled back a lot.

10 Things that was promised was not given. Um,
11 still broken elevators, senior citizens unable to get
12 in their apartments. They're downstairs in the lobby
13 for hours and hours at a time where they have to go
14 to other friends' homes. They did not include any of
15 the seniors and people who are handicapped in a lot
16 of the things. And another thing that I wanted to
17 say is that, um, moving forward, if possible, is
18 because I felt that was so disrespectful that we sat
19 here and we listened to them for everything that they
20 stated. That is something that's supposed to be
21 better and it's not. Is nothing— has been— nothing
but a nightmare.

Quality, um, of life has gone out the window.
Everything that they're saying that they're looking
to do to help the residents, no. What they're doing

1
2 is looking to remove us. Right now under the
3 PACT/RAD conversion, we have more, more evictions at
4 a higher rate, more tenants going to court without
5 legal representation. They state if it- because it's
6 landlord and tenant court that you do not have the
7 right to have legal representation, and it's wrong
8 because a lot of The things that were said were
9 misleading to the fullest, to the point that they can
10 communicate what they wanna communicate, but if a lot
11 of the people doesn't comprehend what's going on,
12 they're being evicted.

11 There are more people under the PACT/RAD
12 conversion have been homeless and evicted, where
13 tenants were not even having a parking ticket. So
14 far, my- family per se, has been harassed because we
15 stood up for our rights. And myself, my aunt, my
16 daughter, we have been to the court so many times to
17 the point that 141 Livingston Street, because I've
18 been there so much since 2022 till present, they
19 thought that I worked there and they just discovered
20 this year that I am not an employee. That's how many
21 times that I am there. Social Services does not help
none of the tenants. It's myself that helps the
tenants to court, and it's wrong what they're doing.

1
2 Nothing is fixed, everything is broken. The
3 elevators, mold, all of the above. No security.
4 Security is only for the staff. Out of 22 buildings,
5 we have only 3 securities in the daytime, 3
6 securities at night, but for CNC management, they
7 have security for themselves walking them where they
8 need to walk. And it's wrong. What they're doing is
9 wrong. And they don't like when you stand up and you
10 fight for your rights. And I'm still going to
11 continue to fight because once they receive this
12 contract from the PACT and RAD, everything goes out
13 the window because they are conducting
14 recertifications for the tenants. And management
15 should not— private management should not be
16 conducting recertification for tenants under the PACT
17 and the RAD.

18 We currently have tenants that lost their—

19 CHAIRPERSON BANKS: You have 30 seconds to wrap
20 it up.

21 MS. YVES: Tenants have lost their Section 8's
with no notification stating the reason why that they
lost their Section 8. All they're doing is prepping
everybody to receive a one-shot deal and um, still
looking forward, as they stated at closing, that for

1
2 them to recoup what they said to, um, um, receive
3 back.

4 All of this is nothing, like I said, but a
5 white-collar scam fraud going on and who are the
6 victims? Are the tenants. Thank you, Mr. Banks, and
7 I would appreciate the next hearing that we have, or
8 for the public, maybe you need to do it in reverse
9 because let them hear us and then after that we hear
10 them. Because as you can see, they only came here
11 scripted and they just got up and left and did not
12 want to hear anything that we had to say. Is
13 because, you know why? They don't care. They are
14 abusing the judicial system with the tenants, and
15 it's wrong. And that's all I can say. Thank you.

16 CHAIRPERSON BANKS: Thank you, guys. No, no
17 clapping, guys, please. If you need to, that's all
18 right. Just need to have a level of decorum.

19 I just want to let you know, guys, the reason why
20 we had moved from the tradition of doing the, uh,
21 the, the, uh, pre-preach panel is because it was a-
it's a budget hearing, um, but trust and believe, at
the, uh, next hearing, the people will speak first.

Okay, now we're gonna move forward to, um, uh,
Mrs. Norma Fontanez.

1 TRANSLATOR: I just wanted to say something.

2 CHAIRPERSON BANKS: You may please— first

3 TRANSLATOR: First language, right?

4 CHAIRPERSON BANKS: Spanish is her first
5 language, excellent.

6 TRANSLATOR: Her testimony in English. I saw a
7 few mistakes, so yeah, I may need to clarify
8 something.

9 CHAIRPERSON BANKS: You may— yes, you may clarify
10 what you need to. Thank you.

11 TRANSLATOR: She's saying that she's being
12 charged rent by a previous, uh, tenant. I'm sorry,
13 it's on right? The microphone is on, right? Okay,
14 so I'm going to— so a few mistakes, so I will correct
15 them in case, right?

16 NORMA FONTANEZ: Good day to all. What I would
17 like to know is, now that I was relocated and I live
18 in the Fulton Houses, I do not have any intentions of
19 moving back to Chelsea. Uh, one second, let me—
20 addition, addition and number.

21 TRANSLATOR: Oh, oh, I think the complex is
called Chelsea Addition, right? That's the name,
right? Okay, thank you for the clarification.

1
2 Most importantly, I also want to make sure that
3 my living in Fulton Houses is reassured, it's a
4 secure place, and I- I hope I wouldn't experience a
5 stressful, forceful move against our own will. But
6 now I'm experiencing an unexpected issue living in
7 Fulton Houses that I don't understand, having booked
8 here by NYCH resident.

9 I've been charged rent, not the same rent when I
10 was living before. The rent had grown with months to
11 \$2,000. I had spoken upon and by both, and I, and I
12 was- I was ignored by them. I do not need for my
13 credit record to look bad. Uh, what she means to say
14 is that she doesn't want the record of her to look
15 bad because of the damages of this debt is causing to
16 her credit record.

17 Uh-huh. Er, and housing paying for my rent, every
18 time it is a different amount increasing. When I
19 have asked other tenants or prior tenants if their
20 moving had changed the rent, all have responded
21 negative, that they still had to pay what they always
pay in Chelsea Addition.

Uh, so why is- I had this problem, had not been
corrected. I feel I've been charged of the moving
what the prior tenants or the tenants before her who

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had lived in the apartment before me had to pay when they were there. So who's going to clear this ugly situation, or this payment that's being charged? It's not me. Who's going to clear the situation? This is a new stressful situation, and it's also giving me a lot of anxiety.

Do you want to say something more in Spanish? This is everything. I, I found some English grammar mistakes, Mr. Banks, so forgive me. If you want to clarify, just let us know, okay?

CHAIRPERSON BANKS: Yeah, we, we thank you for the testimony, and, um, we'll be in touch with you on that, okay?

TRANSLATOR: Mr. Banks, do you want the testimony to be sent to the Committee?

CHAIRPERSON BANKS: Yes, send it to the Committee, yes.

TRANSLATOR: And then she want to say something, you don't-

CHAIRPERSON BANKS: Oh yes, go right ahead.

TRANSLATOR: Cajas de gatos. I, I, I used to have two, um, two boxes for cats and also a stroller. They were very big ones and they belong to me and basically they disappear from my apartment. Two

1 lamps. And I also— two lamps. Light lamps that
2 disappear also from the apartment as well.

3 CHAIRPERSON BANKS: Alright.

4 TRANSLATOR: There are many broken items, and I'm
5 not getting paid for that.

6 CHAIRPERSON BANKS: Okay.

7 TRANSLATOR: Or reimbursed.

8 CHAIRPERSON BANKS: Well, this is— everything
9 that's being stated today is being documented, so
10 once transcribed, it will be— we'll be able to sort
11 through and see where we can advocate for you, okay?

12 TRANSLATOR: Y cómo poder ayudarte en esta
13 situación. Vamos a intentarlo.

14 CHAIRPERSON BANKS: Gracias. Thank you, man.
15 God bless you. Okay, uh, we'll call up Layla
16 Law-Gisiko and we have Metin Sarci, Anna Luft, Yin is
17 the last name, Y.I.N.. Wei Tang Yin. Wei Tang Yin,
18 please, please approach. Thank you.

19 Okay, we'll start with Layla. Good to see you.

20 LAYLA LAW-GISIKO: Good afternoon, Chair Banks,
21 and thank you for, uh, holding this hearing. My name
is Layla Law-Gisiko. I am the, uh, district leader
representing Chelsea, and I want to speak about
Fulton and Elliott Chelsea.

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2 CHAIRPERSON BANKS: Excuse me, hold on, stop the
3 clock, guys. We need the decorum. Everyone will
4 have an opportunity in a moment to give testimony.
5 So please, we want to maintain— we want to maintain a
6 level of decorum guys, please. Thank you. Layla,
you may begin again.

7 LAYLA LAW-GISIKO: Thank you so much. Uh, good
8 afternoon, my name is Layla Law-Gisiko. I am the
9 district leader representing Chelsea, and I would
10 like to speak today about Fulton and Elliott Chelsea
Houses.

11 Uh, this project that's started as a full
12 renovation project and turned into a demolition
13 project is exorbitant. According to the latest
14 financing documents from the Housing Finance
15 Authority, a state agency, the price tag has now
16 reached \$2.4 billion for the demo and rebuild. Much,
much more expensive than the renovation would have
been.

17 Uh, that alone should give every New Yorker pause
18 but it gets worse. NYCHA and related, are proposing
19 to finance this project with an exorbitant loan
20 carrying roughly 8% interest, a rate that will
21 dramatically increase the long-term cost and burden

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2 of this redevelopment. And that is not prudent
3 public financing, it is reckless. And despite what
4 we are being told, this project is fully funded with
5 public dollars.

6 I was very surprised to hear that there is a
7 cross-subsidy, because when you look at the financing
8 stack, this seems to entirely contradict what was
9 stated today at this, uh, public hearing by NYCHA
10 themselves. The revenue from the proposed
11 market-rate units is not earmarked to support the
12 public housing that already exists on these campuses.
13 So the justification for overbuilding simply does not
14 hold.

15 Now let's talk about legality. State public
16 housing law requires ULURP for projects of this scale
17 and impact, not whether the buildings, uh, require
18 ULURP or not, just the fact that a project of this
19 magnitude and scale, demolition, full rebuild,
20 mandates that ULURP, uh, is triggered. This process
21 has not been properly followed, and even more
fundamentally, state law also prohibits market
redevelopment at Chelsea Houses. Yet that is
precisely what is being proposed.

1
2 So what we're looking at is not just bad policy,
3 it is also a plan that is rife with illegality and
4 misappropriation of public resources. The residents
5 of Fulton and Elliott Chelsea deserve real
6 investment, real transparency, and real respect for
7 the law, not a \$2.4 billion experiment that ignores
8 all three.

9 I will add that the suffering that the tenants
10 are going through currently, the harassment that they
11 have been the victim of is, uh, really to be stated
12 at this meeting. You will hear more from them
13 directly. We are incredibly concerned. Uh, a
14 lawsuit was actually filed, uh, recently to document,
15 uh, this harassment. Uh, this is, uh, something that
16 NYCHA needs to be held accountable to and needs to be
17 addressed.

18 I think that budget has tools to do that, and I
19 really deeply appreciate the work that this Committee
20 has done to protect the dignity of public housing
21 tenants. Thank you.

CHAIRPERSON BANKS: Thank you. Thank you for
your testimony. Guys, no clapping, please. You can
definitely, uh, you know, go like this, but no
clapping. Alright, thank you. Thank you, Mr Sarci.

1
2 METIN SARCI: Good m- good afternoon, Chair
3 Banks, uh, and members of the Committee on Public
4 Housing. My name is Metin Sarci. I serve as the
5 Co-Chair of the Housing, Land Use, and Zoning
6 Committee for Manhattan Community Board 9, and I am
7 also an employee of the New York City Housing
8 Authority.

9 However, I am testifying today in my personal
10 capacity, and the views expressed in this statement
11 are my own and do not reflect official position or
12 policy.

13 In reviewing the Preliminary Budget, it appears
14 that public housing residents are subjects in a
15 perverse human experiment to determine how much
16 weaponized incompetence is required to validate the
17 destruction of their homes. We are witnessing a
18 manufactured choice: place public assets under
19 private enterprise, move them to a trust that works
20 with a distrusted organization, or suffer the
21 consequences.

A vote for Section 9 should not be a vote for the
status quo. It is a vote that says, I believe in
public housing. The failure of the current Section 9
model is not a failure of the funding stream, but a

1 failure of stewardship. I am submitting a program
2 proposal for a federally sanctioned solution that
3 requires the, uh, built up of the Resident Management
4 Corporations program.

5 Unlike PACT or the trust, the RMC model
6 professionalizes resident-led oversight within the
7 Section 9 framework. By establishing this, uh,
8 institutional capacity required under federal
9 regulation, RMCs can mirror community boards while
10 using public nonprofit solutions to address
11 maintenance, security, and essential services.

12 By utilizing HUD resident savings provisions,
13 RMCs, unlike NYCHA, can retain operational surpluses
14 for site-specific repairs, offering a vital cost
15 avoidance strategy against the IBO projected budget
16 gaps for FY '27 to '30. We must empower our
17 residents who choose to stay in Section 9 with the
18 professional tools to manage their own environments.

19 I urge this Committee to support the RMC program
20 as a legitimate third path solution for NYCHA's
21 future, and I'll be sure to submit both, uh,
presentations, program proposal, as well as any
potential questions, uh, for the— for this Committee,

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2 as well as any Council Members who are, uh, willing
3 to listen about this particular program. Thank you.

CHAIRPERSON BANKS: Thank you, Ms. Luft.

4 ANNA LUFT: Thank you. Good afternoon, and thank
5 you to Chair Banks and the rest of the Committee on
6 Public Housing for this opportunity to testify. My
7 name is Anna Luft, and I'm the Associate Director for
8 Housing Policy and Advocacy at the New York Legal
9 Assistance Group. I also lead our Public Housing
Justice Project.

10 It is the first team of legal advocates in New
11 York City solely dedicated to representing public
12 housing residents through the Right to Counsel
13 program. We represent tenants in Section 9 and
14 tenants in RAD/PACT developments in through right to
counsel and through community clinics.

15 For this reason, I think I have particular
16 insight into the differences in the rights and
17 protections that tenants experience in PACT and in
18 Section 9. The city may need PACT for fiscal
19 stability. That is clear from the earlier testimony
20 that- that is their position. They need PACT for
21 fiscal stability, but tenants living in these
developments deserve stability as well. Year after

1
2 year, PACT landlords evict a larger percentage of
3 residents than NYCHA.

4 As any PACT tenant can tell you, and as many have
5 already testified today, this is not because PACT
6 developers are better managers. It is because of
7 NYCHA's complete failure to create any actionable
8 procedural rights or protections for PACT tenants,
9 and then that leaves them without meaningful tools to
10 solve problems or defend their tenancies, and it
11 gives PACT landlords little to no incentive to
12 resolve these cases rather than push for evictions.

13 I've submitted written testimony that's much
14 longer than my oral testimony today, and appended to
15 that is a printout of the grievance and the lease
16 termination procedures and rights included in NYCHA's
17 ACOP for Section 9, and what's included in the
18 Section 8 Administrative plan for PACT. You can see
19 the stark disparity between the 2.

20 One is about 2 pages. That's the Section 8 Admin
21 plan, and the ACOP is multiple chapters. As an
example, PACT tenants have the fewest succession
rights out of any regulated housing in New York City,
including Section 9, rent-stab, Mitchell-Lama,
project-based Section 8, etc. Practically speaking,

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2 this means that when the tenant of record dies,
3 unless everything has gone perfectly up until that
4 moment, remaining family members have no meaningful
5 ability to fight for their home.

6 CHAIRPERSON BANKS: Uh, uh, 30 seconds- a minute
7 to wrap up, sorry.

8 ANNA LUFT: Similarly, packed tenants are
9 regularly forced to settle non-pays for more than
10 their fair share of rent in violation of the Brooke
11 Amendment. Because of NYCHA's delays in processing
12 rent grievances or interim recertifications.

13 Unlike Section 9, PACT provides no protections
14 for tenants while rent adjustments are pending.
15 NYCHA can't evict somebody while that's pending.
16 PACT landlords can. PACT is incredibly unpopular
17 among tenants. As the city moves forward with these
18 conversions, NYCHA must be required to create real
19 parity between PACT and Section 9 tenant rights.

20 Thank you for this opportunity.

21 CHAIRPERSON BANKS: Thank you for your testimony.
Wei Tang Yin? Yes. Okay. Yes. Alright, you may
begin.

WEI TANG YIN/TRANSLATOR: Thank you, Chair and
everybody, so what happens to us is right now it

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2 feels as if 9/11 is gonna happen again. Because of
3 what? After all these houses are demolished. After
4 they demolished to us, seniors for us who are over
5 80s and 90 years old were dead. 4 households had
6 already died. The one who, uh, moved out, the
7 housing they provided to us, all of them are senior
8 housing.

9 We live in senior housing. 4 households has
10 already passed away who are 90-ish years old, almost
11 100 years old. In the future, if there's demolition
12 and build all of those buildings with, uh, window
13 glasses and uh, damaged all the environment, and the
14 temperature has been increased by 20 degrees.

15 This is a crime. It's equivalent to pushing us
16 to death. In the future, you know, uh, the sewage in
17 Manhattan— there is no place for sewage to go. In
18 addition uh, one second. Wait, I'm so sorry.
19 Uh-huh. Now, for us who live, uh, 436 27th Street— W
20 27th Street. Yes, yes, yes. Have already been
21 converted into a ghost house. Hopefully Councilman
help us, uh, help us to advocate to make our voices
heard, to stop these crime activities.

Okay, thank you everyone.

CHAIRPERSON BANKS: Thank you for your testimony.

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2 TRANSLATOR: Thank you.

3 CHAIRPERSON BANKS: Lorraine Roberts, Malika
4 Khalsa- Kassalsa- Kahausa, James Koga, and Tiffany
5 Khan. Lorraine Roberts. Don't know, just, just
6 repeating your name. No, not a No, no, no, just
7 repeating your name, man. Okay, uh, just repeat- just
8 repeating your name.

9 LORRAINE ROBERTS: Lorraine Roberts.

10 CHAIRPERSON BANKS: No, no, not you. I'm just-
11 I'm repeating your name to make sure you're at the
12 dais. It's all right. Okay, uh, Malika Khalsa, uh,
13 Tiffany Khan. Tiffany and James Koga, Renee Keith,
14 and Zulay Vasquez. Lorraine Roberts, you may begin.

15 LORRAINE ROBERTS: Uh, the, um, the private, uh,
16 the pri- I forget his name, but anyway, you asked him
17 a question as to whether we- first of all, I'm from,
18 I'm from, uh, I'm from Elliott, Chelsea. I've lived
19 there 35 years. You asked him a question, the
20 gentleman, I forget what his name was, but anyway,
21 you asked him if the, ah, tenants at Elliot Chelsea
were involved in the first, uh, when they first came
to, to convert us, and he said we had a lot of input.

That's not true because we had no idea that they
were speaking about demolition. We thought it was in

1 fact, me, I thought it was just to convert my
2 apartment, renovate it.

3 So he wasn't- he wasn't forthcoming with you on
4 that. Um, now I see no reason why, if New York City
5 Housing has managed for some 80 years pretty well,
6 you know, now it's a question of money. That's what,
7 that's what I get. I mean, the lady there from New
8 York Housing, she was quoting all these figures, so I
9 don't know what she was talking about.

10 But anyway, it seems to me that it's a question
11 of money. It seems to me that New York City Housing,
12 since they have managed, uh, public housing for some
13 80 years, they can continue to do so without
14 privatizing it, and especially without demolishing
15 the buildings. That, that's my- and then, uh, when
16 I- what I just heard from a lady who was here about,
17 um, what the private, uh managers are gonna be doing
18 with us if we're converted. If we have con- uh,
19 grievances, we have to go to court.

20 Our rent may, may not, you know, they may not
21 respect our rent, and then there may not be
conversion- I mean, what do you call it, succession.
We may lose that. I mean, that's very frightening to
me. I was already scared when I came in here, and I

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2 have been reading up on what goes on with these, um,
3 related company, I think they call them. I've been
4 reading up on some of the things that they've been
5 doing, and it's not good.

6 So we don't have— we're not going to have the
7 protection. Um, the way I look at it, these related,
8 uh, uh, related company, that they're private, okay?
9 The way I look at it, they're interested in making a
10 profit. New York City Housing has always been for
11 protecting the affordability of, of, uh, rent for low
12 income and moderate income. That's how I see it. I
13 don't see why— I don't see why if you're a private,
14 uh, realtor, why would you be interested in, in, in
15 protecting my affordability when you're there to make
16 money.

17 And then what the lady who was sitting here— I
18 forget her name— what she said they— they do—

19 CHAIRPERSON BANKS: 30 seconds to wrap up.

20 LORRAINE ROBERTS: So it sort of, sort of, uh,
21 goes along with that, you know. I mean, they don't
22 give you succession rights, they don't protect your,
23 your rent, they don't go by the rent guidelines. I
24 think we need to stay Section 9. And I think most of
25 the tenants at, uh, Elliott Chelsea want to retain

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2 Section 9. We don't want private. And this money,
3 that's another thing I wanna get in here real quick.
4 I think— are they gonna— are they gonna—

5 CHAIRPERSON BANKS: Okay, we heard you loud and
6 clear, ma'am.

7 LORRAINE ROBERTS: Okay, so the money that's
8 going to Chelsea—

9 CHAIRPERSON BANKS: Thank you, thank you for your
10 testimony, respectfully.

11 LORRAINE ROBERTS: Is it gonna go to the builders
12 or to the New York City Housing this money.

13 CHAIRPERSON BANKS: Thank you for your testimony.
14 We're not clear on that ourselves.

15 MALIKA KHALSA: Great. Um, thank you, Chair
16 Banks and, uh, members of the Committee of the Public
17 Housing. My name is Malika Khalsa. I'm the Deputy
18 Director at Salvadori Center, and I understand all of
19 the critical, um, needs that all of the tenants and
20 everyone is bringing up. Um, but I also want to
21 advocate for additional children's programming, um,
at NYCHA community centers.

Um, Salvadori has a longstanding partnership with
NYCHA that spans more than 15 years, providing
out-of-school time programming to students at

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2 community centers, and we work closely with site
3 directors to design curriculum that is engaging,
4 tailored to the needs and interests of each
5 community, helping students to extend their learning
6 beyond the classroom. Through newly launched NYCHA
7 STEAM Innovators programs, students are not only
8 developing STEAM knowledge and essential skills like
9 collaboration, communication, and critical thinking.
10 They are also becoming designers of their own spaces.

11 Students collaborate with community stakeholders
12 to reimagine rooms within their centers, and their
13 ideas are brought to life with the support of built
14 environment professionals, resulting in redesigning
15 spaces that serve the entire community for years to
16 come.

17 We're deeply grateful for the Council's support
18 through CASA and digital inclusion and literacy
19 grants, as well as after-school enrichment funding
20 and speakers initiatives, which you have supported
21 numerous programs throughout NYCHA. And we are— your
investment has provided countless students with
opportunities to see themselves as leaders in their
own communities.

1
2 This investment in young people's futures is
3 critical. We respectfully ask the Council to
4 continue and expand funding for these vital programs.
5 Thank you.

6 CHAIRPERSON BANKS: Thank you for your testimony.
7 Renee, Madam President.

8 RENEE KEITH: Thank you, Chair Banks. Um, we are
9 fighting for our lives and the future of public
10 housing in New York City, and the fight begins with a
11 clear demand: the city must commit the \$662 million
12 directly into Section 9 public housing, not PACT, not
13 privatization schemes, but Section 9. It's the only
14 structure that fully protects tenants' rights and
15 keeps housing permanently public.

16 What we are witnessing today is not accidental.
17 Landlords and developers have learned from one
18 another, and residents are paying the price. Repairs
19 take longer, vendors fail to deliver, and living
20 conditions decline, all while accountability
21 disappears.

22 NYCHA, which should be overseeing these
23 processes, has failed to provide meaningful
24 oversight. We have already seen this pattern play
25 out in cases where companies cycle through

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2 developments without consequence, better known as,
3 what, Penrose kicking out Pinnacle and then Pinnacle
4 somehow ending up in West Brighton. So we continue
5 to— they continue to profit while residents deal with
6 the fallout. This is not accountability, it is a
7 revolving door. At the same time, the city continues
8 to claim it supports social housing while actively
9 shifting it into private hands. That contradiction
is not also in the residents who have built and
sustained communities like Chelsea.

10 We are the people who stayed through
11 disinvestment, through neglect, through decades when
12 public housing was ignored. Now at Fulton and
13 Elliott Chelsea, we are being asked to accept the
14 plan that will consolidate us into 3 buildings per
15 campus while handing over the majority of our land to
16 so-called affordable housing that is not affordable
to us, or frankly, most people in New York City.
Along with luxury housing.

17 When low-income housing is defined as serving
18 households earning \$56,000 to \$90,000 a year, we must
19 ask, affordable to whom? And what will, and what
20 will the range look like in 10 or 20 years? These
21 policies are not designed for the residents who live

1 here now. We must also confront how these plans are
2 being financed. Project-based Section 8 is being
3 used to fund the demotion of public housing. Yet
4 Section 8 itself is not a stable system. Federal
5 funding for the program has repeatedly threatened,
6 and the expiration of the Emergency Housing Voucher
7 program has already shown how fragile these supports
8 are.

9 NYCHA has issued vouchers without long-term
10 guarantees to sustain them, placing residents into an
11 increasingly uncertain system. Moving people out of
12 permanent public housing under Section 9 and into a
13 precariously privately controlled rent control system
14 is not a solution. It is transfer of risk onto
15 tenants.

16 Alongside the structural shift, residents are
17 experiencing direct pressure. Companies like Related
18 Affordable Management have engaged— has engaged in
19 aggressive tactics, knocking on doors, sending
20 repeated texts and emails targeting tenants in Phase
21 1. Residents have already seen what happened at
Fulton and Chelsea Addition, and the same patterns
are emerging again. This is not engagement, it is
harassment. It is compounded by broader pressures

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2 from Housing Opportunities Unlimited, NYCHA planners
3 and officials who continue to push this process
4 forward despite clear resident opposition.

5 The reality is that the driving force behind this
6 decision is not the condition of the buildings, but
7 the value of the land. That was stated when Alexa
8 Avilés, when she was Chair, simply asked Simon
9 Klawitzke for the metrics, and he said, it's actually
10 the land value of Chelsea. Needless to say, this
11 will continue.

12 At the same time, the city claims NYCHA is
13 underfunded, yet thousands of units sit unused. More
14 than 6,000 apartments remain vacant alongside 3,000
15 non-dwelling units. This represents loss of rent and
16 lost subsidy, resources that could and should be
17 invested into public housing. Instead of addressing
18 this inefficiency, the focus remains on
19 privatization.

20 Funding alone is not enough. There must be
21 strict accountability for how funds are spent.
Public money must not be diverted into structures
like the trust that move housing further away from
public control. Instead, funding must be directed

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2 resolutions that you came forth last year, which is
3 to start this moratorium, and for every development,
4 I have a vote. And I think we need to kind of push
5 there because the reality is that they're on this,
6 like, um, path and they're just accelerating. -uh,
7 what's the proper word I'm saying? Accelerating.
8 Yes, there you go. Um, and it's like they're not
9 returning. So it seems like even Section 8- Section
10 8 used to be before, like, it seemed like if you
11 applied for it, it was a separate organization that
12 contacted you, which was HRA or whoever it was. They
13 contacted you. Now it's the authority that's
14 contacting you.

15 It seems to me, even by hearing Lisa's, not only
16 today, she made a statement in regards to what we
17 were looking forward or how we were going to protect
18 or safeguard the residents of NYCHA if the
19 immigration came- if ICE came to the developments.
20 And I don't know if everyone heard her, but she only
21 basically- she kind of didn't say that they were
going to try to protect Section 9, that they're going
to protect Section 8.

So what does that mean, that they're going to
unleash ICE on Section 9 developments? That's crazy.

1
2 And she's— and she is on video saying it. She's in
3 New York One stating also that the administration has
4 give— given them money for Section 8. So is the
5 authority— has it merged? There's no longer— you
6 understand what I'm saying? Like, is it all in one?
7 Because— and then what are we fighting? Because we
8 can't fight— we can't fight what we don't know what
9 we're fighting, right?

10 And now they want to come after our spaces. Our
11 TA spaces. Well, HUD said that is supposed to be a
12 space where is independent from anybody, and this is
13 the space we're supposed to have, but now there's
14 some space agreements that are now, um, in question,
15 and they're saying that the NYCHA has the right, if
16 we sign over, to allow them to dictate who comes into
17 our space as well. They did that, I believe, Renee's
18 here and she can confirm, when she first came into
19 the TA, where PACT was in her space, and it took her
20 a while. If not, I don't know how that ended, but I
21 mean, like, are they gonna try to do that to all of
22 us and just have PACT in our spaces?

23 The other thing is, like, this 10 spaces that you
24 saying that the commercial spaces— I think that most
25

1
2 of those spaces, there's a big possibility they have
3 equipment in it.

4 At Reese, they have all of Manhattan South
5 equipment in there. As a result, I'm gonna be stuck
6 with a TA that has recurring sewer backages and the
7 smell of sewer. I have to— that's unhealthy. They
8 clean it, they've cleaned the towels. The previous
9 TA has complained about it 2 times, cleaned the
10 towels.

11 With me, they did a job, they got someone to, you
12 know, hose the walls down and everything, but the
13 smell is still there. That's unsanitary.

14 CHAIRPERSON BANKS: 30 seconds to wrap it up.

15 ZULAY VELAZQUEZ: All my hands self. Kitchen
16 cabinets, everything is there. So I'm assuming that
17 these other 10 places, you find them, most of them
18 may have equipment for their district.

19 CHAIRPERSON BANKS: Thank you for your testimony.
20 Maria Ayala, Gardner, Savasiah Gardner. Okay, so
21 Savasiah Gardner. Sorry for butchering your name, do
apologize. Uh, Jackie DelValle. Jackie. Dezus,
Daria. No, they're not here. Okay. Torres, Aixa
Torres, Reginald Bowman. Okay, we can get another

1 seat and just get- get one on this side. Oh, she
2 translated. Okay, all right.

3 So we'll start with- we'll start with Miss
4 Gardner when everyone's seated. There you go. You
5 may begin, Miss Gardner.

6 SAVASIAH GARDNER: Okay, so good afternoon. My
7 name is Savasiah Gardner, and I'm a resident of
8 Chelsea Houses. I'm speaking today in regards to the
9 proposed privatization and demolition of Fulton and
10 Elliott Chelsea Houses. Over 1,000 resident
11 signatures have been collected between the two
12 campuses opposing this proposed plan, which is more
13 than the total number of residents who participated
14 in the survey conducted by NYCHA.

15 Us residents are not interested in having our
16 homes torn down, replaced with market-rate and
17 affordable apartments, and confining us residents to
18 three towers. We are tired of having our voices
19 unheard. We're tired of the endless phone calls,
20 texts, emails, letters, and harassing door knocking
21 we face on a daily basis. We want our buildings
rehabilitated. We have the right to safe, stable,
and affordable housing just like anyone living in a
market-rate unit.

1
2 The \$662 million in the Mayor's Preliminary
3 Budget that is to be given to NYCHA to support
4 RAD/PACT should be given to Section 9 to preserve our
5 homes and in turn our communities. Public housing
6 needs to stay public, not have private developers
7 come in and displace and disinvest those that make up
8 these communities.

9 As our elected officials, as voters, as
10 taxpayers, rely on you to hold NYCHA accountable for
11 ensuring that their developments are taken care of,
12 as well as ensuring that funds are allocated to the
13 right resources to keep public housing public.

14 So let's save Section 9, keep public housing
15 public, and say no to demolition. Thank you.

16 CHAIRPERSON BANKS: Thank you for your testimony.
17 Uh, Maria Ayala.

18 MARIA AYALA/TRANSLATOR: Buenas tardes. Good
19 afternoon. Yo quiero renovación para mi apartamento.
20 I want, uh, my apartment to be renovated. a.m. me
21 han, me han llevado cartas diciendo que yo me salga
del apartamento. I've gotten letters saying that I
should vacate the apartment. Mhm. But I continue
living in the apartment at Fulton. The building, uh,
number 11. Um, privatization for the edifice. I do

1
2 not want privatization— privatize the building. Mhm.
3 Quiero renovación para que regresen todos los vecinos
4 que se fueron. I want renovation for all the, uh,
5 neighbors who left to come back. Gracias. Thank
6 you.

7 CHAIRPERSON BANKS: Thank you for your testimony.

8 MARIA AYALA/TRANSLATOR: Yes, sir.

9 CHAIRPERSON BANKS: Miss Torres.

10 AIXA TORRES: Um, I'm— so we're together.

11 CHAIRPERSON BANKS: So no, you can go first, Miss
12 Torres, then Mr. Bowman.

13 AIXA TORRES: Right, right. But, um, I would
14 prefer that Mr. B—

15 CHAIRPERSON BANKS: You want Mr. Bowman to go
16 first?

17 AIXA TORRES: I want Mr. Bowman to go first
18 because he's making a statement on behalf of CCOP.

19 CHAIRPERSON BANKS: Got you, okay.

20 AIXA TORRES: And so—

21 CHAIRPERSON BANKS: So, Mr. Bowman, you can press
the— wait for the green light, and, uh, you begin—
can begin with your testimony.

REGINALD BOWMAN: Good afternoon. This is a
statement to the New York City Council Public Housing

1
2 Committee regarding the federal cuts to NYCHA and the
3 need for dedicated city budget item line. Good
4 afternoon, Chairman Banks and members of the
5 Committee. On behalf of the Citywide Council of
6 Presidents, my name is Reginald Bowman, and I serve
7 as the business manager for the Citywide Council of
8 Presidents, representing most and more than— more
9 than 500,000 NYCHA residents across 335 developments
10 citywide.

11 Chairman Banks, we appreciate your continued
12 leadership and advocacy for public housing residents,
13 and we come before you today with urgency and a clear
14 call to action. The recently proposed 14% cut in
15 federal funding to NYCHA comes at a time when the
16 authority is already facing a capital need exceeding
17 \$78 billion, according to NYCHA's 2023 fiscal needs
18 assessment.

19 This is not theoretical, this is structural
20 disinvestment. Indeed, federal law under the U.S.
21 Housing Act of 1937 established public housing as a
federal responsibility, and regulations such as 24
CFR Part 990 govern operating subsidies meant to
sustain developments. Yet federal appropriations

1
2 have consistently fallen short of these obligations,
3 leaving NYCHA underfunded by billions over decades.

4 As a result, NYCHA receives less than 90% of its
5 federally authorized operating subsidy in most years.
6 We all know critical systems, heat, elevators and
7 plumbing continue to deteriorate, and as you've heard
8 today, residents continue to endure conditions that
9 in many cases fall below the standards outlined in
10 HUD's Housing Quality Standards 24 CFR 703. Somebody
11 called it today a white-collar ripoff.

12 Therefore, Chairman Banks, This is where the city
13 must step in, not as a temporary fix, but as a
14 permanent partner. We, the Citywide Council of
15 Presidents, are calling on the New York City Council
16 to establish a dedicated baseline item in the city
17 budget for NYCHA for both operating and capital
18 support.

19 This request is grounded not only in need but in
20 precedent and policy authority. Under the New York
21 City— wrap it up in 30 seconds— under the New York
City Section 254, the Council has the power to adopt
and modify the city's budget to address essential
public needs. Housing, particularly for over half a

1 million low-income residents, meets the and exceeds
2 that threshold.

3 Additionally, the city already supplements NYCHA
4 through programs such as the NYCHA operating subsidy
5 support, the Mayor's Action Plan for Housing, but
6 these are discretionary and inconsistent. What we
7 want now is codified guaranteed funding. A dedicated
8 line item would stabilize NYCHA against unpredictable
9 federal cuts, ensure compliance with federal habit-
10 habitability standards, strengthen workforce capacity
11 and response times, and provide transparency and
12 accountability in funding, which we haven't been
13 getting much from NYCHA.

14 Without this, we remain in a reactive posture
15 managing crisis instead of delivering sustainability.
16 So Chairman Banks, the residents of NYCHA— we, the
17 residents of NYCHA, are not invisible and we're not
18 optional. We are seniors, families, veterans, and
19 essential workers and economic anchor who uphold this
20 city and continue to uphold this city through its
21 most difficult times, from COVID-19 to today's
affordability crisis to what we hear happening now
all over the city.

1
2 The question before us is simple, as I wrap up:
3 will New York City match its values with investment?
4 We therefore urge this Committee, under your
5 leadership, to take bold legislative and budgetary
6 action to create a permanent NYCHA line item. Let
7 this be the moment where the city affirms that public
8 housing is not just a federal responsibility but a
9 New York City priority. Thank you, Chairman Banks,
and we look forward to working with you to get this
done.

10 CHAIRPERSON BANKS: Thank you for your testimony.
11 Ms. Torres?

12 AIXA TORRES: Um, good afternoon Chairman Banks.
13 I would also once again say that this issue of
14 putting us on a- as a budget line item is essential,
15 um, and furthermore, one of the biggest problems that
16 we have when it comes to the budgetary is that you
17 give money and NYCHA just sits there, and by the
18 time- I think it was the Councilwoman, um,
19 Encarnación where she said by the time you make- you,
20 you finally do something, the cost has tripled
21 because they just sit on it. And I think it has been
a deliberate, um, act.

1
2 Furthermore, I would just— this is my, this is my
3 biggest beef right now with the budget in NYCHA.
4 They have a legal department that hosts 300
5 employees, a \$60 million budget, and half of that
6 staff should be in the developments. We have
7 developments— you hear people complaining about
8 their, um, annuals not being done, this, that. It's
9 because of lack of staff in the developments. And so
10 you have a legal department, half of the— where you
11 have managers, and they're getting paid manager
12 titles, assistant managers, and housing assistants
13 working to do what? To evict us?

14 When they should be in the developments helping
15 the residents do their annuals, do their— whatever
16 they need to get done so that we can have the quality
17 of life that we deserve as taxpayers and as
18 responsible citizens of this city and this country.
19 And I yield. Thank you.

20 CHAIRPERSON BANKS: Thank you for your testimony.
21 Okay, Celines Miranda and Jane Rao and Jackie Del
22 Valle. Jackie, is she here? Jackie's not here.
23 And, uh, DeJesus. Pilar DeJesus. Okay, that
24 concludes. Tiffany Can— Khan, she left. And James
25 Koga. Uh, Jane Rao. Okay, just those two. Perfect.

1
2 Okay, Celines Miranda, you wanna— you can approach
3 there, but we're gonna get a card for you. Yes,
4 thank you, ma'am. Yeah, she has to fill one of these
5 out, Celines. You filled one out? Okay, yeah, okay.
6 Do you just wanna— we just need the form so we can—
7 just give us one second.

8 CELINES MIRANDA: Okay, ready?

9 CHAIRPERSON BANKS: We're gonna wait for your
10 form, just give us a second. Sorry about that.

11 Celines, you can go. And if— yes—

12 CELINES MIRANDA: Many claim that there is no
13 capital to fund NYCHA, but somehow there are funds
14 available to support the private developers so that
15 they could perform the same functions that NYCHA is
16 supposed to to do, maintain and manage NYCHA
17 developments. For those who do not know, private
18 developers are not using their own financial
19 resources.

20 Instead, they are subsidized by the federal
21 government. This is what allows for those RAD/PACT
22 conversions. In our Fulton and Elliott-Chelsea
23 Houses, it will take \$1.9 billion to demolish and
24 rebuild. These are funds that the government claims
25 they do not have, but they will hand those same funds

1
2 over to a billion-dollar company to demolish our
3 homes. The federal government can rehabilitate our
4 buildings instead for less than half the cost. The
5 \$1.9 billion figure does not include the funds that
6 private developers are currently investing. If the
7 Fulton and Elliott Chelsea Houses demolition proposal
8 is approved, then in addition to the \$1.9 billion,
9 the private developers will be reimbursed for all the
10 funds it has invested.

11 Thus, by far, by the federal government, there
12 are funds to manage and maintain public housing, but
13 the funds are being redirected and the priorities are
14 being shifted. People over profit is a thing of the
15 past. A multi-billionaire is the priority in this
16 demolition proposal who NYCHA and, who NYCHA and
17 NYCHA Real Estate Department is partnering with.

18 And Mamdani, who claims he wants to tax the rich,
19 will allow this to happen. Tax dollars from the
20 working class are funding wealthy private developers.
21 Also know, if this proposal gets approved, they are
coming after our public school that sits on the same
block as the Elliott Chelsea Houses. They are
plotting their way into PS 33 and want to demolish
also to gain control of the entire public land that's

1
2 located in Chelsea. Are you listening Mamdani? We
3 the people, tenants of NYCHA have spoken. We have
4 for many years. No demolition, no privatization of
5 public housing. We need you to get rid of our
6 present landlords.

7 And yes, we agree with you, Chairman Chris Banks.
8 It's time to replace and get new leadership in NYCHA.
9 Thank you.

10 CHAIRPERSON BANKS: Thank you for your testimony.
11 Uh, Miss Rodriguez?

12 MARIBEL RODRIGUEZ: Yes, my name is Miss
13 Rodriguez and I live- I'm a resident of Elliott
14 Housing. I lived there for 26 years. I'm here to
15 ask you guys to please help us, stop the privatizing
16 New York City housing and private developments to
17 come. Like the PATH and the related companies to
18 take control of us.

19 Yes, we do need help. Yes, we need fixing. And
20 the money will be very grateful use if they just
21 could come and fix and save Section 9. No
demolition, please. Thank you.

CHAIRPERSON BANKS: Thank you for your testimony.
Excellent. Thank you guys for your testimony. Um,
now we're going to move to Zoom testimony. We will

1
2 now turn to remote testimony. Uh, once your name is
3 called, a member of our staff will unmute you and the
4 Sergeant of Arms will give you the go-ahead to begin.
5 Please wait for the Sergeant of Arms to announce that
6 you may begin before delivering your testimony. We
7 will now call the first speaker, Cynthia Tibbs.

8 SERGEANT AT ARMS: You may begin.

9 CYNTHIA TIBBS: My name is Cynthia Tibbs. I am
10 the TA President uh, can you hear me? Sorry.

11 CHAIRPERSON BANKS: We can hear you, Ms. Tibbs.
12 You may proceed.

13 CYNTHIA TIBBS: Thank you, Mr. Banks. I am the
14 TA President at Wester(SP?) Brownstones, 36
15 brownstones from the West Side Urban Renewal
16 Development on the Upper West Side. I would like to
17 say it baffles me that every time we have these
18 hearings and NYCHA raises their hand and swears to
19 tell the truth and the whole truth, they stand there
20 and they sit there and they lie with no repercussions
21 ever coming their way.

If this was a court of law, they would be behind
bars, but yet they, they treat this as it is their
own personal playground. I would like to say
currently that the Manhattan bundle that's being

1
2 considered for the Upper West Side is the biggest
3 bundle that the PACT team has ever put together. It
4 is 10 developments, not buildings, developments wide.
5 It is 9 buildings on the Upper West Side, 9
6 developments on the Upper West Side, 1 development on
7 the Upper East Side.

8 NYCHA currently does not have a management team
9 that oversees 10 developments at one time. For them
10 to feel it is fair for us to be put under a
11 development team and a management team as big as this
12 is absurd. We have been bombarded lately with
13 surveys from two different private consulting firms,
14 yet NYCHA can't even-

15 CHAIRPERSON BANKS: Just hold on one minute. We
16 need to maintain the quorum, please. No speaking.
17 We want to be respectful, uh, for the individuals
18 that are giving testimony. Please, if you have a
19 conversation, you can take it outside. Thank you,
20 Miss Tibbs, you may proceed.

21 CYNTHIA TIBBS: Thank you. They currently are
bombarding us with two separate consulting teams
insisting we do surveys that are supposed to be
voluntary, but they have called us, mailed us,
knocked on our doors, survey, survey, survey. But

1
2 they have money to pay a consulting firm on Fifth
3 Avenue but we can't get a light bulb put in our
4 hallways. That makes absolutely no sense. At our
5 meeting, we pushed back and said, why is it NYCHA
6 being the biggest slumlord has nothing but slumlords
7 on the list for management teams? Nobody wants
8 Wavecrest. We watched Wise Towers have 3 fires when
9 they were put into this program. We watched people
10 get injured. We watched them beg to be put back
11 under NYCHA only to have NYCHA turn around and remove
12 them from PRC management and put them under Wavecrest
13 with no consultation whatsoever from their, their TA
14 or any-

12 SERGEANT AT ARMS: Your time has expired.

13 CYNTHIA TIBBS: 3 minutes expired?

14 CHAIRPERSON BANKS: 30, 30 seconds to wrap it up.

15 CYNTHIA TIBBS: Thank you very much, I appreciate
16 that.

16 CHAIRPERSON BANKS: Not a problem, Ms. Tibbs.

17 CYNTHIA TIBBS: I would say that we need a
18 moratorium put on PACT right away. We need an
19 oversight committee, an independent oversight
20 committee that follows all PACT developments that
21 have been put into this program since its inception.

1
2 We need a federal monitor. We don't wanna die. And
3 they're looking to kill us off with no repercussions
4 on their side. None whatsoever. And I thank you
5 for- for advocating for us and listening to us,
6 because Jonathan Goubeia and his team ignores us
every step along the way. Thank you.

7 CHAIRPERSON BANKS: Thank you for your testimony,
8 Miss Tibbs. Daren Sealy, uh, will be our next- our
9 next testimony will be in person. Thank you. Before
10 you begin, Mr. Sealy, let me just make this quick
11 announcement. Anybody who has, uh, filled out a slip
12 who wishes to give testimony today, please do so.
13 Again, anybody who wishes to give testimony who have
14 not- has not given testimony please fill out a slip.
15 Thank you. You may proceed, Mr. Sealy.

16 DAREN SEALEY: Good morning, Chair Banks and
17 esteemed members of the Committee on Public Housing.
18 My name is Daren Sealy, and I serve as the Associate
19 Director of the Housing Resource Center at the Red
20 Hook Community Justice Center, an initiative of the
21 Center for Justice Innovation. Thank you for the
opportunity to testify today.

Uh, as New York City continues to face rising
shelter costs and increasing demand for housing and

1
2 social services, It is cr- it is critical that we
3 invest in upstream solutions that keep residents
4 stably housed. The city is already bearing the high
5 cost of housing instability through shelters and
6 emergency systems. Strengthening prevention is not
7 only the right approach, it's the physically
8 responsible one.

9 Across Red Hook, Harlem, and Far Rockaway, our
10 housing resource centers serve as critical access
11 points for NYCHA residents navigating complex housing
12 systems. In 2025, we served thousands of households
13 helping tenants prevent evictions, secure repairs,
14 and maintain affordable rents. A key part of this
15 work is ensuring rent is calculated correctly.

16 Uh, last year, our teams helped over 900 NYCHA
17 residents complete lease recertifications, protecting
18 them from overcharges that can quickly lead to
19 arrears and eviction. We also connect residents to
20 rental assistance, including HRA one-shot deals, and
21 supported them through housing- the housing court
process. Uh, we also address unsafe housing
conditions.

 In 2025, we supported over 200 residents in
filing housing court actions to compel repairs,

1
2 empowering tenants to hold landlords accountable and
3 improve living conditions.

4 Importantly, our work prioritizes the most
5 vulnerable— seniors, people with disabilities, and
6 residents facing language barriers— ensuring they can
7 have access, uh, services, uh, navigate court, and
8 remain safely housed. Um, beyond direct services,
9 programs like Community Justice Connect expand access
10 to legal information and empower communities to
11 resolve issues before they escalate. Meanwhile,
12 Neighborhood Safety Initiatives engages residents
13 directly in shaping, um, safer, healthier public
14 housing communities, reaching over 50,000 NYCHA
15 residents annually.

16 Together, these programs demonstrate that housing
17 stability is not just a social issue, it is a
18 cost-effective strategy that reduces reliance on
19 shelters and emergency systems while strengthening
20 communities. We respectfully ask for the continued
21 and expand— uh, expanded City Council funding to
sustain and grow these efforts, ensuring that NYCHA
residents have the support they need to remain safely
housed.

1
2 Uh, thank you for your time and continued
3 commitment to New York City's public housing, uh,
4 communities.

5 CHAIRPERSON BANKS: Thank you for your testimony.
6 Now we will move back to, uh, the, uh, virtual
7 testimony, and we have Chaplain Dana Elden.

8 SERGEANT AT ARMS: You may begin.

9 DANA ELDEN: Good afternoon, Chairman Banks.

10 CHAIRPERSON BANKS: Good afternoon.

11 DANA ELDEN: My name is Dana Elden, and I'm the
12 President of St. Mary's Park Houses in the South
13 Bronx. I'm grateful for this opportunity, and I have
14 spoken without convictions before and will do so
15 again today about the urgent need for increased
16 funding for Section 9 public housing.

17 Despite the diligent efforts of resident leaders
18 and independent nonprofits to make our voices heard,
19 it often feels as though we are speaking to a brick
20 wall. I strongly recommend that adequate funding for
21 Section 9 is essential for securing the homes of
thousands of families and seniors who represent a
sign- sizable portion of residents in NYCHA
developments. The repeated emphasis on NYCHA's
accomplishments is frankly insulting. Section 9

1 public housing is suffering from a lack of funding.
2 The Mayor's Administration has allocated \$662 million
3 towards Section 8, yet nothing for Section 9 public
4 housing. This situation is unacceptable, and funding
5 should be prioritized for Section 9.

6 Therefore, I'm formally requesting a moratorium
7 on privatizations related to project-based Section 8,
8 including RAD/PACT and the Trust. I also call for an
9 independent forensic audit of NYCHA to ensure that
10 income generated from infills and PACT conversions is
11 invested directly into Section 9 units. Section 9
12 should receive funding first, and the humanity of
13 putting the resident first is a must.

14 I have served as a founding executive board
15 member of Residents to Preserve Public Housing,
16 working with resident leaders citywide for nearly 7
17 years. Some developments have already experienced a
18 RAD/PACT process while others are currently
19 undergoing it. A consistent concern among many is
20 the loss of services, including maintenance, repairs,
21 and customer control.

These conversions often result in poor
construction and inferior materials, leading to
frequent repairs needs and crude attempts by

1 residents to address these issues themselves.
2 Recently, an issue regarding space agreements was
3 sent to resident leaders citywide. As a committee
4 member involved in reviewing forms, agreements, and
5 reports, I recognize the importance of ensuring
6 NYCHA's adherence to CRF- CFR 24964 HUD rules and
7 regulations. Resident leadership, tenant
8 participation, funding, and support have declined due
9 to the increasing number of vacant units in various
developments. Resident involvement is essential.

10 As of February 2026, my development has 104
11 vacancies, directly affecting the funding of our
council and what we-

12 SERGEANT AT ARMS: Time has expired.

13 DANA ELDEN: -do for events.

14 CHAIRPERSON BANKS: 30 seconds to wrap it up. 30
15 seconds to wrap it up, ma'am.

16 DANA ELDEN: Thank you. As a senior and disabled
17 resident, leader and an active community member and a
18 New York State Chaplain, I am compelled to consider
19 the humanity of public housing and its ongoing
20 failure to provide adequate funding. I urge a halt
21 to conversions until the best outcomes for residents

1
2 are thoroughly explored and ensured. Thank you for
3 this opportunity. Peace and blessings.

4 CHAIRPERSON BANKS: Thank you for your testimony.
5 Uh, next we're calling, um, Danette Chavis

6 SERGEANT AT ARMS: You may begin.

7 DANETTE CHAVIS: Greetings, my name is Janet
8 Chavis and I'm the TA President of LaGuardia Houses
9 on the Lower East Side. I have a question and a
10 statement in regards to the renovations under
11 RAD/PACT and the money stated as being needed for
12 capital renovations underneath Section 9. The
13 question is- why is \$78 to \$80 billion still needed
14 for repairs and renovations when over half of NYCHA's
15 portfolio of 62,000 apartments slated for renovations
16 are near to completion?

17 When I say near to completion, I'm including
18 those actually completed and those currently in the
19 process of transitioning over into RAD/PACT. It
20 seems to me that if you started out with an \$80
21 billion need and have completed over half of your
22 portfolio, then the stated need should be decreasing
23 because you no longer bear the burden of repair and
24 maintenance for those developments. It now belongs
25 to those who have taken over those properties.

1
2 So I believe a current updated actual estimate of
3 capital needs are in order, particularly since
4 resident leaders often have to rely on elected
5 officials to stand in the gap and provide the funding
6 needed for repairs. And this is not only to be clear
7 on the actual need in regard to capital funding, but
8 for clarity and proof as to how this program
9 underneath RAD/PACT relieves the financial burden of
10 NYCHA, or even the tenant in need of repairs who has
11 already been converted underneath RAD/PACT and sees
12 no difference or benefit in the repairs that are
13 being made. We don't see the benefit of the
14 renovations being made, and we don't see it when
15 capital needs remain the same.

16 So the question becomes, what was the point?
17 Because once again, uh, repairs appear—once again,
18 the project and the program appears to be purely for
19 profit and at the expense of the residents. Thank
20 you.

21 CHAIRPERSON BANKS: Thank you for your testimony.
We will now have, um, Mark Glover.

SERGEANT AT ARMS: You may begin.

CHAIRPERSON BANKS: Mark Glover, sorry.

1
2 MARK GLOVER: Yes, thank you, uh, thank you so
3 much, Chair Banks, uh, for your, your, for your
4 allowing me to speak. Um, I was asked today, uh, to
5 raise a concern regarding, um, some things that
6 might— may serve as a solution to some of the
7 financial challenges that, uh, the NYCHA has and has
8 had, uh, over, over some time.

9 I represent, um, several, several housing
10 authorities across the country. And what we, um,
11 what we do is we basically allow them to recover from
12 large losses. So we're large loss consultants. And
13 what we recognized is particularly, um, given the
14 fact that there were some, some, some opportunities,
15 particularly with the Mitchell Homes, um, boiler
16 explosion, uh, you know, there could be some
17 opportunities to, uh, to recover from the private
18 insurance.

19 We believe that— we believe that the NYCHA, as
20 obviously, you know, the largest public housing
21 authority in the country, has some physical
22 challenges. We've heard that time and again. Uh,
23 we've heard the testimony from the CFO as well as
24 from the, uh, CEO indicating that the federal funds,
25 uh, we know that they're gonna be chopping those

1 down, uh, some, some, some sort of- a year or more.
2 Um, so I believe that there are, you know, given this
3 context, there are a couple of things.

4 One, you know, uh, NYCHA has a- is one of the
5 largest, but it's also one of the oldest housing
6 authorities, uh, in the country, as you know. And
7 therefore, the high-density occupancy, uh, exposure,
8 mechanical exposure to, uh, mechanical failure, um,
9 and property loss events do occur.

10 It's not a function of of, of if but when. Uh,
11 we recognized this, uh, last October, as I indicated,
12 with Mitchell Homes, uh, which underscores the risk
13 is, uh, not just hypothetical, but it's real. Um,
14 fortunately, there's no loss, loss of life at
15 Mitchell.

16 But then there was another one, um, at Boston,
17 uh, Secker, um, houses, um, January 24th. There was
18 loss of life. Uh, given this context, I believe
19 there are several key questions that should be asked
20 and answered, uh, but I'm gonna focus on just one.
21 Um, which is worth immediate examination, and that is
a comprehensive and complete insurance recovery
investigation. Um, as stated, there have been recent
major losses at NYCHA properties, whether- whether

1
2 it's with PACT or NYCHA itself, right? Section 8 or
3 Section 9. Um, the key question is, is what
4 independent mechanisms are in place to ensure that
5 NYCHA maximizes recovery under its own property, um,
6 boiler machinery and liability coverages.

7 In, um, in complex public housing claims,
8 undercollection, um, can occur without detailed
9 forensic review of policy terms, code, uh, upgrade
10 provisions-

11 SERGEANT AT ARMS: Your time is expired.

12 MARK GLOVER: Business elements, and others.

13 CHAIRPERSON BANKS: Um, 30 seconds to wrap it up.

14 MARK GLOVER: Okay. Um, and so what it is, is
15 that we'd like to be able to suggest that
16 immediately, um, there be, uh, some, some, some
17 investigation from an independent outside, uh,
18 organization in order to be able to shed some light.
19 There's potentially tens of millions of dollars that
20 are being left on the table, and, uh, we've done
21 this, uh, with several housing authorities around the
country and would like the opportunity to be able to
allow uh, allow you all to be able to, uh, reap some
benefits accordingly. Thank you, uh, Mr. Chair. We
appreciate your time.

1
2 CHAIRPERSON BANKS: Thank you for your testimony.
3 We're now going to move to Christina Christina
4 Chaise. Christina Chaise, can you hear us?

5 CHRISTINA CHAISE: Him, I'm here.

6 CHAIRPERSON BANKS: You may begin your testimony.
7 We can hear you.

8 CHRISTINA CHAISE: Um, I work and serve at a lot
9 of places, but today I'm here as second Vice
10 President of the Ravenswood Houses Resident
11 Association. I attended the so-called rental ripoff
12 hearings discussed earlier here in Queens. What I
13 learned by hearing stories of other tenants is that
14 the grass is not greener on the other side, that
15 public housing is actually not as bad as the private
16 market.

17 When it comes to repairs, we're doing pretty well
18 in contrast to our neighbors in private housing, as
19 substantiated by NYCHA's earlier statements on its
20 repair achievements. What I learned is that private
21 market tenants also suffer from landlord negligence,
except they do not have a federal monitor or any of
the regulations rights we have. What I learned is
that private market tenants do not have a fraction of
the rights that we have as Section 9 tenants. What I

1
2 learned is that now more than ever, Section 9 public
3 housing is the answer to our manufactured housing
4 crisis.

5 Rehabilitating and expanding public housing is a
6 common-sense solution to providing real, stable, and
7 deeply affordable housing, as opposed to twice as
8 much funding going to a temporary shelter. We have
9 almost 7,000 vacant NYCHA apartments, yet people died
10 on the street from the cold last month.

11 It doesn't make sense considering how much
12 funding is going to PACT and the Preservation Trust
13 conversions and away from Section 9 rehabilitation,
14 especially amidst congressional cuts. We ask that
15 the City Council propose and pass a moratorium on all
16 project-based Section 8 conversions, which includes
17 PACT, the Preservation Trust, and any other new
18 program they might create. Um, we also need our City
19 Council to work together with their state and
20 assembly counterparts to establish deep investment in
21 public housing in New York City and across the state.
And we need the City Council to defend public housing
from demolition—Fulton, Elliott, Chelsea especially—
and all of the NYCHA properties.

1
2 Our homes are not real estate ventures for
3 private equity. We need the city to safeguard the
4 right to housing by protecting public housing. If we
5 can protect and rehabilitate old buildings in the
6 Upper East Side, we can protect old buildings,
7 NYCHAs, that call, um, excuse me, NYCHA buildings we
8 call home.

9 Because the 1LIC rezoning was mentioned, I'd be
10 remiss to not state that it is a shame that the 1LIC
11 environmental impact study did not include Ravenswood
12 Houses despite being 4 blocks away from the planned
13 construction site. Although I'm happy Queensbridge
14 received some capital funding, it is despicable that
15 Ravenswood Houses did not receive a penny from the
16 city, nor any consideration of how our lives will be
17 impacted by a 54-block rezoning in our neighborhood
18 in both the so-called neighborhood study and the EIS.
19 We deserve capital funding too. We will be harmed by
20 this rezoning too. We will have to breathe the same
21 construction dust, lose the same sunlight from
skyscrapers, struggle even more in our already
overpacked public transit commute among our crumbling
sewer and gas infrastructure, and continue to feel
like second-class citizens.

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2 We are— since we're constantly left out of these
3 community reinvestments projects. The city has
4 harmed Ravenswood Houses through its negligence, and
5 we deserve funding without having to privatize.
6 Invest in NYCHA now. This is the right political
7 choice. Thank you.

8 CHAIRPERSON BANKS: Thank you for your testimony.
9 We'll now move to, uh, Beverly McFarlane. Beverly
10 McFarlane.

11 BEVERLY MCFARLANE: Yes.

12 CHAIRPERSON BANKS: Thank you, Miss McFarland.
13 You may proceed with your testimony.

14 BEVERLY MCFARLANE: Yes, good afternoon, um,
15 Chairman Banks, and thank you for having us.

16 CHAIRPERSON BANKS: We can't— we can't hear you.
17 Can you speak up a little, Miss McFarland?

18 BEVERLY MCFARLANE: Okay, thank you for having
19 me. Um, again, Miss Chavis have addressed some of
20 the issues that I was, um, concerned about, um, but I
21 want to go on record by asking for NYCHA to
recalculate their needs assessment because it cannot
be \$80,000. Based on my calculations, they only have
a \$42,000— um, \$42 billion deficit, not an \$84,000
deficit on their testimony today.

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2 So I would like to put it on record that— and a
3 moratorium on any RAD/PACT and Trust conversions
4 because based on the 964 HUD regulations demolished
5 in the Section 18, um, they have to have a, um, these
6 apartments or buildings must be deemed uninhabitable
7 to demolish under the HUD regulations. There have
8 been no HUD inspections on any of these developments
9 for them to deem demolition on, uh, under Section 18.

10 Also, there is a way to look at revenue streams.
11 There is a cannabis— we don't have tax in the
12 cannabis. Where is that money? Y'all can look into,
13 um, the, uh, taxation of cannabis because public
14 housing was, uh, most affected by— from the
15 Rockefeller Law of these, um, and a lot of our
16 residents have been to jail because of the sales of
17 cannabis. So we should be benefiting off this, um,
18 taxes.

19 So that's a revenue stream, um, that can be
20 looked at, um, on the elected side. So that's my
21 testimony. I want to repeal the bill of the trust
because it was done illegally based on the 964 HUD
regulations. They under— they are still under, uh,
um, a repeal. They are still under, um, a more— they
are still under a lawsuit that they have not

1 fulfilled, which is the dissent decree that they have
2 not, um, they have not fulfilled. So they should not
3 have went into any legal, um, um, real estate
4 anything until they have fulfilled the obligation of
5 that dissent decree. I yield.

6 CHAIRPERSON BANKS: Thank you for your testimony,
7 Miss McFarland. We'll now move to Janice.

8 JANICE; Hi, thank you so much. Um, I had to
9 really sign in as a different name because for some
10 reason my real name wasn't getting me the hearing.
11 So my name is Tamika Mapp. I'm the District Leader
12 for the 68th Assembly District, Part D. I want to
13 start with a simple question. If public housing is
14 essential to New York City, why do we keep funding
15 everything except it?

16 Residents are living with mold, broken elevators,
17 and unsafe conditions, yet we are told the solution
18 is privatization. But let's be honest, privatization
19 is not fixing public housing, it's replacing it. And
20 while families are waiting for years for repairs, New
21 York is still giving billions back to Wall Street
through the stock transfer tax rebate.

So I ask again, what are our priorities? Because
the truth is, this is not just a funding issue. It's

1
2 an accountability issue. I urge this Committee at
3 your next oversight hearing, ask NYCHA one simple
4 question.

5 How much capital funding was allotted last fiscal
6 year and how much was this actually spent? Because
7 residents don't live in budgets. We live in a gap
8 between promises and delivery. Now the city cannot
9 solve this alone. We need strong partnership with
10 the state. That starts with repealing the stock
11 transfer tax rebate.

12 Right now, New York collects the tax on stock
13 trades but then gives it back. That is billions of
14 dollars that could be invested in public housing
15 instead of being turned to the wealthiest financial
16 actors. City Council has a role to play here. You
17 can pass resolutions, hold joint hearings, and use
18 your platform to push Albany to repeal this rebate
19 and dedicate the revenue to Section 9, because if
20 you're serious about housing, we must be serious
21 about where the money comes from.

22 We are also calling for new revenue streams like
23 the Peter Thayer tax and the luxury housing tax so
24 that those who benefit most from the city help
25 sustain it. And once we secure funding, we must use

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it the right way— not patchwork repairs, but full rehabilitation. Fix mold at the source, replace the roofs, modernize our elevators,. We're calling for 10% of the Fair Share Act funding to go with public housing and for federal lawmakers to do the same. And let me be clear, we're demanding a moratorium on privatization through the Section 8 conversions period. And it needs to start today.

Public housing must remain public because once it's gone, we're not getting it back. This is about dignity, this is about safety, this is about whether New York chooses people over profit. We're not asking for luxury, we're demanding livable homes. And I thank you for your time.

CHAIRPERSON BANKS: Thank you for your testimony. We will now move to Carmen Quinones. Carmen Quinones. Okay. Brenda Temple. Brenda Temple. Ramona Ferreyra.

BRENDA TEMPLE: Oh, um, hello, can you hear me?

CHAIRPERSON BANKS: Is this Brenda Temple?

BRENDA TEMPLE: Yes.

CHAIRPERSON BANKS: Miss Temple—

BRENDA TEMPLE: I don't know what—

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2 CHAIRPERSON BANKS: You may proceed with your
3 testimony. Thank you.

4 BRENDA TEMPLE: Very good. Greetings everyone,
5 my name is Brenda Temple. I am a resident of
6 Oceanside Apartments in Far Rockaway, a community
7 activist, and a member of CICA, Committee for
8 Independent Community Action, under the direction of
9 Dr. Lenora Filani. I've been working with this group
10 and others for the past 10 years fighting against the
11 nefarious programs that have and will evict,
12 dismantle, and destroy Section 9 public housing to
13 the detriment of hardworking, low-income residents
14 who are the backbone of this society.

15 Without us, this city would be doomed. All
16 along, residents were correct when we lifted our
17 voices complaining of neglect and mismanagement of
18 funds. I am a member of the NYCHA Resident Audit
19 Committee under Brad Lander, and I'm, uh, and his
20 staff, and have done— he has done a great job
21 exposing the massive neglect and mismanagement on
22 behalf of NYCHA and HUD. Selling us out to private
23 developers is not the answer. Fixing the problem is.

24 Please see recommendations on contracts/vendors
25 audit and evictions of RAD and PACT and Section 9.

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2 The corruption is finally revealed. We demand a seat
3 at the table to address and rectify these issues
4 using the Comptroller's recommendations as well as
5 independent auditors and our own.

6 Our next audit will be on finance. What is NYCHA
7 doing with our money? We know privatization is not
8 the answer and we have proof. I'm sorry.

9 Okay, so where is the willingness? We know that
10 they— you have the money. So some of the solutions
11 would be to use all of the capital funding because we
12 know they only have used about 5%. We need a
13 moratorium, we need more comp mod programs, and we
14 need more federal funding.

15 So, uh, what else? I'd just like to say that I,
16 um, was born in Ravenswood Houses, and when I became
17 21— when I turned 21, I went out into the world with
18 a college degree, and I was met with some situations
19 that caused me to be a victim of the Me Too movement,
20 and my life went— spiraled out of control. It was a
21 massive, uh, deflection from what it could have been.
Thank God for public housing that I was able to get
myself back together and, uh, apply for NYCHA and
come back to NYCHA.

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2 I call my story the long fall to victory. So
3 what I'm saying is no one knows your story and why
4 we're in the situation, but it is necessary because
5 we are, like I said, the backbone of this system.

6 We are the, the, uh, victims of this system.

7 SERGEANT AT ARMS: Thank you for your testimony,
8 time has expired.

9 BRENDA TEMPLE: Thank you. Privatization— save
10 Section 9. And I thank you for your time.

11 CHAIRPERSON BANKS: Thank you for your testimony.

12 BRENDA TEMPLE: When NYCHA says get back, we say
13 fight back.

14 CHAIRPERSON BANKS: Thank you for your testimony.
15 Now we will move to Ramona Ferreyra.

16 SERGEANT AT ARMS: You may begin.

17 RAMONA FERREYRA: Hi everyone. Um, so I have
18 testimony on behalf of Save Section 9 and our members
19 and neighbors. Um, we actually wanted to focus not
20 on what NYCHA has been saying regarding the lack of
21 money. Um, instead we have some solutions that focus
on creating revenue streams that would make NYCHA
sustainable, um, and would actually bring us
additional public housing to New York.

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2 So while we are facing budgetary disappointment,
3 which is really hard to process as this new mayor
4 campaigned on the idea of creating affordability and
5 equality, um, his support of the demolition of
6 Fulton, Elliott, and Chelsea Houses and a preliminary
7 budget that funds privatization is a betrayal.

8 Um, we urge the City Council under the guidance
9 of this Committee to stop him from inflicting further
10 harm on us. Um, we wanna see the rehabilitation and
11 expansion of Section 9, um, to address housing
12 unaffordability and provide stability for many
13 households desperately needing affordable housing.
14 Um, because we know that housing based on AMI is not
15 going to empty out our shelters or reduce the number
16 of households held hostages by slumlords.

17 Um, NYCHA spends \$6,000 to rehabilitate an empty
18 unit, and that's a number that no corporate landlord
19 can match. Um, when we look at the revenue-centered
20 solutions, we are urging you to shift \$663 million
21 away from the trust and project-based Section 8 and
back to Section 9. We hope that you will support the
repeal of the stock transfer tax rebate and work with
folks in Albany to secure \$2 billion annually, which
is what NYCHA needs based on their \$80 billion needs

1 assessment, which is inflated, but we can get them \$2
2 billion anyway.

3 Uh, we want you to earmark 10% of the revenue
4 from the Fair Share Act that is actually being put
5 forth by City Council. That would bring in \$400
6 million and we wanna urge federal lawmakers to
7 earmark 10% of the revenue from Make Let the
8 billionaires pay their fair share act that would
9 bring in \$22 billion for Section 9 public housing
nationally.

10 Cost saving-wise, we also want you to institute
11 that moratorium on privatization, um, following the
12 guidance issued by the Government Accountability
13 Office as requested by Congresswoman Maxine Waters in
14 2023. And for organizational solutions, we are
15 hopeful that you will collaborate with Comptroller
16 Levine to conduct a true forensic audit of NYCHA.
17 Uh, we know that NYCHA receives developers' fees,
18 annual administration fees, and cash flow payments
19 after debt service from each PACT deal. But today
they were unable to tell you what that account
actually looks like.

20 Um, because NYCHA has made itself a fiscal
21 conduit for project-based Section 8, we also need to

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2 ensure that Section 9 line funding is being managed
3 separately from PACT and RAD.

4 SERGEANT AT ARMS: Thank you for your testimony.
5 Time has expired.

6 CHAIRPERSON BANKS: You have another minute to
7 wrap it up.

8 RAMONA FERREYRA: Okay, thank you. Uh, if you do
9 a portal search of their contracts issued to date
10 looking for the word trust, you will find that
11 billions of dollars have been transferred from NYCHA
12 to the Preservation Trust programs and scoping, um,
13 contracts.

14 We want you to take advantage of the Faircloth
15 allowance, which gives New York City 24,000
16 additional Section 9 units without us having to do
17 absolutely anything but build them. And we would
18 want to see an effort from this Committee to educate
19 tenants and elected officials to make sure that folks
20 do not fall, um, prey to the privatization. We also
21 would love a new organizational plan from NYCHA
because the response that they are giving you today
and the way that they are staffing themselves is
based on a plan from 2020 that was opposed by tenants
and subject matter experts.

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2 We want an organizational plan that actually
3 looks like the 1965 to 1970 year frame. And finally,
4 we have an opportunity to shift participants in the
5 Neighborhood Employment Services program to actually
6 support in the keeping or the maintenance of
7 buildings instead of outdoors, which would impact
8 positively, positively our day-to-day, um,
9 opportunities.

10 And then the Community Grants Reinvestment Fund,
11 which comes from the marijuana sales tax, is at this
12 time being awarded, and none of those awardees are
13 actually serving NYCHA complexes. We would urge you
14 to work with Albany to ensure that a community that
15 was adversely impacted by the war on drugs benefits
16 from the funding meant to provide us with restorative
17 justice.

18 We thank you for your support and look forward to
19 working on all of this together.

20 CHAIRPERSON BANKS: Thank you for your testimony.
21 We will now move to Saundrea Coleman.

SERGEANT AT ARMS: You may begin. Saundrea
Coleman.

SAUNDREA COLEMAN: I'm on mute, right? Okay.
Hi, greetings everyone. Um, I'm Saundrea Coleman.

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2 I'm a current resident of Isaac Houses and a former
3 municipality employee. I used to supervise payroll
4 for NYPD. I'm also the co-founder and- of the Homes
5 as Is Coalition and One NYCHA Advocates, and I have
6 been a public housing advocate and organizer for 11
7 years and counting now.

8 The conditions in NYCHA are just horrific. There
9 are massive environmental issues that are making
10 residents sick and are not being remediated. The
11 city, state, and federal government must invest
12 immediately into our homes.

13 Stakeholders of public housing has seen a decline
14 over the years, and it has exacerbated, especially
15 when the white flight took place decades, many
16 decades ago. There is a great number of Blacks and
17 Hispanics that call NYCHA home. The disinvestment is
18 systemic. The lack of care is systemic. The
19 patchwork repairs are systemic. The lack of heat and
20 hot water is systemic. The inoperable elevators,
21 especially the newer ones, is systemic. The
infestation that residents are subject to live with
is systemic. Our babies are being poisoned with lead
is systemic.

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2 We at Isaac Houses just concluded a vote -uh,
3 between the remaining Section 9 PACT or the Trust.
4 The process was a challenging one. I personally
5 experienced hostility from some members of the
6 resident association board. We also had several
7 trade unions out in the masses 5 days a week for
8 several hours engaging with the residents, and some
9 of them was actually lying to residents, telling them
10 that under the trust they remain Section 9. I know
11 this for sure because it happened to me, and I had to
12 refute that.

13 Um, comprehensive modernization is the path to
14 fix our homes, and the funding that is received must
15 be flushed into NYCHA immediately. The methodology
16 of spreading out billions of dollars over 10 years is
17 ludicrous. We would have- within 10 years, you would
18 have 2 to 3 mayors if they all, um, serve one, one
19 term, um, you know what I mean, one term, um, terms,
20 right? One term instead of two terms. I was getting
21 it out. Sorry, I'm almost finished.

Um, we need to halt all conversions, rather it is
PACT, RAD, Trust, and infill. Preserve Section 9,
which is the only true affordable housing, 30% of
your income, no roommate needed. Thank you. And

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thank you for holding this meeting, and we look forward to continuing working with you all, um, to help preserve public housing, keep Section 9 in place. And we need to also make sure the residents are really informed, uh, what they are governed by under Section 9, because a lot of residents are clueless. And one of the things I would say- or maybe some, let me, let me maybe rephrase that.

I will say over here we have been educating residents over the years when it was, um, RAD/PACT, and even when it was the Blueprint. Now it's the Trust.

So we have had our boots on the ground.

SERGEANT AT ARMS: Time has expired.

SAUNDREA COLEMAN: Same place- I mean, the same thing for everyone else. Thank you.

CHAIRPERSON BANKS: Thank you for your testimony. We will now move back to Carmen Quinones. Carmen Quinones.

CARMEN QUINONES: Hello, uh, first of all, good afternoon everybody.

CHAIRPERSON BANKS: Good afternoon.

CARMEN QUINONES: It's good to see you again, Chairman. Um, you know, we keep going over the same

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2 thing and same thing, and, um, the true matter is, is
3 that, uh, these private— these private developers are
4 really killing people and nobody's doing anything
5 about it.

6 Wavecrest and all of them, they need to all be
7 out of there. Wavecrest was responsible for the
8 explosion over there, and they're still on. How can
9 you, um, they can keep these private developers on,
10 you know, giving them more developments, and actually
11 our people are dying, and that's in record numbers.
12 Something has to be done. An investigation in all
13 these private companies should be done. And I would
14 say, uh, of course we want to save Section 9, but,
15 um, I am the first person that has a 501 C3 for
16 resident management corporation. And I would—
17 Councilman Banks, I really want to sit with you so we
18 can really look at what this is. I have been very
19 instrumental here in Douglass Houses. We have done
20 roofs, we have done— all capitals over here in
21 Douglass almost have been done.

22 But this is, this is a daggone shame. And as far
23 as the rip-off, um, town halls, the reason we're
24 pissed off with that is because they're putting us

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2 off on NYCHA again. We continue- continue to have to
3 talk to NYCHA. We wanna talk to this Mayor.

4 So we really would like this Mayor to start
5 listening to the real people, the people with boots
6 on the ground, which are the presidents. Um, another
7 thing, CCOP, BCOP does not speak for 500,000 people.
8 They do not meet with us. They do not represent us.
9 So that's another thing that needs to be looked into.
10 The Council of Presidents does not- again, we- they
11 do not represent all residents at all. They haven't
12 met with us in 3 years, period, point blank.

13 They're, um, doing their own thing. And again,
14 you know, this is bull. There's a lot of crazy stuff
15 happening. I would love to sit with you, um, along
16 with some of my other presidents so you can see what
17 the boots on the ground is really doing, because this
18 is a lot of crazy stuff going on, on all parts. Um,
19 and the money that we need, we should sure look at
20 the top of NYCHA that are getting \$600,000 and more.
21 All that money is going into New York City Housing
Authority. They're hiring their people. They're
hiring people that don't do nothing, that don't come
out.

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2 And the people that are on boots ground, like the
3 liaisons, the neighborhood coordinators, our
4 caretakers, not getting served, not getting paid.

5 SERGEANT AT ARMS: Time has expired.

6 CARMEN QUINONES: We need to look into all of
7 this, uh, Chris. I really hope that you can get in
8 touch with me. I really want to sit down with you.
9 Thank you, I appreciate you for the- having this
10 meeting.

11 CHAIRPERSON BANKS: Please send your information,
12 Miss Quinones, so we can get in contact with you.
13 Thank you for your testimony.

14 CARMEN QUINONES: Okay, will do.

15 CHAIRPERSON BANKS: Alright. Now we have, uh,
16 Christopher Leon Johnson.

17 SERGEANT AT ARMS: You may begin.

18 CHRISTOPHER LEON JOHNSON: Yeah, hello, Chair
19 Banks. My name is Christopher Leon Johnson. Uh, I'm
20 gonna make this clear that, uh, first, the City
21 Council need to introduce a bill to eradicate CCOP.
Uh, basically, they don't do nothing but- now, uh,
former Eric Adams, uh, cronies that are pushing for
displacement of people and the developers, with the
help of NYCHA, use those people because they look and

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2 act- they look, they look like, they look like the
3 people that live in NYCHA to act like they speaking
4 for people in NYCHA, but they're not.

5 Um, on calls of the City Council to, um, as-
6 start with the Chair, uh, to really condemn Mamdani
7 for really not giving the people the voice, uh, with
8 NYCHA. The only reason people- the voice- people
9 naturally have a voice now is because of the backlash
10 from the internet, mainly from the people that are
11 opposed to Mamdani. Uh, why did it take the
12 opposition to fight for people that deep inside, down
13 their hearts, that they wouldn't even, um, have
14 dinner with them?

15 They wouldn't even invite them to their birthday
16 party if they wanted to, or wedding. Um, going
17 forward, uh, the City Council, uh, needs to really-
18 sorry, you, Chair, need to really make a statement
19 and call this, um, plan for Fulton Chelsea nothing
20 but a property grab. And basically because Uh,
21 Fulton is right by, um, BPAC district, and, um,
Hudson, um, Chelsea's right by Hudson Yards, and it's
all by public transportation and all the clubs. And,
and one of the clubs near, near Fulton is Tower
Group, which is the Andrew Ridgy affiliated

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2 organization under New York City Hospitality
3 Alliance.

4 So basically, uh, they feel that people in NYCHA
5 are an anchor from the economic development of the
6 potential of Chelsea, mainly Chelsea and Fulton
7 around that area. Uh, going forward, um, we need to
8 save NYCHA.

9 At the same time, the people of NYCHA have to be
10 respectful to the CEO of NYCHA, uh, Mrs., uh, Bova
11 Hiatt. Uh, remember, she's a human being, and you
12 know, she's just a commissioner, um, that's trying
13 her best to do the right thing for the people. I
14 think that she's way better than the last ones. Um,
15 at least Jamie Rubin is not the commissioner of the,
16 the the commissioner of NYCHA, um, and, um, the city,
17 like I said, there's a lot to do, but, you know,
18 going forward, uh, I think that we need a real
19 conversation with the commiss- with the commissioner
20 of NYCHA, with everybody, and not just to handpick,
21 uh, people from COPA- um, COPIC- uh, was it, uh,
CCOP, uh, which is nothing but shills, and, um, the
people that so-called fighting for the people at
NYCHA, which you start finding out that they're
backed by developers. Like, uh, Marquis Jenkins and

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2 Layla Glisco. Layla's backed by, uh, developers,
3 and, um, Marquis Jenkins is backed by, by COTA, which
4 is done by developers.

5 So we need real- have people, everybody at the
6 table have a real voice to be heard, not just your
7 hand-picked selected people that you just have at the
8 pre-panels. And, um, going forward, brother, I, I
9 appreciate what you do, but you failed at really
10 calling out Mamdani for, um, not allowing people to
11 speak for the first two hearings when it comes to the
12 rental ripoff hearings. And, um, hope going forward,
13 um, in the next FY cycle that if he does this again,
14 you have the, um, heart to really say his name
15 because the time has expired. Thank you so much.
16 Enjoy that.

17 CHAIRPERSON BANKS: Thank you for your testimony.
18 That concludes our hearing today, um, and we thank
19 you for coming. [GAVEL]
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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date June 9, 2026