



City of New York
DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT
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AHMED TIGANI
Acting Commissioner

**Testimony of the New York City Department of Housing Preservation and Development
to the New York City Committee on Housing & Buildings**

FY 2026 Executive Budget Hearing

May 14, 2025

Good morning Chair Brannan, Chair Sanchez, and members of the Committees on Finance and Housing and Buildings. My name is Ahmed Tigani, the Acting Commissioner for the NYC Department of Housing Preservation and Development and I'm joined my colleague Gardea Caphart, our Deputy Commissioner for the Office of Finance and Administration.

I appreciate the opportunity to come back and testify on behalf of HPD.

Today, I want to discuss the state of housing in New York City.

Five weeks ago, you gave us the opportunity to share HPD's vision for the future we're working to build—and to engage in a conversation about how New York City is leveraging our financing tools, resources, and community programs to address the ongoing housing crisis.

As I said then – and I reaffirm to you now – *every single day*, we are showing up—**with urgency, with creativity, and with dedication.**



This conversation – and our budget – isn't theoretical. It's about real homes, real communities and real people.

This budget is about Robert.

Robert Pamphille is a 74-year-old New Yorker, born in Trinidad. After retiring to care for his wife and son—both living with disabilities—

Robert did everything he could to keep a roof over their heads. *For six years, they cycled through shelters, living without a kitchen, without privacy, without peace.*

We asked how he got through it. He said: **faith**. He *never* gave up hope.

Last year, that hope was answered. In 2024, we placed Robert and his family into a brand-new, affordable two-bedroom at Greenpoint Landing— with on-site support from Breaking Ground and brand new furniture through a city program.

A real home, fully theirs.

When Robert stepped inside alone for the first time, he cried.

Not because it was fancy. But because after six long years, he could finally give his family a safe, stable place to call home.

Robert is who we fight for. And the **millions** of other New Yorkers like him—those who are struggling *now*, and those who might need us *tomorrow*.

What we do *today* shapes their *tomorrow*.

So my hope is that my testimony today will serve as both a state of housing in New York City as well as a call to action—because the mandate is clear and the work is far from done.



Let's start with where HPD is focused. The answer is simple: **everywhere.**

- Every block,
- in every neighborhood,
- in every borough.

In communities, from East New York to Inwood, from Stapleton to the South Bronx, we are turning policy into housing. The help might look different, the combination of tools configured more specifically, but we are working to serve every corner of the five boroughs

Just since the last time I sat before you:

- We relaunched Neighborhood Pillars—to rescue distressed buildings and protect the people living inside them.
- We opened applications for the Universal Affordability Preference—another tool to make sure every New Yorker can afford to live in any neighborhood, not just the ones they've been pushed into.
- And we doubled down on supportive housing—backing it with real dollars and a real commitment to creating more congregate homes.
- We've advanced dozens of public site projects—from community engagement and RFP designations to homecomings, including the topping off of Willets Point Phase 1, where a historic 2,500 unit development is now visible on the skyline next to Citi field.
- We've advanced Where We Live NYC – the City's Fair housing plan – holding 4 public workshops as the first step towards drafting the 2025 update to the plan.

Even with announcement after announcement, we *never* lose sight of why we do this. **It's about the people of New York**

- —the parents looking for stability,
- the seniors trying to age with dignity,
- the young families chasing a future.



It's about the dream that every New Yorker deserves: a safe, affordable place to call home.

We know that building homes is only part of the job to creating those dreams. Getting New Yorkers into those homes—fairly, efficiently, and with dignity—is just as critical.

That's why, in just the past five weeks, we've taken major steps to overhaul the Housing Connect system—because getting a shot at an affordable home shouldn't feel impossible.

We cut through red tape—reforming our Marketing Handbook to reduce paperwork, eliminate notarization, ease documentation for people on federal benefits, and make the process more accessible for New Yorkers with disabilities.

Because the system should work for the people who need it.

And the results speak for themselves:

- In just the first few months of this year, 94 lotteries have opened—that's over 5,000 affordable homes.
- And more than 5,000 households have already been approved—that's families who now have a real chance at a stable future.

Our goal is simple: make it easier to get housed, not harder.

In a city where more than 3.7 million apartments are already built, including nearly a million rent stabilized apartments, preservation is essential. And in this economic climate, it's urgent.

Preservation isn't just about saving buildings—it's about preventing displacement. Just recently, this March, we sent out information on J-51 to property owners so they know it's an available tool for addressing building leaks. When we align enforcement, support, and subsidy, we protect people's ability to stay in the neighborhoods they call home.



But we don't stop when financing is done or even when keys are handed over.

Because at HPD, we **believe every New Yorker—no matter their zip code, income, or background—deserves a home that is safe, legal, and livable.**

Full stop.

Since just March, our code enforcement teams have responded to almost 110,000 problems and issued over 130,000 violations. Over 150,000 violations have been closed, including 3,200 as part of our litigation activities. 32,000 housing units were made safer because of emergency repair work completed in apartments or public areas of buildings throughout the city.

We've taken on buildings where tenants lived without heat, with lead paint exposure, or under harassment—and we've brought real results: homes repaired, landlords held accountable, families protected.

And we're not doing this alone. **We're doing it the way New Yorkers get things done—together.**

Through HPD in Your District, we're meeting people where they are with our mobile van—helping tenants get repairs, understand their rights, and find a path to ownership right there on the spot.

We launched Neighborhood Tech Help—in-person support offered right inside the communities we serve at affordable housing developments, libraries and community centers.

And with Stay Informed NYC – our new public awareness campaign—we're making sure people know what help is out there, what they're entitled to, how to get it, and how to hold the system accountable when they need it most.



Because information is power.

What comes next isn't about us.

It's not about me.

It's not about you.

It's not about any one leader or agency.

It's about the very real people who are counting on us, just like Robert.

Recently, one year after Robert moved into his apartment, he says it finally feels like home—and he's already excited to celebrate the holidays with his family, in their own space – a safe, affordable apartment.

What will Robert's life look like in a year?

What can we do today so that every New Yorker has a shot at that type of safety and security in a year from now.

Even in the face of HUD instability, capital market difficulties, and policy headwinds, we're staying focused on that question. How do we house our neighbors, preserve our communities, and expand access to opportunity for every New Yorker.

Just like Robert, no matter what comes at us, we can't lose hope.

Thank you.



Testimony from NYCHA's Chief Executive Officer Lisa Bova-Hiatt
Executive Budget Hearing – Public Housing
Committee on Public Housing with the Committee on Finance
Wednesday, May 14, 2025 – 12 p.m.
New York City Hall Council Chambers

Chairs Chris Banks and Justin Brannan, members of the Committees on Public Housing and Finance, other distinguished members of the City Council, NYCHA residents, community advocates, and members of the public: good afternoon. I am Lisa Bova-Hiatt, NYCHA's Chief Executive Officer. I am pleased to be joined by Chief Operating Officer Eva Trimble, Executive Vice President of Finance and Chief Financial Officer Annika Lescott-Martinez, Chief Asset and Capital Management Officer Shaan Mavani, and other members of NYCHA's team. NYCHA's adopted budget was approved by its Board of Directors in December; thank you for this opportunity to provide updates on NYCHA's fiscal outlook for calendar and NYCHA Fiscal Year 2025, as well as our efforts to transform our organization and improve residents' quality of life.

Concerns About the Federal Funding Landscape

As always, we remain entirely committed to improving the quality of life for NYCHA residents by making the best use of the limited funding that's available, while also pursuing innovative housing preservation programs that are radically transforming residents' homes.

We are making considerable progress in how we serve residents despite the significant challenges of managing a portfolio of rapidly aging buildings suffering from nearly \$80 billion of capital needs.

However, the recently released President's topline budget presents serious obstacles to these efforts. Under the proposal, HUD would see a nearly \$33 billion cut, with \$26.7 billion coming from a combination of the public housing and housing voucher programs. These cuts would come with new regulations, such as a two-year time limit on rental assistance for able-bodied adults and a shift from formula-based funding to block granting to states, with the expectation that local governments would share the cost in funding rental assistance.

NYCHA is monitoring this evolving situation closely, and our financial planning and budget will adapt to the specific figures for each program once they are released.

Funding Updates

Beyond our close attention to the unfolding developments in DC, not much has changed since we last discussed our budget with the Council in March. The figures in our adopted budget that we shared remain the same. However, the State budget recently appropriated \$225 million to NYCHA; we will engage with State stakeholders to program these funds in the coming months. And we were allocated \$378 million in expense funds and \$2.1 billion in capital funds, including funding for our PACT and Trust programs, from the City for City Fiscal Year 2026 through the Executive Plan. We are incredibly grateful for this support, which will help stabilize the Authority's finances and enable us to deliver vital repairs for residents.

Other Fiscal Challenges

While we are bringing top-to-bottom building and apartment renovations to residents through ground-breaking initiatives like PACT, the Trust, and Comprehensive Modernization (Comp Mod), NYCHA's finances remain precarious. Rent payments constitute one-third of NYCHA's operating budget – revenue essential for maintaining our developments and providing residents with the quality of life they deserve – and residents are still struggling to pay Covid-era rental arrears. We are collecting an average of 85 percent of the current monthly rent charged across our Section 9 portfolio, which is a positive development. However, past due rent continues to be an obstacle; rent arrears total more than \$440 million across 64,000 households – nearly half of all of NYCHA's Section 9 households.

Our top priority is to keep residents housed, and we continue to inform residents about how they can get assistance with rent payment, including payment plans and rent reductions when household income decreases. We are also helping residents benefit from vital rental assistance programs: We applied \$161 million in State ERAP funding to residents' rent arrears, and the CRA and HOME-ARP programs will cover up to \$185 million of pandemic-era rent arrears. Of course, it must be stressed that there's no additional funding for these programs on the horizon.

Moving Forward Together, No Matter What the Future Brings

NYCHA, and New York City, have weathered DC's political storms before, and the present tempest won't be an exception. NYCHA is an indispensable part of our city, and the largest

provider of deeply affordable housing. We appreciate the support of our partners, including members of the Council, as we strive to ensure it will remain a vital resource for New Yorkers for the generations to come, no matter the challenges.

Thank you. We are happy to answer any questions you may have.



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Mark Levine, Borough President

May 14, 2025

Testimony of Manhattan Borough President Mark Levine

NYC Council Executive Budget Hearing on Housing and Buildings

Thank you, Chairs Brannan and Sanchez and members of the City Council Committees on Finance and Housing and Buildings for the opportunity to testify in support of critical investments to address New Yorkers' housing needs in this year's City budget.

Soaring rents continue to impact low-income and middle-income families in Manhattan and across the city. Nearly half of New Yorkers are rent burdened, paying more than 30% of their income on rent, and low-income communities of color have the highest risk of displacement. Hundreds of thousands of New Yorkers are homeless and are sleeping in shelters or on the streets and subways every night because of the lack of affordable housing.

We must take bold steps to address this crisis, including protecting tenants from eviction and building new housing, especially affordable housing, across the city. The executive budget does not make the necessary investments in Right to Counsel or in staffing at HPD to ensure that New Yorkers at risk of eviction and displacement are able to remain in their homes and to get new affordable housing built as quickly as possible.

Passing and expanding the Right to Counsel Legislation was one of my proudest achievements as a legislator. Right to Counsel has transformed tenants' abilities to stay in their homes by providing low-income New Yorkers citywide, regardless of immigration status, with free legal representation in housing court. And we are already seeing promising results, with data suggesting the Right to Counsel has helped lower the number of filings and evictions for low-income tenants by almost half.

Despite the program's success, there is not enough funding in the Executive Budget to ensure every qualified New Yorker receives the representation they deserve. As a result, thousands of tenants who would have otherwise qualified for the program have had to face the threat of eviction without their right to counsel being fulfilled. The City must fully fund Right to Counsel by investing \$350M for the program in this year's budget.

Building more affordable housing is another essential step to address the housing crisis, but it often takes far too long for the Department of Housing Preservation and Development (HPD) to close on financing for new affordable housing projects to allow construction to begin. While I am glad to see that the executive budget adds the \$1B investment for City of Yes, most of which is allocated to the

HPD capital budget, HPD must also receive the operating funding and staffing necessary to ensure that affordable housing projects are funded as quickly as possible.

I also urge the City to do more to address the hundreds of thousands of homeless New Yorkers sleeping in shelters, on the streets, and in the subway system, including investing in homelessness outreach, placements in supportive housing, and other services. Easing the burden on our overstretched shelter system requires breaking the chronic cycle of homelessness. This means creating significantly more permanent housing opportunities alongside making meaningful investments in social service outreach to meet the needs of our most vulnerable neighbors.

Our city's future depends on addressing the historic housing emergency that we are facing. It's time to invest in protecting tenants by fully funding Right to Counsel, while also making investments to build badly needed new housing and help homeless New Yorkers access housing and services. Thank you for the opportunity to testify.



NYSFAH Testimony
New York City Council FY 2026 Executive Budget Hearing
Housing Preservation and Development
Committees on Finance, and Housing and Buildings
May 14, 2025

Thank you, Chairs Brannan and Sanchez and members of the committees for the opportunity to offer comments on Mayor Adam’s Executive Budget for Fiscal Year 2026. My name is Jolie Milstein, and I am the President and CEO of the New York State Association for Affordable Housing (NYSFAH).

Founded in 1998 by leaders in the affordable housing industry, NYSFAH was established to strengthen public-private partnerships in response to a growing need for coordinated housing solutions. We are a membership organization representing a broad coalition of for-profit and nonprofit developers, lenders, investors, attorneys, architects, and other professionals involved in the financing, development, and management of affordable housing.

The resources and policies advanced by the City each year are vital to our work. We thank the Mayor and City Council for their leadership in 2024, particularly for enacting historic citywide zoning reforms as part of the City for All housing plan. We also recognize and appreciate the combined \$5 billion investment from City and State resources aimed at creating approximately 82,000 new homes.

NYSFAH also extends its appreciation to the New York City Department of Housing Preservation and Development (HPD) for maintaining an open and collaborative relationship with us over the past several years. We value this partnership as we work together to strengthen pipeline funding, implement key programmatic improvements, and address technical challenges, all in pursuit of our shared goal to preserve and expand affordable housing amid the city’s ongoing housing crisis.

The Mayor’s Executive Budget takes initial steps toward addressing some of the City’s pressing housing challenges, but significant work remains in key areas. NYSFAH looks forward to continued progress and to seeing additional housing resources and support brought online to better serve New Yorkers in need.

TEN-YEAR CAPITAL STRATEGY

NYSFAH commends City Hall for the proposed modest increases in capital investment for new construction and preservation in the upcoming fiscal year. However, this progress is undercut by a steep decline in funding over the course of the proposed Ten-Year Capital Strategy, from \$1.12 billion in FY 2026 to just \$726 million by 2031.

While capital funding for rehabilitation is set to increase from \$519 million in FY 2026 to \$560 million by 2031, this falls far short of what's needed to address the city's aging housing stock. Every unit lost due to a lack of preservation only increases the demand for new construction and deepens the housing crisis. Preserving affordable housing must be treated with the same urgency as developing new units. Many properties are still struggling to recover from COVID-related financial setbacks and are at serious risk due to deteriorating physical conditions.

The proposed Ten-Year Capital Strategy is concerning in the face of a worsening housing crisis. Long-term, stable investment is critical to reduce risk and give lenders and developers the confidence to move forward. We urge the City Council to adopt a strategy that ensures both strong and sustained growth in HPD's programs.

UPDATE TERM SHEETS & STANDARDS

We were encouraged by the City Council's Response to the FY 2026 Preliminary Budget, which calls for updated, simplified, and consolidated term sheets with right-sized subsidy levels by the end of FY 2025. Given the scale and urgency of the housing crisis, we support this accelerated timeline. Outdated policies and bureaucratic delays continue to obstruct affordable housing development. The expedited release of revised term sheets, financing terms, and underwriting standards will allow developers to move more quickly to create and preserve much-needed affordable housing.

STREAMLINE THE APPROVAL PROCESS

The current approval process for affordable housing is overly complex and plagued by costly delays. To speed up development, we must streamline permitting, reduce agency overlap, and shorten approval timelines. This would lower holding costs, keep projects on track, and ultimately increase the number of units produced.

The Mayor's housing plan, *Housing Our Neighbors: A New York City Blueprint for Housing and Homelessness*, aims to remove unnecessary barriers to development and streamline agency processes, including better interagency coordination, however it lacks clear steps for achieving this integration. We support the City Council's call for specific, measurable goals to reduce the time it takes to move both preservation and new construction projects through the pipeline.

STAFFING

The City Council's Response to the FY 2026 Preliminary Budget noted that the City collected \$63 million in application fees from for-profit affordable housing developers in FY 2023, increasing to \$83 million in FY 2024, with similar projections for FY 2025. These funds should be directed toward fully staffing HPD, which continues to face significant resource and personnel shortages. With a 14% vacancy rate, HPD lacks the capacity to effectively manage and deploy the resources needed to address the housing crisis. We agree with the City Council that urgent action is needed to fill these critical vacancies and accelerate the production and preservation of affordable housing.

CityFHEPS FUNDING AND RULE CHANGES

NYSFAFH urges the City Council to closely examine the New York City Human Resources Administration's proposed changes to CityFHEPS rules. Adjustments to a tenant's rent contribution, regardless of the duration of their assistance, risks increasing rent arrears and potential displacement, compounding challenges already faced by the affordable housing industry.

We encourage the Council to collaborate with City Hall to develop a long-term, sustainable rental assistance model that keeps more residents stably housed and ensures the continued effectiveness of the municipal voucher system.

Additionally, we support increased investment in staffing and technological improvements for CityFHEPS administration, as recommended in the City Council's Response to the FY 2026 Preliminary Budget. These investments are necessary to ensure CityFHEPS is administered efficiently and reaches those who need it most.

LOCAL LAW 97 COMPLIANCE

Local Law 97 aims to reduce greenhouse gas emissions, but many small- and moderate-income co-ops and condominiums lack the capital and technical resources for costly energy retrofits, leaving them vulnerable to penalties. We support the Council's proposal to create a capital funding stream through HPD to help these buildings meet Local Law 97's goals of reducing emissions and the City's carbon footprint.

FEDERAL FUNDING & BUDGET RESERVES

We recognize that federal support through capital programs, rental assistance, and other subsidies is crucial to providing affordable housing for New Yorkers. To protect against potential federal funding cuts, we urge the City Council to strengthen the City's financial resilience by establishing adequate budget reserves. This proactive approach would help mitigate the impact of future fiscal downturns and ensure continuity in staffing and essential programs.

NYSFAFH remains a committed partner to the City in expanding access to affordable housing for all New Yorkers. As the City Council considers fiscal and legislative solutions, we stand ready to collaborate and help advance solutions to meet this critical need.

Thank you.

Contact: Jolie Milstein, NYSFAFH President/CEO, at jmilstein@nysafah.org or (646) 473-1208.



**Testimony of Emily Goldstein, Director of Organizing and Advocacy, ANHD
Before the New York City Council Housing and Buildings Committee Regarding Priorities for
the New York City Fiscal Year 2025-2026 Budget**

May 14, 2025

Thank you, Chairs Brennan and Sanchez and members of the committees, for the opportunity to testify today on the Fiscal Year 2026 Executive Budget. My name is Emily Goldstein, and I serve as the Director of Organizing and Advocacy at the Association for Neighborhood & Housing Development (ANHD).

About the Association for Neighborhood and Housing Development (ANHD)

ANHD is one of the City's lead policy, advocacy, technical assistance, and capacity-building organizations. We maintain a membership of 80+ neighborhood-based and city-wide nonprofit organizations that have affordable housing and/or equitable economic development as a central component of their mission. We are an essential citywide voice, bridging the power and impact of our member groups to build community power and ensure the right to affordable housing and thriving, equitable neighborhoods for all New Yorkers. We value justice, equity, and opportunity, and we believe in the importance of movement building that centers marginalized communities in our work.

ANHD's work directly supports the needs of our members who develop, manage, and organize to preserve affordable housing, and who fight to bring equity into low-wealth and historically disinvested communities in New York City. Our groups rely on us for technical assistance and capacity-building resources that allow them to maximize their resources, skills, and impact. The support services, research, analysis, public education, and coalition building we do helps to identify patterns of local neighborhood experiences and uplift citywide priorities and needs. Our work translates into the capacity to win new programs, policies, and systems that ensure the creation and preservation of deeply and permanently affordable housing, and economic justice.

The Community Housing Preservation Strategies (CHPS) Initiative

We are grateful for the Council's longstanding commitment to the Community Housing Preservation Strategies (CHPS) Initiative, which has served as a lifeline for the city's most vulnerable tenants and homeowners for more than fifteen years. Through CHPS, over 45 community-based organizations provide preservation services in neighborhoods most at risk of displacement, particularly among low-income, BIPOC, and immigrant communities. However, despite this essential work, our CHPS partners continue to face two interrelated challenges:



persistent underfunding and unacceptable delays in the City’s contracting and payment processes. Every CHPS organization surveyed this year reported delays in registration—some dating back to Fiscal Year 2023—forcing them to front costs for essential services while waiting months or even years to be reimbursed. These delays significantly hinder program operations and staff retention, placing strain on frontline teams and putting tenant protections at risk.

In light of the escalating housing crisis, we call on the City Council to increase CHPS funding to \$4.95 million in FY26. The program’s funding has remained flat at \$3.65 million since 2016, despite skyrocketing demand and increasing costs. New investments would enable CHPS groups to scale their services, provide cost-of-living adjustments for staff, and expand their capacity to address evictions, poor housing conditions, and tenant harassment across the city. In tandem, we urge the Council to address the systemic contracting backlog by advancing reforms and ensuring timely contract approvals and payments.

Displacement Alert Project (DAP)

DAP is a critical resource for affordable housing advocates, helping users to proactively identify and outreach to those at risk of displacement and do in-depth research of individual building histories. The tool has scaled since inception and has the capacity to continue expanding in New York and beyond to support unit, building, and area level strategies that prevent affordable housing displacement. Last year over 1,280+ users (including tenant coalitions, community boards, and elected officials) relied on DAP to track eviction risks and landlord patterns. In addition, ANHD provided 8 specialized trainings conducted to help organizations leverage data tools, build organizing strategies, and advance tenant protections, while providing direct troubleshooting support to CHPS-funded groups responding to housing crises in real time.

We urge the City Council to continue their crucial funding of this work through our application for \$268,907 for ANHD’s Displacement Alert Project and our Capacity Building Training and Technical Assistance for the CHPS program. This will allow us to maintain and expand DAP, provide technical assistance and training to CHPS-funded organizations to improve housing stability efforts, and produce research and data tools, including the Housing Risk Chart and AMI Cheat Sheet, to support housing advocacy and policy solutions

KEY OUTCOMES WITH FY26 FUNDING:

- Sustained operations of the Displacement Alert Project (DAP) and DAP Portal to provide real-time data on displacement risks.
- Expanded training and capacity-building support for CHPS-funded groups, enhancing their ability to protect tenants and preserve affordable housing.
- Development of new housing research tools, including the Housing Risk Chart and AMI Cheat Sheet, for advocacy and policymaking.



- Annual convening with the Department of Housing Preservation and Development (HPD) and CHPS groups to assess program impact and discuss policy solutions.

Housing Capital Funding

Emergency Preservation Funds for Non-Profit Affordable Housing Providers

ANHD commends the \$2 billion capital commitment under the “City of Yes for Housing Opportunity” and “City of Yes for Housing Equity” initiatives, including the critical focus on affordable housing preservation. We are encouraged by the revival of the J-51 tax abatement to support moderate rehabilitation and extend affordability in older housing stock.

That being said, we urge the City Council to ensure that this commitment is codified, and that the promised \$1 billion in capital city resources for preservation comes on top of previously committed resources.

Moreover, targeted action is crucial to ensure that these capital funds reach New York City’s nonprofit affordable housing providers, who need them most. These organizations maintain deeply affordable units with rents under \$1,000 and are facing mounting financial challenges from pandemic-era rent arrears, rising operational costs, and dwindling reserves. Unlike for-profit developers, these mission-driven nonprofits operate on narrow margins, prioritizing long-term affordability and tenant stability over profit.

The combined \$2 billion in preservation capital from the City and the State should be directed strategically to support portfolio-level stabilization, particularly for nonprofit developers. These funds can have a transformative impact by covering essential repairs, upgrading building systems, and renovating units to bring them back into service — directly supporting the long-term viability of deeply affordable housing. Preservation is about more than just maintaining physical structures; it’s about protecting tenants and ensuring they can live in safe, healthy, and dignified homes.

To fully achieve the objectives of the “City of Yes” initiative, capital dollars must be allocated equitably and strategically to support the sustainability of nonprofit housing portfolios. Without timely investment, many nonprofit-owned buildings could face serious risks of disrepair and tenant displacement within just a few years — ultimately increasing costs for the City and undermining our shared housing goals.

Now is the time to act: preserve what we’ve already built and protect the communities that depend on it.

Rescuing distressed rent stabilized housing



We also have both the challenge and opportunity to preserve distressed private market housing, stabilizing and supporting existing residents and establishing long term affordability and sustainability in at-risk portfolios. HPD recently announced an updated term sheet for the Neighborhood Pillars program, which is designed to enable this form of preservation work. As the term sheet reflects, preserving distressed properties - many of which are rent stabilized - is not cheap or simple to accomplish. But it is a crucial and necessary tool for maintaining and increasing our affordable housing stock, and, importantly, addressing often longstanding and extremely hazardous conditions that thousands of tenants are experiencing. We urge the city to invest in this critical public need.

Prioritizing Deeper Affordability

The FY26 Executive Budget reflects a record high level of housing capital investment thanks to the City of Yes/City for All agreements. However, record investments must be matched with deeper affordability and targeted implementation. In 2024, only 16% of housing completions and 21% of housing starts served extremely low-income (ELI) households—despite ELI households representing 35% of all NYC renters, 58% of rent-burdened households, and the vast majority of those experiencing homelessness. To address this disparity, the City must dramatically increase the proportion of capital dollars dedicated to projects that serve the lowest-income New Yorkers. This includes prioritizing financing tools that make deeply affordable housing feasible and sustainable, and using capital creatively in conjunction with operating support to enable our members and the broader affordable housing field to develop more of the affordable housing homeless and housing insecure New Yorkers need.

Lastly, we are deeply concerned that while the FY26 allocation for HPD is \$3.3 billion, funding declines sharply in the outyears, dropping to \$1.9 billion in FY27 and less than \$500 million in subsequent years ([NYHC, 2025](#)). Similarly, NYCHA's capital funding is set to fall from \$1.1 billion in FY26 to roughly \$200 million in the following years ([NYHC, 2025](#)). If we are to make real, sustained progress in solving New York City's housing crisis, both the Council and the Administration must commit to maintaining and increasing housing capital funding beyond FY26. Long-term investment is critical to ensuring that both new development and preservation efforts receive the funding they need to support affordable housing for generations to come.

Right to Counsel

ANHD calls for full funding for the Right to Counsel program - we have a proven, effective tool to prevent evictions, and far too many eligible New Yorkers are being denied access due to lack of resources. In 2024, less than half of tenants with eviction cases in housing court were represented by an attorney ([Right to Counsel NYC](#)). Full funding for Right to Counsel will have an immediate impact to reduce eviction rates and stop even more vulnerable New Yorkers from becoming homeless.



CityFHEPS

In the midst of an unprecedented homelessness crisis in New York City, the agencies responsible for safely sheltering unhoused New Yorkers and helping them to transition into permanent housing urgently need additional funding. One of the most effective solutions to alleviate overcrowding in the shelter system is expanding access to permanent, subsidized housing—while also preventing more families from entering homelessness in the first place.

The package of CityFHEPS laws passed in summer of 2023 are a critical part of making these solutions a reality. Now that the CityFHEPS expansion bills are law, we must have them fully implemented and funded. CityFHEPS is one of the key programs that helps those in shelters access permanent housing, which in turn helps alleviate overcrowding in the shelter system itself ([CSS, 2023](#)). The program's expansion will also allow more New Yorkers to use vouchers to avoid eviction and stabilize their housing before reaching crisis levels. We know that housing stability yields wide-reaching benefits—supporting higher wages, lower healthcare costs, and improved educational and workforce outcomes.

While the Administration has cited logistical, staffing, and budget constraints as barriers to implementation, the FY26 Executive Budget must reflect the resources necessary to fulfill the mandate of these new laws. We also urge increased baseline funding to ensure more CityFHEPS vouchers can be distributed and used effectively. While expanding the program to cover families facing eviction is projected to cost the city approximately \$8 billion dollars, it is also expected to save \$5 billion from reduced shelter and rehousing costs—resulting in a net cost of about \$3 billion over five years ([CSS, 2023](#)).

Homeownership

While the “City of Yes” initiative includes a significant commitment to expanding homeownership, the Administration’s proposed FY26 budget does not appear to fully reflect that promise. Based on the City Council’s homeownership tracker, several key programs fall short of the 10-year investment goals outlined in the Council’s proposal.

For example, HomeFix—which should be funded at \$27.7 million—is currently projected to receive only \$18 million over 10 years, based on this year’s allocation. HomeFirst is funded at \$3 million annually, totaling just \$30 million instead of the \$41 million target. HelpDesk is allocated \$20 million over 10 years, falling short of the recommended \$25.6 million.

The Tenant Legal Services (TLS) program appears to receive only \$200,000 next year, far below the \$2.2 million annual target (or \$22 million over a decade), though this may reflect HPD



staffing allocations. Funding for the Accessory Dwelling Unit (ADU) Technical Assistance program is also lower than expected—roughly \$3.3 million (\$2.4 million + \$907,000) instead of the proposed \$4 million.

We urge the Administration to fully fund these homeownership programs in alignment with the Council’s proposed investment levels and ensure these resources are accessible to low- and moderate-income New Yorkers seeking to build wealth and stability through homeownership.

Agency Staffing

The FY26 expense budget includes additional funding from the “City of Yes” and “City for All” agreements to support increased staffing at HPD, Department of Buildings (DOB), and the Department of City Planning (DCP). According to NYHC analysis, the budget adds 153 new positions across these agencies: 77 at HPD, 66 at DOB, and 10 at DCP ([2025](#)). ANHD supports increased staffing, as it is critical to the operations of our members citywide.

We urge the administration to ensure that additional staff at HPD and DOB is directed towards two areas where our members are experiencing negative impacts due to insufficient agency capacity.

First, HPD’s code enforcement and litigation units must improve their capacity to not only respond to tenant complaints and conduct routine inspections, but to take proactive measures targeting buildings with consistent patterns of severe violations. This requires more capacity for activities like roof to cellar inspections, as well as increased capacity to forcefully pursue penalties in court.

Second, HPD and DOB must increase their capacity to support nonprofit developers — especially in preservation and operations. Persistent delays in approvals, processing, and inspections create major cash flow challenges for nonprofit housing providers, impacting their ability to sustain and reinvest in affordable housing. Backlogs in addressing building code violations and operational approvals not only stall preservation efforts, but also directly affect residents’ quality of life.

On the development side, HPD plays a central role in nearly all affordable housing production in New York City. Recent staffing shortages have significantly slowed down this pipeline. In 2022, 12,000 fewer apartments were built compared to pre-pandemic numbers, according to the Comptroller’s office ([Gothamist, 2024](#)). The staff shortages have caused delays for nonprofit developers, who are forced to carry expensive pre-development and construction loans longer while awaiting closings and permanent financings. Although HPD has made great efforts to alleviate the shortages, the loss of institutional knowledge and experience cannot be diminished. There is still a significant backlog of affordable housing projects from the past



couple years requiring us to give HPD all the resources we can to ensure that we recuperate from the loss in production ([Comptroller, 2024](#)).

Additionally, we urge the council and administration to increase funding to the Commission on Civil and Human Rights to ensure that we continue to protect New Yorkers from discrimination in the housing market. Especially at a time when the federal government is rolling back its commitment to fair housing, New York City must step up. Despite being outlawed since 2008, Source of Income (SOI) discrimination remains pervasive, and presents a significant barrier to New Yorkers seeking to leave shelters for permanent housing. CityFHEPS and other housing voucher programs have proven to be effective in allowing tenants to remain in their homes and prevent future evictions/homelessness. However, even after tenants jump through multiple hoops to obtain a voucher, they are rejected by landlords who choose to discriminate against them. The CCHR needs more funding to fully staff its offices to have increased enforcement of discriminatory laws. It is a step in ensuring we prevent further discrimination and homelessness. At minimum, capacity should be increased to 2018 staffing levels, which would be an estimated cost of \$3 million in new funding for the Commission's Law Enforcement Bureau in FY25.

Finally, the Department of Social Services (DSS) budget must reflect an accurate assessment of the cost to house asylum seekers, without relying on inhumane measures like shelter time limits. It must also include funding for case management, helping asylum seekers access work authorization and other supports needed to stabilize and thrive.

Delayed Contracts and Stalled Projects

ANHD commends NYC Council Speaker Adrienne Adams for her leadership in reducing delayed payments to nonprofits, a critical step toward strengthening the organizations that serve our communities. We strongly support advancing legislation to transition to a grant-based model, which would streamline funding and improve cash flow for nonprofits ([State of the City, 2025](#)). Additionally, we urge the restoration of \$16 million to the Mayor's Office of Contracts to ensure adequate staffing and capacity to prevent further delays and administrative breakdowns ([State of the City, 2025](#)). ANHD members working in low- and moderate-income (LMI) communities across the city that depend on timely City contracts to sustain their operations. This includes nonprofit housing developers, who need reliable funding to preserve and build affordable housing. When contract approvals are delayed, projects stall, forcing nonprofits to absorb financial losses they cannot afford. To prevent further harm, the City must restore this funding and implement reforms that ensure nonprofits can continue their essential work without unnecessary financial strain. Investing in a strong, efficient contract system is not just about fiscal responsibility—it is about safeguarding the stability of the communities we serve.

Prevailing Wage/Wage floor



ANHD is dedicated to ensuring fair wages and equitable treatment for workers and understands the spirit and intent of City Council proposed bills to ensure fair wages and workers' rights. We have serious concerns on the proposed bills' potential reduction in affordable housing units and the adverse effects on non-profit developers. Due to uncertainty in housing and construction costs from federal tariffs and significant federal cuts to HUD, we believe it is not the appropriate time to impose additional funding requirements on non-profit affordable housing developers. Without significant sustainable added capital, city agency staffing capacity and capacity by our non-profit developers we believe these proposals will result in a significant loss of affordable housing units and a reduction in affordability for the lowest-income New Yorkers.

If the parameters of Intros 1156-2024 and 910-2024 fall upon non-profit developers, the cost of building affordable housing units will increase drastically on a citywide scale. These parameters include: providing prevailing wages and ensuring that 30% of hours worked are done by residents of a certain zip code where 15% of the population is below the federal poverty level.

Intros 1156-2024 and 910-2024 do not stipulate the definitions of "certain economic developers" or "housing developers of certain housing development projects." Affordable housing developments rarely cost less than \$1 million. Non-profit developers do not have the capital capacity or cash reserves to bear the burden of the above requirements without the properties they are developing losing their affordability.

Federal Threats

We are all deeply concerned about federal attacks on our communities and our homes. The federal budget Trump recently proposed would have devastating consequences for millions of New Yorkers who rely on rental assistance vouchers, public housing, code enforcement, and a host of other core public services. It would exacerbate our already overwhelming homelessness and housing crisis, destabilize families who are currently safely housed thanks to proven and successful subsidy programs, and further endanger both tenants and community members in and around buildings with negligent landlords.

Now is a moment for New York City to reaffirm and recommit to a fundamental believe in housing as a human right, and enact a budget that helps all New Yorkers secure safe, decent and affordable housing.

Thank you again for the opportunity to testify. If you have any questions or for more information, please contact Emily Goldstein: emily.g@anhd.org.



Testimony before the New York City Council
Executive Budget Hearing - Committee on Public Housing, Jointly with
the Committee on Finance and Housing and Buildings
May 14, 2025

Laura Lazarus
Co-Founder & CEO
Anthos | Home
llazarus@anthoshome.org





Good afternoon, Chairs Brannan, Banks and Ana Sanchez, along with the other members of the Finance, Public Housing and Housing and Buildings Committees. My name is Laura Lazarus, and I am Co-Founder and CEO of Anthos | Home. Thank you for the opportunity to testify today and share insights on how we can improve housing access and outcomes for New Yorkers experiencing homelessness.

Anthos | Home is an innovative nonprofit committed to helping people with housing vouchers secure stable housing as quickly as possible. Vouchers are one of the most effective tools we have to address homelessness, but too often, they are difficult to use. In New York City, families spend an average of at least a year searching for housing after receiving a voucher. These long wait times extend shelter stays and create unnecessary instability for families who are ready to move forward. Nationally, nearly 40 percent of federally-issued housing vouchers go unused—a staggering loss of opportunity to move individuals and families into permanent homes.

That's where Anthos | Home comes in. Our model is designed to remove obstacles that prevent voucher holders from securing and keeping their homes. To do so, we bridge gaps between government agencies, property providers, and social service providers to help voucher holders find and move into homes as quickly as possible. As part of this work, we proactively identify and secure apartments through a network of landlords and brokers, ensuring immediate access to housing for families with vouchers. Our flexible funding model allows us to cover necessary repairs for inspection approvals, moving costs, application fees, and other expenses that often delay rehousing. We think of our approach as a supplement to the City's work, ensuring that more voucher holders successfully secure housing.

The City has made tremendous progress in tackling homelessness. In the past year alone, the Department of Social Services (DSS) has helped more than 16,000 households transition from shelters into permanent housing—a 45 percent increase over the previous year—making it the second-largest rental subsidy program in the nation. This achievement underscores New York City's commitment to ensuring that housing vouchers serve as a reliable pathway to stable homes.

Nevertheless, there are still opportunities to reduce the barriers voucher holders face. One such opportunity involves the homeless set-aside units across New York City. These units, like



housing vouchers, are a fantastic resource, but too often, they sit empty for several months before being filled. These delays not only impact families in need of a home, but they also have financial consequences for affordable housing development financing. Indeed, the delays in filling units often lead to a reduction in the equity payment provided by an investor funding. This reduction in funding means that public dollars often fill that gap. Currently, HPD and DSS coordinate the referrals for these units, but if a qualified non-profit like Anthos did the work, we could accomplish it faster and improve outcomes for both tenants and landlords. This is a real opportunity to improve the homeless set-aside placement process and secure more private dollars for investment in affordable housing.

Over the past two years of operations, Anthos|Home has seen the impact of our targeted support for tenants, property providers, and government agencies. Our model has been particularly effective for vulnerable populations, such as former foster youth and individuals with complex health needs, who often require additional guidance and support. To date, Anthos | Home has assisted more than 310 families, or 485 total individuals, and in partnership with the Administration for Children's Services, more than 125 young people aging out of foster care into secure homes, and every single one remains stably housed.

To build upon this progress, we urge the City Council to evaluate the current homeless set-aside leasing processes and draw on the capacity and resources of nonprofits like Anthos|Home to streamline the current systems. With targeted reforms, New York City can further reduce homelessness and ensure that more families have access to the safe, stable housing they deserve.

Thank you for the opportunity to testify today. I welcome any questions you may have.



WRITTEN TESTIMONY FOR THE NEW YORK CITY COUNCIL, HOUSING AND BUILDINGS COMMITTEE, EXECUTIVE BUDGET HEARING BY BROOKLYN LEGAL SERVICES CORPORATION A

May 14, 2025

Dear Chair Sanchez and members of the Committee on Housing and Buildings,

My name is Jessica Rose and I am testifying on behalf of Brooklyn Legal Services Corporation A ("Brooklyn A"). Brooklyn A has submitted ten different discretionary funding applications to the City for the upcoming fiscal year. This funding supports our core services: providing legal services to tenants facing eviction and harassment, homeowners facing foreclosure or needing assistance with wills and estates, small business owners and nonprofit organizations grappling with their commercial leases and other corporate and real estate needs across the city, and domestic violence survivors.

Brooklyn A has submitted several applications for renewed discretionary funding in Fiscal Year 2026 for our Preserving Affordable Housing (PAH) Program, which provides legal representation and legal education and advocacy strategies to preserve and protect affordable housing, prevent eviction, combat tenant harassment and discrimination, and helps tenant organizations marshal the power of strength in numbers to protect the right to safe and sanitary housing. In Fiscal Year 2024, our PAH Program handled nearly 3,000 cases to maintain housing stability and supported 52 tenant associations to fight for habitable living conditions. This year we are applying for funding from seven different initiatives to support this work: \$100,000 from Legal Services for Low-Income New Yorkers (LSLINY) (reference number 178996), \$350,000 from the Speaker's Initiative (184940), \$40,000 from the Domestic Violence and Empowerment (DoVE) Initiative (184962), \$50,000 from Community Housing Preservation Strategies (184975), \$50,000 from Information and Referral Services (184989), \$50,000 from Legal Services for the Working Poor (185407), and \$50,000 from Stabilizing NYC (185412).

While the need for these services has increased significantly and costs for providing services have increased, LSLINY has not been increased since Fiscal Year 2021.

building communities ensuring opportunity achieving justice.

A recently-issued report from New York City Comptroller Brad Lander found eviction rates have returned to their pre-pandemic levels, with a 440% increase in active eviction cases from March 2020 to March 2024.¹ As these numbers rise, the portion of New Yorkers being represented in housing court is dropping: between FY21 and FY24, Right to Counsel representation dropped from 71% to 42%.² This decline has exacerbated unequal access to justice, with Bronx residents seeing a decline in RTC representation from 81% to 31% in that same time period, leaving Black and Latine neighborhoods particularly vulnerable.

These shortcomings are all the more disappointing given how effective RTC is when its available to New Yorkers: in FY24, 89% of tenants who received full legal representation in an eviction proceeding were able to stay housed.³ The Comptroller's report echos the concerns Brooklyn A and our peers have identified in testimony and other advocacy: delayed contract delivery, insufficient funding that prevents hiring and retention, and rigid contract requirements make it difficult for providers like Brooklyn A to deliver these vital civil legal services.

Brooklyn A's aggressive housing practice prevents thousands of evictions of low-income tenants and their families each year by securing repairs and essential services; helping families obtain the benefits they need to pay rent arrears and afford future rent; and contesting illegally high rents, slowing the increasingly rising rent costs.

Brooklyn A also provides essential legal services to tenant groups, employing aggressive legal tactics to challenge the management authority of landlords that neglect affordable housing properties with the goal for the building and individual apartments to be repaired and rehabilitated so the tenants can live safely in their homes. Most of our housing work is funded by the Anti-Eviction: Full Legal Representation (formerly the Homelessness Prevention Law Project), also known as the Right to Counsel program (RTC), and Anti-Harassment Tenant Protection (AHTP).

The demand for these services is higher than ever, and discretionary support is essential to provide continued support for eviction prevention work that remains at citywide highs, as well as tenant-affirmative work including organizing and assuring safe housing conditions, critical work that is not being funded by the City's Right to Counsel Program. We need maximum support to provide representation to keep New Yorkers in their homes, get repairs and restoration of essential services made, educate tenants on

¹ "Evictions Up, Representation Down," by the Office of New York City Comptroller Brad Lander, May 2025. https://comptroller.nyc.gov/reports/evictions-up-representation-down/#_edn1

² Ibid

³ Ibid

their rights, and represent tenants in danger of losing their homes in legal proceedings. AHTP provides tenants with access to justice and legal resources for affirmative and preventive services, diverting eviction cases from being brought to court and preserving and improving affordable housing. The crucial, full array of services offered by AHTP providers are distinct from, and complimentary to, the representation provided through the Anti-Eviction/Right to Counsel (RTC) program.

Brooklyn A joins our fellow legal service providers in urging the city to maintain and expand its sources of funding for the Right to Counsel so the program can be fully implemented and greatly improve contract delivery to providers. The FY25-27 RTC contracts only cover funding for approximately 36% of eviction filings per year—the New York State Unified Court System’s Statewide Eviction information shows the City had 124,599 eviction filings in 2024, while the City’s RFX for the Anti-Eviction Full Legal Representation is slated to cover just 44,444 cases per year. This rate of funding undermines the intent of the Right to Counsel Law to provide legal services to all New Yorkers facing eviction. Additionally, the average case rate \$4,100 falls short of covering the total cost of the work—an estimated \$7,500 per case—making it difficult for attorneys to have sufficient time and resources to handle complex cases.

Contract delivery and payment also continue to be issues for both RTC and AHTP. Brooklyn A and many of our peers have not been able to submit invoices for our FY25 contracts due to the lengthy contracting and budget approval process. We and many RTC providers are also just now beginning to get approval for final payments under the FY23 and FY24 RTC contracts. These delays can cause civil legal service organizations to miss payroll or incur unreimbursable interest costs related to lines of credit and other loans used to bridge costs, creating instability among our staff while they are trying to focus on delivering essential services, and threaten the viability of our smaller peers who have fewer sources of funding. The City must improve the timeliness of contract delivery and payment in the coming year if it’s serious about improving access to legal services for New Yorkers.

Fully funding the RTC program and addressing contracting challenges are parts of the solution to the housing affordability crisis plaguing this City. Keeping low-income people in their homes is essential not only for their individual well-being, but also as a bulwark against the loss of affordable rents in the housing market. When a low-income tenant is evicted, their apartment at times are not rented again to low-income tenants; as contrary to the law, unscrupulous landlords raise rents illegally or remove the apartment from the market altogether. Thus, as we move through the stages of this housing and health crisis, we remain on the frontline of efforts to ensure that the needs of New York’s marginalized communities are met. We will continue to make the case for justice and equity.

We hope the city continues to support the work of Brooklyn A and that you will take our suggestions to improve the City's programs and contracts that support our work under consideration.

Thank you,

Jessica A. Rose, Esq.

Executive Director

Brooklyn Legal Services Corporation A

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**Chinese-American Planning Council
Testimony Before the Committee on Finance and Committee on Public Housing
Chair, Council Member Justin Brannan
Chair, Council Member Chris Banks
May 14th, 2025**

Thank you Chairs Brannan, Banks, and members of the City Council for the opportunity to testify today. The mission of the Chinese-American Planning Council (CPC) is to promote social and economic empowerment of Chinese American, immigrant, and low-income communities. CPC was founded in 1965 as a grassroots, community-based organization in response to the end of the Chinese Exclusion years and the passing of the Immigration Reform Act of 1965. Our services have expanded since our founding to include three key program areas: education, family support, and community and economic empowerment.

CPC is the largest Asian American social service organization in the U.S., providing vital resources to more than 80,000 people per year through more than 50 programs at over 30 sites across Manhattan, Brooklyn, and Queens. CPC employs over 700 staff whose comprehensive services are linguistically accessible, culturally sensitive, and highly effective in reaching low-income and immigrant individuals and families. With the firm belief that social service can incite social change, CPC strives to empower our constituents as agents of social justice, with the overarching goal of advancing and transforming communities.

We are urging the City to include at least \$1 billion in this year's adopted budget allocated to deeply affordable housing, with targeted investment in programs that directly serve older adults and those most at risk of homelessness. This funding must include robust support for the SARA program, the preservation of HUD 202 buildings, an expansion of the SCRIE program, and critically needed group support services. Each of these tools is essential—not just to keep older New Yorkers safely housed, but to ensure our housing system reflects equity, dignity, and long-term sustainability.

City data shows what many advocates have long known: older adults are the fastest growing segment of adults experiencing homelessness. If we fail to act now, we will be complicit in an accelerating crisis. Without at least \$2.3 billion in additional investment in deeply affordable housing—not millions, but billions—we will see more older New Yorkers pushed into homelessness, shelters, hospitals, and ultimately early death. That failure will not only devastate individuals and families, it will have profound costs for our healthcare system, our shelter system, and the municipal budget at large.

We also call on the City to expand CityFHEPS access to all New Yorkers, regardless of immigration status. Housing is a basic human need, and exclusions based on immigration status deepen the housing crisis and disproportionately harm older immigrants who have spent decades contributing to our communities. Ending these exclusions is both a moral and fiscal imperative.



A just and equitable budget includes measures that truly creates affordable housing for all New Yorkers especially during a time where the cost of living and housing is increasing dramatically. We hope that the Council and the administration prioritizes housing and there are meaningful measures that aim to achieve this in the adopted budget.

Thank you so much for your time and if there are any questions, please reach out to Ashley Chen, Policy Analyst at achen9@cpc-nyc.org.



Testimony of
Coalition for the Homeless
before the Committee on Housing and Buildings
of the New York City Council

on the

Executive Budget for Fiscal Year 2026

submitted by

Alison Wilkey
Director of Governmental Affairs & Strategic Campaigns
Coalition for the Homeless

May 14, 2025

The Coalition for the Homeless (“Coalition”) welcomes this opportunity to submit testimony to the New York City Council’s Committee on Housing and Buildings. As the court- and City-appointed independent monitor of the Department of Homeless Services (“DHS”) shelter system and the shelter system for adult New Arrivals, and party in the historic *Callahan*, *Eldredge*, and *Boston* cases that created the right to shelter in New York City (“NYC”), we are uniquely situated to provide insight into the impact of proposed funding for unhoused New Yorkers and those at-risk of experiencing homelessness.

Compounding Crisis, Failed Responses

NYC has one of the largest populations of unhoused people in the United States. In February 2025, there were 114,791 people sleeping in New York City shelters, including 39,394 children.¹ This staggeringly high figure does not include the many thousands of people sleeping unsheltered in public spaces, or the hundreds of thousands temporarily sleeping doubled- and tripled-up in the homes of others. As such, the number of people without homes in New York has never been higher.

These alarming statistics have been fueled by decades of underinvestment in permanent affordable housing for low-income communities and the failure of all levels of government to enact policies to meaningfully reverse this trend. The affordable housing shortage in NYC, particularly for extremely low-income (“ELI”) households, is underscored by stark data revealing the depth of the crisis. According to the National Low Income Housing Coalition’s 2025 report, “The Gap: A Shortage of Affordable Homes,” there is a glaring disparity in the availability of affordable housing: for every 100 ELI households in the New York-Newark-Jersey City, NY-NJ-PA metro area, there are merely 34 affordable and available rental units.² In a city where the cost of living far exceeds national averages, and ELI households are defined as those earning 30 percent or less of the area median income (“AMI”), this gap leaves a vast number of residents in precarious housing situations.

The housing precarity in NYC is evidenced by the rent burdens borne by its residents. The number of ELI households who were severely rent-burdened (spending more than 50 percent of their income on housing) was 73 percent in 2023.³ This financial strain severely limits the capacity of ELI households to afford other necessities, such as food, healthcare, and childcare. It forces many of them to live in overcrowded conditions – defined as having more than two people per bedroom or more than one person living in a studio apartment. In fact, nearly a quarter (23 percent) of NYC households with at least one child are overcrowded.^{4,5} Given that living in overcrowded conditions is frequently a precursor to homelessness, such statistics portend greater levels of mass homelessness if this affordable housing crisis continues.

The dynamics of NYC’s real estate market have also exacerbated the affordable housing shortage. The city’s median rent has consistently outpaced inflation and income growth, creating an environment where affordable housing becomes increasingly scarce. Rent-stabilized units are particularly difficult to come by. Per the most recent Housing Vacancy Survey, the vacancy rate for rent stabilized units was less than 1

¹ “Facts About Homelessness,” Coalition for the Homeless. Accessed May 12, 2025, <https://www.coalitionforthehomeless.org/facts-about-homelessness/>.

² “The Gap: A Shortage of Affordable Homes,” National Low Income Housing Coalition, accessed May 12, 2025, https://nlihc.org/sites/default/files/gap/2025/gap-report_2025_english.pdf.

³ “The Gap: A Shortage of Affordable Homes,” National Low Income Housing Coalition, accessed May 12, 2025, https://nlihc.org/sites/default/files/gap/2025/gap-report_2025_english.pdf.

⁴ New York City Department of Housing Preservation and Development, “2023 New York City Housing and Vacancy Survey Selected Initial Findings,” (2024), <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>.

⁵ New York City Department of Housing Preservation and Development, “2023 New York City Housing and Vacancy Survey Selected Initial Findings,” (2024), <https://www.nyc.gov/assets/hpd/downloads/pdfs/about/2023-nychvs-selected-initial-findings.pdf>.

percent in 2023 – down from an already distressingly low 4.6 percent in 2021.⁶ More to the point, the vacancy rate for affordable apartments – those renting for less than \$1,100 per month – was only 0.39 percent. Effectively, there are no affordable apartments left in New York for those who need them most.

Coupled with this is the fact that evictions have remained worryingly high, nearing pre-COVID levels. In New York City in FY24, there were 126,236 eviction filings in city housing courts.⁷ The increase in evictions is particularly impacting low-income residents and communities of color and further straining the city's social safety net. In addition, this surge in evictions, in conjunction with a near-total lack of available affordable housing, has made a substantial increase in mass homelessness in the city a near-inevitability.

The crisis extends beyond those in shelters to include those living unsheltered, which presents its own significant challenges. According to the last HOPE estimate published in 2024, more than 4,000 individuals experienced unsheltered homelessness in one night. However, there is no reliable estimate of the total number of those sleeping unsheltered.⁸ The City's annual HOPE survey, mandated by the Federal government, underestimates the true size of this population due to flawed methodology, and as a point-in-time survey, it fails to capture the dynamic nature of unsheltered homelessness. Whatever figure is reported by the City, we can safely assume the true number of people sleeping unsheltered is far higher.

Housing solutions for the unsheltered homeless population remain woefully inadequate. Recent statistics reveal a troubling disconnect in the supportive housing system. Out of 955 people living on the streets and subways who were approved for supportive housing during a period tracked by city social service and health agencies last year, only 175 successfully obtained a housing placement —just 18 percent of the total.⁹ Nearly 400 people were still waiting to be referred to a supportive housing provider for an interview, despite thousands of apartments sitting empty, while 131 people waited more than a year and had their applications expire without receiving a placement.¹⁰ This systemic failure highlights how even those who navigate the application process successfully are frequently left without the housing solutions they desperately need.

RECOMMENDATIONS

Creating Affordable Housing for Extremely Low-Income and Homeless Households

While the Coalition will continue to vigorously defend the Right to Shelter, our ultimate goal is to make shelters unnecessary. But the increasing need for emergency shelter over the past 43 years is a direct result of the depletion of housing that is affordable to those at the lowest income levels. The only way to decrease the number of people living without shelter and the crisis in the shelter system is through permanent, affordable housing. Yet, the City has no plan that acknowledges and addresses the housing need for homeless and ELI individuals and families. The City of Yes for Housing Opportunity zoning amendment did not set requirements for the deepest affordability, only creating an optional Universal Affordability Preference that allows developers to build 20 percent larger if the addition includes units

⁶ *Id.*

⁷ New York City Office of Civil Justice, “FY24 Annual Report.” *Department of Social Services*. Accessed 27 Feb. 2025, https://www.nyc.gov/assets/hra/downloads/pdf/services/civiljustice/OCJ_Annual_Report_2024.pdf.

⁸ New York City Department of Social Services, “Homeless Outreach Population Estimate 2024 Results,” 2024, <https://www.nyc.gov/site/dhs/outreach/hope.page>.

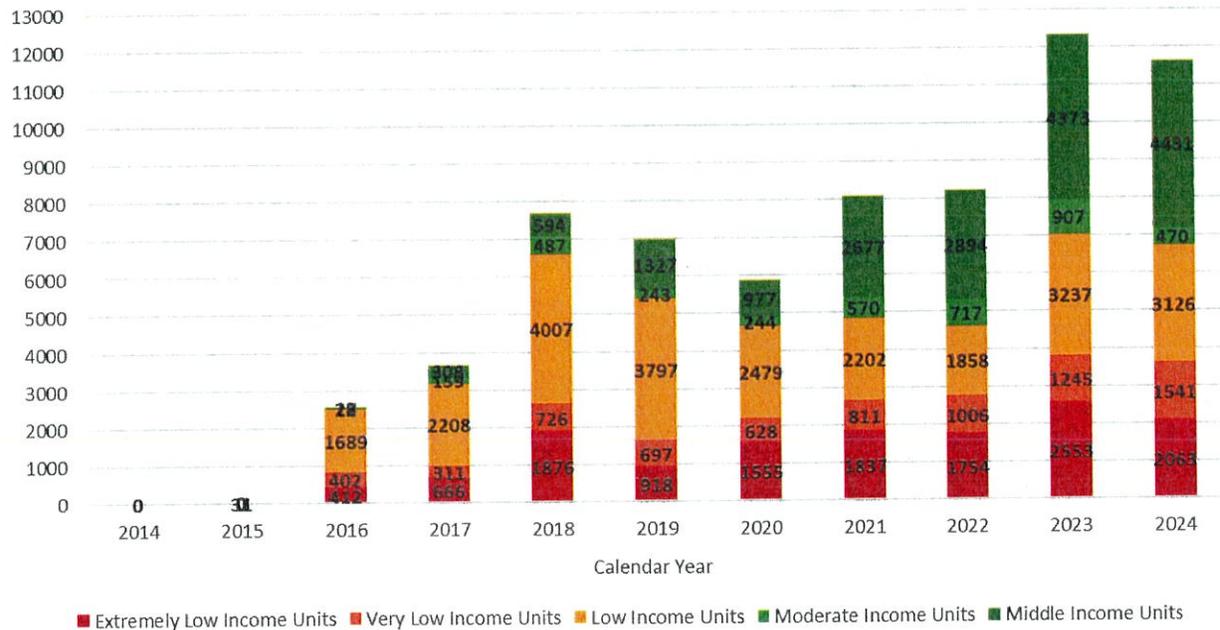
⁹ Gwynne Hogan, “Most Street-Homeless Housing Applicants Never Get a Shot, Inside Stats Show” *The City*, January 2025, <http://www.thecity.nyc/2025/01/06/homeless-supportive-housing-eric-adams-statistics/>.

¹⁰ Gwynne Hogan, “Most Street-Homeless Housing Applicants Never Get a Shot, Inside Stats Show” *The City*, January 2025, <http://www.thecity.nyc/2025/01/06/homeless-supportive-housing-eric-adams-statistics/>.

that are affordable to households making 60 percent AMI or higher. Even these units – which are not addressing the greatest housing need – will not be built without subsidy, particularly as there is no requirement to build any affordable units.¹¹ Given the high cost of housing construction in NYC, there is not enough housing being developed for those who need it most, and no plan in place that fills this void.

From 2014 to 2024, only 20 percent of the City’s newly-constructed affordable rental unit completions were targeted for ELI households. That amounts to only 13,634 new affordable rental unit completions for the lowest-income New Yorkers over an entire decade.

Newly-Constructed Affordable Rental Unit Completions



Source: HPD, chart by Alexius Marcano (CFTH, 2025)

We urge the City to allocate \$2.5 billion in additional new construction financing each year for the next five years for apartments to specifically be built for homeless and ELI New Yorkers. Increased funding at this level would support building an additional 6,000 apartments for homeless households and 6,000 apartments per year for ELI households.

The City for All commitments that the City Council negotiated as part of the agreement with the Mayoral administration to pass the City of Yes zoning text amendment included “\$2 billion secured in additional housing capital investments to finance affordable housing development and preservation, support Mitchell-Lama developments, the New York City Housing Authority (NYCHA), and HDFCs.”¹² At least half of this commitment – \$1.25 billion – must be put toward the aforementioned \$2.5 billion recommendation to ensure the development of affordable housing for homeless and ELI households.

¹¹ “City of Yes – Universal Affordability Preference,” The City of New York, accessed March 12, 2025, <https://www.nyc.gov/assets/planning/download/pdf/plans-studies/city-of-yes/housing-opportunity/guide-universal-affordability-preference.pdf>.

¹² New York City Council, “City for All Commitments,” Accessed March 18, 2025. <https://council.nyc.gov/press/wp-content/uploads/sites/56/2024/11/City-for-All-Commitments.pdf>.

Expand CityFHEPS as an Eviction Prevention Tool Using Promised City for All/City of Yes Funding Commitments

According to the Mayor's Preliminary Management Report, during the first four months of FY25, there was encouraging progress in housing placements across all population groups. Exits to permanent housing increased significantly: 61 percent for adult families, 58 percent for families with children, and 2 percent for single adults compared to the same period in Fiscal 2024. These improvements were largely driven by coordinated efforts between DHS and contracted shelter providers to expedite housing placements. Subsidized exits showed even stronger growth, with a 69 percent increase for adult families, 68 percent for families with children, and 14 percent for single adults, primarily due to expanded CityFHEPS placements.¹³ The evidence is clear that CityFHEPS works.

We must ensure the \$215 million funding promised in City of Yes is strategically deployed to expand CityFHEPS as an eviction prevention tool, targeting those most vulnerable to housing instability. We recommend applying specific criteria to maximize the preventative impact of this expansion, focusing on households who would otherwise face eviction, experience homelessness, and ultimately require rehousing at substantially higher cost to the city. The Coalition's Eviction Prevention Program, which pays rent arrears to keep households facing eviction in their homes, turns away approximately a quarter of people seeking assistance because they cannot afford to pay the rent going forward (something that is required to receive a grant for arrears). If many of these households received CityFHEPS, they not only would have been eligible for grants like those we provide for arrears, but they would have been able to stay in their homes.

To effectively target this funding, we propose prioritizing households that meet all of the following criteria: (1) currently facing legal action by their landlord in Housing Court; (2) living in regulated housing such as rent stabilized, rent controlled, Mitchell-Lama rental or cooperative properties, units with low-income tax credits, or those eligible under good cause provisions; (3) household includes either an elderly person over 62, a disabled person, or a minor child under 18; and (4) applicants' current rent does not exceed established CityFHEPS rent levels.

Successful expansion of the CityFHEPS program is also dependent on fixing the unnecessary delays and hurdles that plague every step of the process. Clients of the Coalition experience extended delays in processing their applications for CityFHEPS, approvals of apartments, and payments to landlords. Such extreme delays and processing issues are commonly experienced by people who are trying either to leave shelter and find permanent homes or to avoid eviction, like the seven tenants in a lawsuit filed by the Legal Aid Society who faced delays in the processing of their CityFHEPS voucher recertifications.¹⁴

In recent months, the Coalition assisted three different households that had already received eviction notices from Housing Court, even though two of those people had CityFHEPS vouchers and failed to receive help they needed to complete recertification. The third person was eligible for CityFHEPS to keep her in her home, but was told she was not eligible by a HomeBase provider. Two of these individuals entered the shelter system and were there for months before we were able to get them back in their homes. These examples are reflections of a broken and dysfunctional system that results in unneeded trauma and a waste of resources.

¹³ Office of New York City Mayor Eric Adams, "Preliminary Mayor's Management Report 2025," January 2025, https://donbuqm3ub5fw.cloudfront.net/files/PMMR_2025_Cover_817ffc435e.pdf.

¹⁴ Mihir Zaveri, Program That Fights Homelessness Is Mired in Dysfunction, Advocates Say, The New York Times (Apr. 5, 2023), <https://www.nytimes.com/2023/04/05/nyregion/ny-housing-voucher-program-problems.html>

Thank you for the opportunity to submit testimony. We look forward to working with the Council on the budget and other legislation to address the needs of those who are unhoused or precariously housed throughout NYC.

About Coalition for the Homeless

The Coalition, founded in 1981, is a not-for-profit advocacy and direct services organization that assists more than 3,500 homeless and at-risk New Yorkers each day. The Coalition advocates for proven, cost-effective solutions to address the crisis of modern homelessness, which is now in its fifth decade. The Coalition also protects the rights of homeless people through litigation involving the right to emergency shelter, the right to vote, the right to reasonable accommodations for those with disabilities, and life-saving housing and services for homeless people living with mental illnesses and HIV/AIDS.

The Coalition operates 12 direct-services programs that offer vital services to homeless, at-risk, and low-income New Yorkers. These programs also demonstrate effective, long-term, scalable solutions and include: permanent housing for formerly homeless families and individuals living with HIV/AIDS; job-training for homeless and low-income women; and permanent housing for formerly homeless families and individuals. Our summer sleep-away camp and after-school program help hundreds of homeless children each year. The Coalition's mobile soup kitchen, which usually distributes 800 to 1,000 nutritious hot meals each night to homeless and hungry New Yorkers on the streets of Manhattan and the Bronx, had to increase our meal production and distribution by as much as 40 percent and to distribute PPE and emergency supplies during the COVID-19 pandemic. But growing food insecurity, increased homelessness, and the arrival of thousands of people in desperate need have greatly increased demand for emergency meals and resources provided by this program. Finally, our Crisis Services Department assists more than 1,000 homeless and at-risk households each month with eviction prevention, individual advocacy, referrals for shelter and emergency food programs, and assistance with public benefits as well as basic necessities such as diapers, formula, work uniforms, and money for medications and groceries. Since the pandemic, we have been operating a special Crisis Hotline (1-888-358-2384) for homeless individuals who need immediate help finding shelter or meeting other critical needs.

The Coalition was founded in concert with landmark right-to-shelter litigation filed on behalf of homeless men and women (*Callahan v. Carey* and *Eldredge v. Koch*) and remains a plaintiff in these now consolidated cases. In 1981, the City and State entered into a consent decree in *Callahan* through which they agreed: "The City defendants shall provide shelter and board to each homeless man who applies for it provided that (a) the man meets the need standard to qualify for the home relief program established in New York State; or (b) the man by reason of physical, mental or social dysfunction is in need of temporary shelter." The *Eldredge* case extended this legal requirement to homeless single women. The *Callahan* consent decree and the *Eldredge* case also guarantee basic standards for shelters for homeless men and women. Pursuant to the decree, the Coalition serves as court-appointed monitor of municipal shelters for homeless single adults, and the City has also authorized the Coalition to monitor other facilities serving homeless families. In 2017, the Coalition, fellow institutional plaintiff Center for Independence of the Disabled – New York, and homeless New Yorkers with disabilities were represented by Legal Aid and pro-bono counsel White & Case in the settlement of *Butler v. City of New York*, which is designed to ensure that the right to shelter includes accessible accommodations for those with disabilities, consistent with Federal, State, and local laws. During the pandemic, the Coalition worked with Legal Aid to support homeless New Yorkers, including through the *E.G. v. City of New York* Federal class action litigation initiated to ensure Wi-Fi access for students in DHS and HRA shelters, as well as *Fisher v. City of New York*, a lawsuit filed in New York State Supreme Court to ensure homeless single adults gain access to private hotel rooms instead of congregate shelters during the pandemic.



Testimony to the New York City Council Committee on Finance & the Committee on Public Housing Joint Hearing: Executive Budget for Fiscal Year 2026 and the Executive Capital Plan for Fiscal Years 2025-2029

Wednesday, May 14th, 2025

Good afternoon. Thank you Chairs Banks and Brannan and the Committees for the opportunity to testify today. My name is Iziah Thompson and I am a Senior Policy Analyst at the Community Service Society of New York. CSS is a 175-year-old non-profit dedicated to promoting economic opportunity and championing an equitable city and state. We work in coalition with public housing residents and advocacy organizations to specifically improve NYCHA via policy analysis and advocacy and have been doing so for a half century. In that time, I don't think there was a more pivotal moment for public housing in our city.

We are staring down a national housing crisis, with the Trump administration proposing a \$26bn cut to housing assistance in HUD's budget, costly and horrendous policy of removing resident from their homes after 2 years, imposing draconian work requirements, and attacking immigrant families. Public housing as we know it will not exist if the Trump Administration has its way.

As for Albany, they just passed a budget that doesn't even attempt to meet the moment. And unfortunately, through the City of Yes funding agreement with the Governor, New York City set an incredibly low bar for public housing capital need.

It really is up to New York City to step up, but this Executive Budget does not. While the budget is an improvement from the preliminary budget, it suffers from some of the same issues.

1. Section 8 Conversion to Section 9:
 - a. In order to add funding to next year for Section 8 conversions, capital was stripped from the out years of the Section 9 rehab budget.
 - b. Residents that choose to "Remain in Section 9" should have a path to preservation
 - c. The "Trust" is an incredible step in advancing mission-driven, sustainable social housing, is resident-backed, and should be funded adequately

2. Operations Funding:
 - a. NYCHA capacity continues to be an issue, yet operations funding isn't included
 - b. We call for \$100 million in operations funding in the Adopted Budget
3. The State of Emergency:
 - a. Public housing residents are disproportionately impacted by a lack of heat, poor air quality and are suffering as a result
 - b. Capital commitments do not reflect the state of emergency we are in
 - c. We call for \$4bn for NYCHA in the first year of the FY26 adopted budget and \$2bn annually for the remainder of the Trump Administration
4. Transparency
 - a. We have new data looking at resident experiences pre-and post PACT conversion
 - b. Residents have no way of removing bad landlords

Overall, the adopted budget must provide long-term capital and operations funding for Section 8 conversions and Section 9 repairs without ignoring the latter. Along with advocates and public housing residents across the city, we call on the city to allocate \$4bn for NYCHA in the first year of the FY26 adopted budget and \$2bn annually for the remainder of the Trump Administration, along with an annual commitment of \$100mil in operations funding.

1. Section 8 Conversions VS Section 9

NYCHA has held 6 official votes where residents can choose between PACT, the Trust, and to remain in Section 9 and one partial vote with only PACT and Section 9 on the ballot. In more than half of these votes, residents chose the Trust; 3 developments chose to remain in Section 9 and 1 chose PACT. These results give some indication that residents want NYCHA to remain their landlord, when given a choice. However, there is a darker context to these voting processes: the two developments that voted to remain in the Section 9 program, unlike the others, are abandoned after the choice is made. Comprehensive modernization must be the third option for residents who choose not to convert to Section 9. Whether that option involves infill, redevelopment, or substantial rehab, further neglect cannot be an option. This is why it is crucial that City capital funding is provided fairly for work through Section 9 and 8.

The uncomfortable reality is that within city government, there is an animosity towards resident outreach and choice. While some NYCHA staff embrace the idea that residents

should be empowered to choose their futures, other NYCHA staff members have been hostile towards resident votes and the Preservation Trust. With Nostrand being the first project for the Trust to complete— followed by Bronx River Addition, Unity Towers, and Hyland Houses— I urge every member of this body to set up a meeting with trust staff and recognize the incredible feat underway. A new public, social housing development authority is being formed in our city. This is a mission-based finance and development organization with resident health and sustainability above all else. In the face of Trump cuts and even obstacles within NYCHA, make sure that the Preservation Trust has resources to reach the ambitious vision they have for these first four projects.

2. Operations Funding

There has been a long-standing issue with NYCHA using city capital funds. The city capital funding has eligibility restrictions. The restrictions are a result of an attempt to maintain compliance with Generally Accepted Accounting Principles (GAAP) requirements for City funds. This falls under the purview of the NYC Comptroller's Directive 10. The administration brought together OMB, NYCHA and the Comptroller in its Citywide Capital Reform Task Force to amend Directive 10 in early 2023, along with other capital eligibility challenges. These changes should mean a more efficient capital project process for NYCHA. Nevertheless, the amount of work needed to be completed is significant. By providing a small but consistent amount of operations funding is especially crucial for rehab and maintenance of Section 9 developments.

3. The State of Emergency

The Mayor's Management Report has metrics that show small improvements in a sea of relatively unchanged issues. Elevator and heat outages are being resolved faster than ever, rat complaints are being responded to in record time, and the number of units rehabbed is higher than its been in decades. However, in 2024, CSS fielded a survey, the Annual Survey of Housing and Economic Security, and I think there is data found in it and other places which are a better reflection of the severity of the situation and are tied to goals that NYCHA should be looking to reach. We found that 82% of public housing residents in New York said that their homes were uncomfortably hot in the summer, and 1 in every 3 dealt with unbearable heat for the entire summer season. 46% reported facing uncomfortably cold temperatures in their homes during the Winter season, with 40% struggling to stay warm for most or all of the Winter months.

The survey also found that 46% of public housing residents reported serious air quality issues in their homes. This is supported by EPA data revealing that public housing developments are disproportionately exposed to harmful environmental pollutants,

particulate matter (PM), carbon monoxide (CO), oxides of nitrogen (NOx), and benzene. The most caustic mix of these is diesel particulate matter (a mixture of particles from diesel exhaust) that is a result of diesel engines in cars, trucks, offroad equipment (e.g., construction and mining machines), locomotives, marine vessels, and stationary generators. Particulate matter from diesel engine emissions is composed of sooty elemental carbon, sulfur compounds, and other trace materials. High levels are particularly alarming because research indicates that diesel exhaust is carcinogenic to humans and associated with an increased risk of lung cancer. Diesel particulate matter levels (DSLPM) average $2.5 \mu\text{g}/\text{m}^3$ near public housing, compared to $1.8 \mu\text{g}/\text{m}^3$ in other tracts.

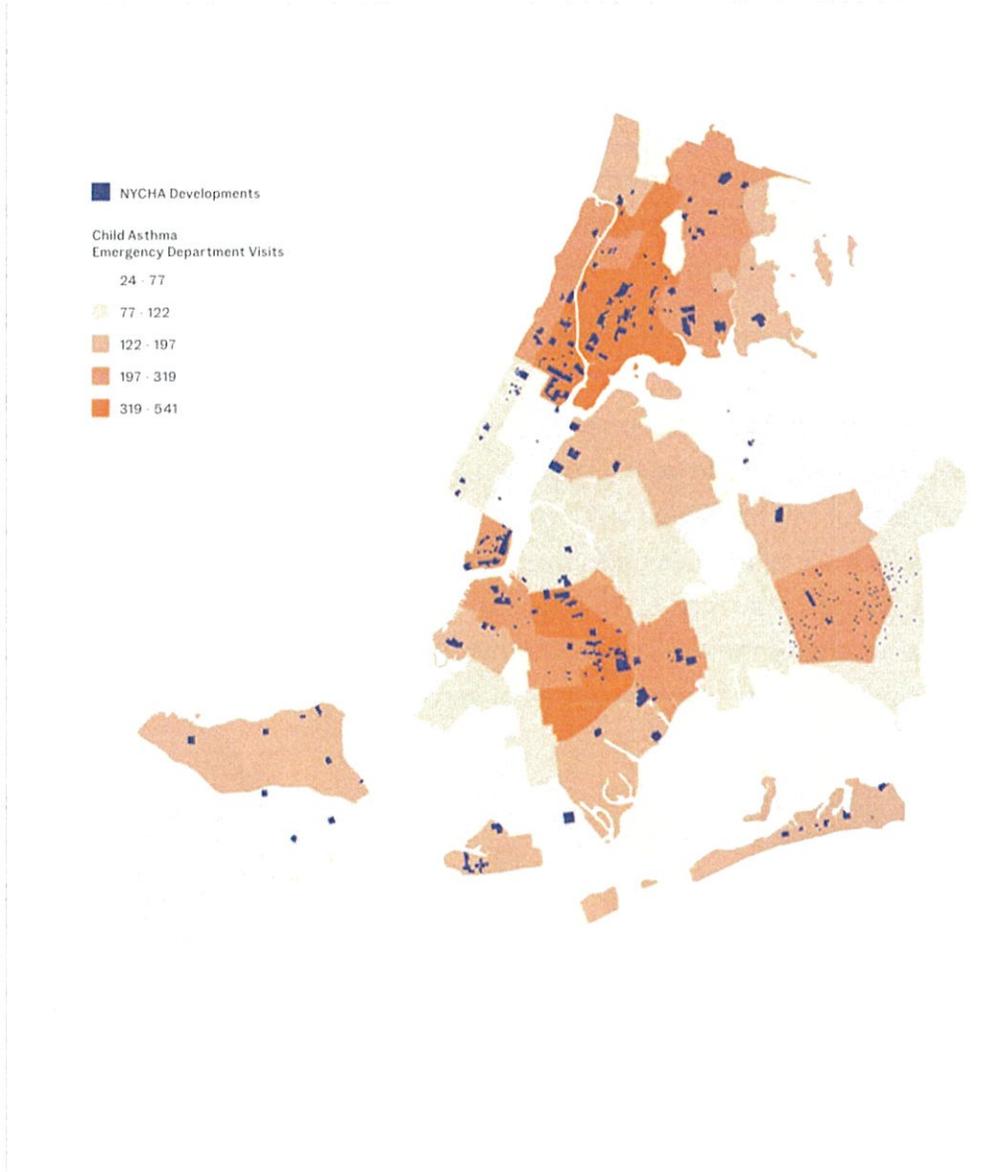
Elevated air pollution levels are linked to increased risks for respiratory and cardiovascular diseases, as well as chronic conditions like asthma, bronchitis, and hypertension. These risks are particularly severe for children, the elderly, and individuals with preexisting health conditions, who are more vulnerable to pollution-related illnesses. For instance, long-term exposure to diesel particulate matter has been shown to reduce lung function, heighten cancer risks, and cause developmental delays in children.

Moreover, structural deficiencies in many public housing developments amplify these health risks. Poor ventilation systems, aging construction materials, and inadequate weatherproofing allow pollutants to accumulate indoors, where residents are exposed for prolonged periods. High indoor humidity and persistent mold, common in under-maintained units, further exacerbates respiratory issues and allergies, compounding the environmental burden on residents.

NYS Department of Health data reveals a significant positive correlation between public housing units and asthma rates, with public housing strongly correlating with both the crude asthma rate and the age-adjusted asthma rate. Poor air quality and indoor irritants are impacting communities with public housing.

These findings highlight the disproportionate asthma burden on communities with a higher concentration of public housing. Of course there is no causal link, this relationship, underscores the urgent need to address structural factors, such as poor ventilation, mold, and pest infestations, that exacerbate asthma risk in public housing environments. It further emphasizes the importance of seeing the housing crisis as a health crisis.

Child Asthma Emergencies in NYC Community Districts and NYCHA Developments (2022)



In NYCHA developments specifically, residents disproportionately bear the health impacts of indoor air pollution relative to other housing residents citywide. Between 2010 and 2014, the age adjusted rate of preventable asthma hospitalizations was more than 300 percent higher among public housing residents than citywide.³ We can see the impact of this exposure to dangerous particulate matter in the frequency of child emergency department visits for asthma-related emergencies. These hospital visits were found to be more prevalent in NYCHA communities even when normalizing for differences in population across neighborhoods. In 2022, Community Districts with 10 or more NYCHA developments had 318 child asthma emergency department visits per 10,000 residents

compared to 183 visits per 10,000 residents for those with 1-4 NYCHA developments. Community Districts with 0 NYCHA developments had just 87 such visits over the period.

Exposure to mold has been associated with childhood wheezing and childhood asthma, while mold sensitization and exposure has been associated with asthma symptoms, exacerbations, emergency room visits for asthma, and lower lung function in urban children living with asthma. Pest allergens, such as mouse and cockroach allergens, are also major causes of urban pediatric asthma morbidity in the United States.

There are thousands of boilers running in NYCHA buildings well-beyond their useful lives, plumbing and walls that leak and feed mold, ventilation systems that simply do not turn on let alone efficiently circulate air. (*See the appendix.*) The overwhelming majority of any capital spending by New York City should go to NYCHA as long as this is the reality. There is no moral or logical rationale for not centering NYCHA in capital investments. Furthermore, the scale of NYCHA actually makes large investments more efficient. (It's cheaper on a per unit basis to buy 100 heat pumps than 1 or 2.) This type of scale has the ability to create new markets as there is enough demand to greenlight investment and innovation in the multifamily space. This is especially true for the types of green building technology that is needed to truly meet LL97 goals.



The typical aging NYCHA boiler

That is why we join with advocates and public housing residents across the New York to call on the city to allocate \$4bn for NYCHA in the first year of the FY26 adopted budget and

\$2bn annually for the remainder of the Trump Administration, along with an annual commitment of \$100mil in operations funding.

Executive Budget	FY2026	FY2027	FY2028	FY2029	FY2030
NYCHA Preservation Program (a.k.a. PACT/Trust repairs)	\$839.1M	\$350.51M	0	0	0
NYCHA Repair and Rehab (a.k.a. Section 9 repairs)	\$1.29 BN	\$466.8M	\$466.8M	\$180M	\$215.4M
TOTAL NYCHA-RELATED SPENDING	\$2.1BN	817.3M	\$466.8M	\$180M	\$215.4M

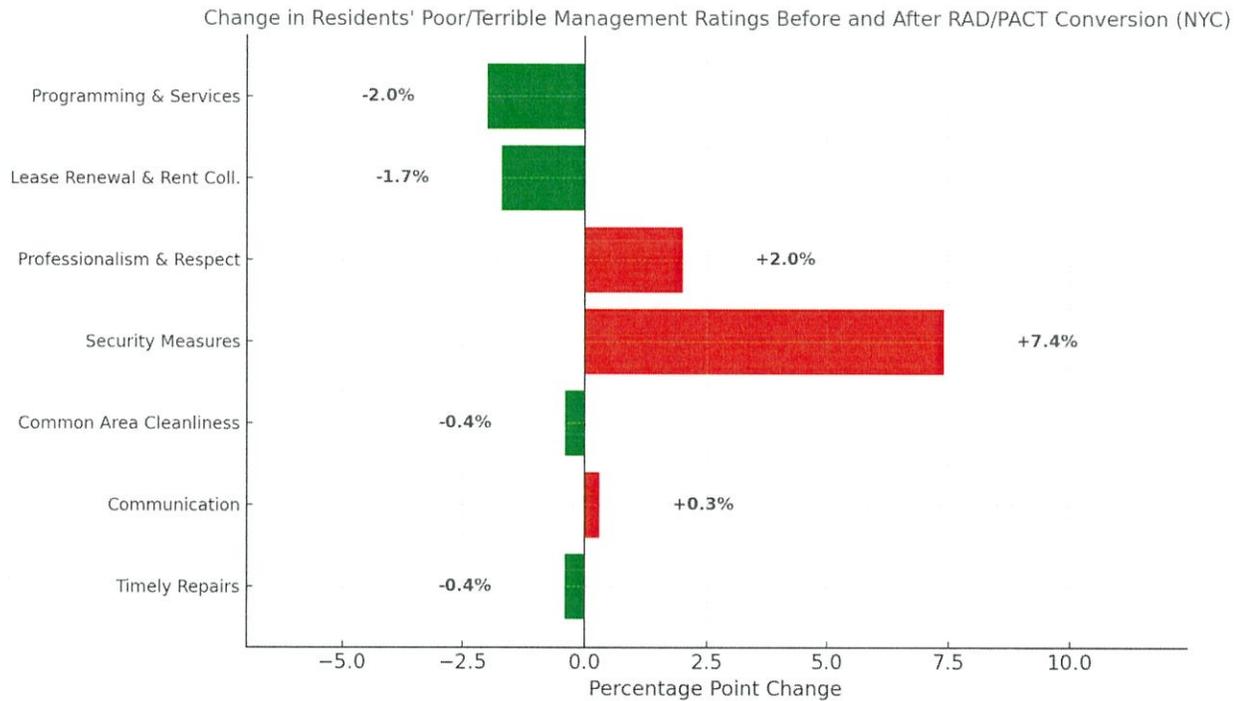
NYCHA's Actual Need					
Section 9	\$3BN	\$1BN	\$1BN	\$1BN	\$1BN
Trust	\$1BN	\$600M	\$1BN	\$1BN	\$1BN
PACT	\$500M	\$400M	\$400M	\$400M	\$400M
TOTAL CAPITAL	4BN	\$2BN	\$2BN	\$2BN	\$2BN
Operations	\$100M	\$100M	\$100M	\$100M	\$100M

Source: NYC OMB Budget Documents

4. Transparency

In addition to needing funding, residents of public housing demand accountability. The transition period from Section 9 to Section 8 has been rife with questionable policies and behaviors. Residents have relayed a lack of quality when it comes to working with some PACT partners to carry out the basic duties of a landlord. In other cases, there has been evidence of residents being lost in the transition or subject to poor management practices commonly found in the private housing market. NYCHA has no duty to share when a management firm is struggling, there is no transparent standard, and the new PACT landlords— 16 in total when all project in the pipeline are converted— do not have the work order system that residents have grown used to and sometimes no system at all.

Our annual survey oversampled PACT and NYCHA residents to really dig deep on the impact of the program. We have a forthcoming memo presenting this data, but preliminarily, we can share that PACT residents reported a slight improvement in repair timeliness, improvements to security (though ajar doors the biggest issue shared across all public housing households PACT and NYCHA), and communication with their new landlord. The provision of social services and carrying out of recertification/rent collection were reported to be about the same pre and post conversion for residents. The reported a much worse ability to keep the common areas clean post conversion and a serious decline in respect by management staff.



Source: Annual Survey of Housing and Economic Security, Community Service Society, 2024

We continue to call for a clear process for residents to engage in if their management firm is failing them. NYCHA provides no clarity on this nor does any body provide an outlet for making concerns clear and turning those concerns into action; instead tenants are siloed, no longer members of the NYCHA-managed community, advocating for themselves just as any group of private tenants would have to.

Despite the issues with public housing, we cannot overstate the importance of this vital stock in making NYC what it is. Ultimately, this is not just a question of dollars. It's about whether this city believes in public housing. Whether it believes in the people who live there. And whether it's willing to fight—before it's too late.

Thank you again for the opportunity and please reach out to me if you have any further questions.

For questions, please contact Izhah Thompson, Senior Policy Analyst at CSS, at ithompson@cssny.org.

Appendix

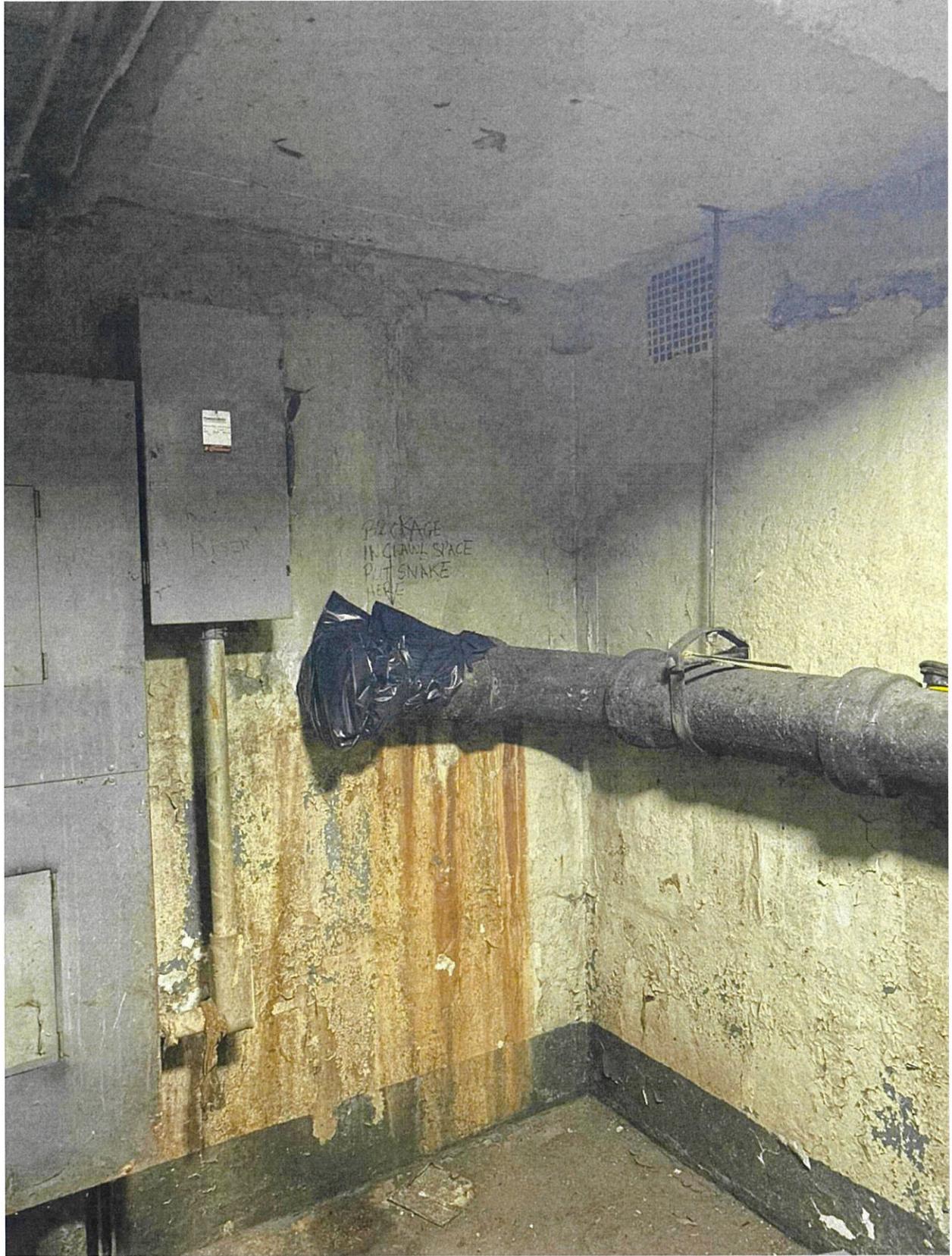


















Testimony of Renee Keitt

President, Elliott-Chelsea Houses Resident Association

Before the New York City Council – FY 2026 Executive Budget Hearing

May 15, 2025

Good afternoon. My name is Renee Keitt. I am a NYCHA resident and the President of the Elliott-Chelsea Houses Resident Association. I am here today on behalf of tenants fighting to preserve Section 9 public housing and to call out the real priorities this city should be upholding.

Let's begin with a truth: NYCHA is not "affordable housing" in the modern sense of the term. It is public housing—the foremost model of social housing in the United States. It was built because the private market would not house working-class people. NYCHA wasn't just a housing solution—it was a moral stance. It said that housing is a human right.

Today, that moral clarity has been lost. We're told to look to Vienna for inspiration, but let's return to NYCHA's origins. We once had the imagination and political courage to build dignified, public housing without privatization. We can dream big again. But first, we must stop the dream from being demolished.

Demolition is not innovation. You cannot claim to care about environmental justice, equity, diversity, and inclusion while supporting demolition plans that allow residents to be segregated into three buildings on each of the Fulton and Elliott-Chelsea campuses, handing 70% of the land they lived on to developers building unaffordable and luxury housing. This isn't equity—it's displacement repackaged as progress. The soil will be contaminated where it isn't now posing new health risks in communities already burdened through years of environmental neglect by all levels of government. Demolition only makes these risks worse.

We've seen this story before. It was called urban renewal, and it failed. Promised as a solution to poverty and blight, it became a tool of removal and displacement particularly for Black, Latino, and working class communities. Generations were torn from their homes, forced to relocate with no guarantees, and many never returned. The scars of that era remain visible in our communities, in broken family networks, lost wealth, and deep mistrust. Public housing was one of the few models to emerge from that era that actually worked housing people with dignity, stability, and affordability. Now, the same playbook is being dusted off under a new name, and we are being asked to accept its failures once again. We will not.

Take Lincoln Square, for example. The Amsterdam Houses stand today as one of the last remnants of San Juan Hill, a historically Black and Latino community erased by urban renewal in the name of progress. The west side of Manhattan is under siege. From Chelsea to Hell's Kitchen to the Upper West Side, communities that once reflected the working class are being carved up by developers and hollowed out by speculative real estate. The same forces that threaten NYCHA are undermining rent-stabilized and rent-controlled housing across the city.

Housing should not be siloed. Whether it's public housing, rent-stabilized, or rent-controlled, the residents of these homes are facing the same threats displacement, neglect, and deliberate disinvestment. These are the very people landlords and developers want out. Many of them are elders who have built their lives and families in these apartments. They have stable tenancies, and landlords can't jack up their rents the way they can with new, uninformed renters. These homes are not empty units they are anchors of community stability.

The epidemic of ghost homes luxury units sitting vacant while our neighbors sleep in shelters is a moral and economic crisis. Instead of destroying stable housing, we need to reinvest in it at every level. That means real, full funding for NYCHA Section 9 housing. It means ensuring rent-regulated tenants are protected and not treated like second-class citizens. And it means putting people, not profit, at the center of housing policy.

Let's talk numbers. The capital needs of NYCHA is \$78 billion over 20 years—that's just \$4 billion per year. Meanwhile, New York State reported a \$6 billion surplus this year. This is not a resource issue it is a political will issue steeped in structural racism and economic determinism. We are choosing not to invest. The MTA was fully funded in this year's state budget to the tune of \$68.4 billion for the 2025–2029 Capital Plan. The funding is there; the political will is not. We are deemed unworthy and being sold to private developers who fund the political class.

Jamie Rubin, NYCHA Board Chair, stated: “The reception we received, in many ways, was gratifying. One of the senators said to us, ‘I want to thank you for coming up here because past NYCHA teams never came.’ I believe that may have been a bit of an exaggeration, but he mentioned that most NYCHA teams never asked for funding. He was grateful we were up there making that request.” That's astonishing. In the past, NYCHA leadership ran around the city and the media pressing for emergency rental assistance. I haven't seen that level of urgency for capital repair in years.

Rubin continued: “We also had some interesting conversations with legislators. With good spirits, they are considering legislative actions that could slow NYCHA down in addressing the challenges we face—specifically around the PACT program. We had some very direct conversations with them.”

Rubin and the board should get out of the way of the community who believes in Section 9 public housing and envisions a future where it is fully funded, maintained, and thriving. They have thrown in the towel and embraced the economic determinism of the capitalist market, believing that selling us off to private developers is the only way forward hoping for a piece of the pie to fund what little is left of Section 9. That is not leadership. NYCHA should have been making the request for funding all along. From that interaction, it's clear there were people supportive of NYCHA's mission. The question is: why weren't they engaged sooner? PACT must be stopped, and we must assess the harm it has already done to our communities.

NYCHA continues to claim poverty, but we must ask: Have they started to recoup the funds lost in the bribe takedowns? Why and how is it possible that those involved in those schemes continue to get contracts with the Authority? This is not accountability it's complicity.

We call for joint hearings at both the City and State level and demand they work together to fully fund Section 9 and head off the ongoing federal disinvestment. This is a collective responsibility that cannot be deferred or delegated.

Section 3 is another area where equity is being sidelined. The current definition of "low income" ranges from \$46,000 to \$90,000 for a single individual yet NYCHA households often fall well below that. Section 3 was created by the Housing and Urban Development Act of 1968, specifically to ensure that economic opportunities generated by federal housing and community development programs would benefit low and very low-income residents especially public housing residents. These jobs and contracts are meant to uplift our communities. NYCHA residents must be prioritized, not tacked on as an afterthought. Low income housing in NY falls between \$46-\$90,00 for an individual per year. Residents must be prioritized.

And this isn't just about opportunity it's about outcomes. Eighteen percent of NYCHA staff are residents themselves. When we train and invest in them, we're not just building careers—we're fixing our housing. Trained, well-paid staff means faster repairs, better maintenance, and ultimately, better health for residents. This is a return on investment that ripples through families and generations.

Let's also be clear about oversight and governance. We support Senate Bill S4315, which would authorize the City Council to exercise formal oversight of NYCHA. This bill would require NYCHA to attend hearings, submit detailed reports, and answer directly to our elected representatives. It is long overdue. NYCHA has hidden behind data dashboards that omit key facts about how many vacant units are actually ready for tenants.

Speaking of that: If you look at the Public Housing (PH) Data Dashboard from HUD, you'll see zero vacancies listed for Elliott, Chelsea, and Chelsea Addition, while Fulton shows only two. But we know from lived experience that units sit vacant and uninhabitable. The data does not match the reality.

Now let's look at the Mayor's FY 2026 Executive Budget:

- The Preliminary Budget included an increase of \$175 million in capital funding for NYCHA, totaling more than \$1.27 billion.
- Capital funding for the Vacant Unit Readiness Program—a Council priority—increased by \$39 million, totaling \$134.2 million across FY 2025–2029.

But here's the problem:

- The City's capital commitment to NYCHA drops drastically in future years—to \$466 million in FY 2027, \$180 million in FY 2028, and \$215 million in FY 2029.
- The State's recently passed budget included \$225 million in capital funds for NYCHA, including rehabilitation of vacant apartments—yet this has not yet been reflected in the city budget.
- The Council's Preliminary Budget Response outlined additional capital funding requests, but these were left out of the Mayor's Executive Budget.

We cannot allow this cycle of temporary attention followed by long-term neglect to continue. This is the policy of benign neglect. NYCHA's capital plan cannot peak in one year and collapse in the next. Tenants need sustained investment, not political theatrics.

So today, we're calling for:

- Real preservation of Section 9, not backdoor privatization
- Full funding from the City and State to offset federal disinvestment
- A halt to demolition and displacement masked as "progress"
- Investment in resident employment, staff training, and public health
- True accountability and oversight of NYCHA finances and decision-making
- A moratorium on PACT conversions until full transparency and tenant consent are guaranteed
- Support for a sunset on PACT

Public housing must not be seen as a burden to eliminate or a cost to contain. It is a public asset, a generational legacy, and a living system of care. We, the tenants, are the stewards of that legacy—and we are not going anywhere.

Thank you.

Testimony of Housing Works
Before
The New York City Council Committees on Housing and Buildings and Finance
Regarding
The New York City Fiscal Year 2026 Budget
May 14, 2025

Thank you, Chairpersons Sanchez and Brannan, and Members of the Committees on Housing and Buildings and Finance, for the opportunity to submit testimony on behalf of Housing Works, a healing community founded in 1990 with a mission to end the dual crises of homelessness and AIDS. We currently provide a range of integrated medical, behavioral health, housing, and support services for over 15,000 low-income New Yorkers annually, including over 700 units of supportive housing, with a focus on the most marginalized and underserved—those facing the challenges of homelessness, HIV, mental health issues, substance use disorder, other chronic conditions, incarceration. and, most recently, migrants displaced from their homes due to violence or other crises who seek safety and a better life in the United States.

Housing Works is also a founding member of the *End AIDS NY Community Coalition* (EtE Community Coalition), a group of over ninety healthcare centers, hospitals, and community-based organizations that are fully committed to ending AIDS as an epidemic in all New York communities and populations. New York City and State have made significant progress implementing the historic 2015 [*Ending the Epidemic \(EtE\) Blueprint*](#) recommendations developed collaboratively by HIV community members, providers, advocates, and public health authorities. Our EtE efforts enabled us to “bend the curve” of the epidemic by the end of 2019, decreasing HIV prevalence for the first time since the epidemic began, and the most recent HIV surveillance data show that this trend continues. However, the data also show that while HIV health outcomes have improved across all communities, stark and unacceptable disparities persist in HIV’s impact on Black and Hispanic/Latino New Yorkers (who accounted for 84% of persons newly diagnosed in NYC in 2023), transgender New Yorkers, and young men who have sex with men. Ending the HIV epidemic for all New York communities and populations requires sustained and new EtE efforts to advance health equity. New York City Council support has been critical to this progress, and we urge the Members of the Committees to review all the ***End AIDS New York Community Coalition Proposed Additional NYC Investments for the FY 2026 Budget*** attached to this testimony.

At Housing Works, we believe as a core value that housing is healthcare and a basic human right. Our mission is to provide safe, secure, and stable housing to New Yorkers experiencing homelessness, employing a low-threshold, harm reduction approach that respects the dignity of every person. At Housing Works, we have witnessed firsthand both the powerful impact of safe, stable housing and the barriers posed by the underfunding and understaffing that cripples our City’s response to the affordable housing and homeless crises.

The Executive Budget falls short of the action necessary to address these challenges. Our testimony focuses on Budget proposals that will specifically advance Housing Works’ efforts, as well as more detailed calls for action by the Council to support the development of affordable and supportive housing and to transform our failed homeless response.

Transform the City’s Failed Response to Homelessness and Behavioral Health Issues

Housing Works and the End AIDS NY Community Coalition continue to strongly oppose efforts to expand involuntary inpatient and outpatient commitment initiatives, and in particular any effort to involuntarily commit an individual based on a determination of “*substantial inability of the person to meet his or her basic need for food, clothing, shelter or medical care.*” For over 35 years, Housing Works has successfully employed low- threshold, harm reduction strategies to engage the most marginalized New Yorkers in effective care to address co-occurring medical, mental health, and substance use disorders. What we have learned first-hand is that New Yorkers struggling to cope with serious mental health issues face multiple, significant barriers to voluntary access to the care they seek, especially those who are also trying to survive without a safe, stable place to live. These often-insurmountable barriers include a lack of supportive housing, low reimbursement rates for needed services, a shortage of health care professionals, high caseloads, and low pay for contracted service workers that makes it difficult to recruit or retain staff. As one result, on any given day, there are approximately 1,400 people with serious mental illness in City jails, where mental health services are woefully inadequate, leaving our most vulnerable New Yorkers to cycle between the streets, shelters, and jails with little or no access to voluntary care.

Housing Works implores New York City to transform the City’s inhumane and ineffective response to the homelessness crisis by urgently adopting effective, evidence-based approaches that will save lives and money. We must stop harassing people experiencing homelessness through sweeps of the subways and encampments of those who opt for survival in public rather than entering frightening shelters, and stop stigmatizing people experiencing homelessness, especially those who are dealing with untreated or undertreated chronic medical and/or behavioral health issues while trying to survive in shelter or on the streets.

We must stop treating mental illness and substance use disorder among low-income New Yorkers as justifications for restricting liberty rather than public health issues, and instead adopt harm reduction approaches that provide every New Yorker with the safe, stable housing necessary to engage in behavioral health care, including private rooms for those struggling with mental health issues. While we welcome the Mayor’s pledge to create an additional 900 Safe Haven beds, it is important to note the ongoing barriers to access to these facilities faced by unsheltered New Yorkers who have been afraid or unwilling to engage with the Department of Homeless Services. Truly low-threshold facilities that combine a drop-in center with on-site medical and behavioral health care with private hotel rooms to provide transitional housing without preconditions are perhaps the most effective way to engage unsheltered persons with behavioral health needs who are unable or unwilling to access more traditional shelter or treatment programs.

Make a New York City Council Investment of \$12M Annually in a Meaningful, Evidence-Based Intervention to Address the Crises of Homelessness and Mental Health

After four years of fruitless efforts to work with the New York City Department of Homeless Services (DHS) to open an innovative new model of comprehensive housing and services for unsheltered New Yorkers, Housing Works seeks \$12M annually in New York City Council funding for the project, which would support 166 private stabilization beds, a co-located drop in center with on-site medical and behavioral health crisis care, and access to a full range of health, mental health, and substance use services through a proximately located Housing Works Federally Qualified Health Center—as well as debt service on a non-profit owned facility available for NYC use for at least 60 years.

The model involves operating a Drop-In Center with co-located stabilization beds; its cornerstones include delivering on-site medical and behavioral health care through a harm reduction modality, prioritizing stabilization beds for drop-in center clients who reject “traditional” entryways into DHS shelters and addressing chronic physical and behavioral health conditions that persist among drop-in and stabilization clients alike. These innovations were developed in thoughtful consultation with DHS and based on Housing Works’ experiences delivering DHS-funded services at the height of the COVID pandemic, including operating two DHS COVID isolation/quarantine hotels and providing medical and behavioral health services at all DHS COVID isolation sites citywide.

Between 2020 and 2022, Housing Works received both DHS and OMB approval to operate the proposed model at three distinct locations: Chelsea, Chinatown, and Jamaica. Unfortunately, in all three cases, the sites fell through for different reasons (in June 2020 the Chelsea hotel owner pulled out one week before opening, betting that NYC tourism would rebound; in May 2022 the hotels workers union persuaded the Mayor to object to and kill the Chinatown project; and in February 2023 the Jamaica hotel operator reneged on its deal with Housing Works to pursue—successfully—a more lucrative contract to use the site as a DHS City Sanctuary Facility).

Despite these setbacks, Housing Works remains committed to bring its model of street homeless services to one of New York City’s most impacted neighborhood, leveraging our 35 years of experience providing housing, supportive service, and primary and behavioral health care to populations other providers deem “too difficult to serve.” Our goal is to pilot a model that 1) engages NYC’s hardest-to-reach populations who reject “traditional” DHS services, 2) provides sustained high-quality care to addresses chronic medical and mental health conditions, substance use, and overdose, 3) demonstrates long-term cost savings by reducing avoidable utilization of hospital emergency department and other city resources, and 4) work intensively with stabilized residents to secure appropriate permanent housing placements.

In 2023, Housing Works was awarded a grant from the New York State Health Foundation (NYSHF) to conduct a rigorous academic evaluation of the proposed model; while the grant was returned when the last site fell through, NYSHF has graciously invited us to reapply when a new site becomes available. Through a multisector partnership of government, nonprofit, and academic partners, we hope to provide an evidence-based model that would strengthen New York City’s ability to better address unsheltered homelessness and its associated issues.

Housing Works has now identified 538 W 48th Street in Manhattan as a potential site for our proposed program. A former Holiday Inn, this location was a former DHS COVID quarantine hotel which Housing Works operated between 2021 and 2022; therefore, we are well familiar with the property and its condition. The site would provide for 166 safe haven beds and 50 drop-in center chairs.

Housing Works proposes to acquire this site through DHS’s nonprofit-owned (NPO) program, using a 30-year service contract to fund the acquisition and renovation. Given that the site is a former commercial hotel in good condition, the site does *not* require a complete redevelopment; capital costs would be limited to reconfiguring the ground and basement levels into a layout suitable for the drop-in center, and providing whatever minor updates are needed for existing guest rooms. This provides the added benefit of opening the site on a quicker timeline compared to ground-up development or substantial redevelopment. Indeed, 150 stabilization beds and a temporary drop-in

center would be operational within four months of registration, and the building would be fully operational within a year.

Housing Works is partnering with Slate Property Group on this project, both to develop and to help finance the acquisition. Slate has successfully facilitated the development of multiple DHS NPO facilities for other nonprofit providers and therefore understands the needs of this program. They have already evaluated the site and found it to be both operationally and financially feasible. Further, they are willing to leverage financing so that the acquisition and renovations may move forward expeditiously.

Significantly, under this acquisition program the location must be operated for its initial purpose for at least 30 years and would remain available for City use for a full 60 years, making this an excellent investment for New York City.

The proposed 48th Street location is also strategically located just two avenues away from the Westside Health Center at 326 W 48th Street opened by Housing Works in summer 2023. As part of our Federally Qualified Health Center (FQHC) system, the Westside Health Center provides robust primary and mental health care services, including services operated through our FQHC's "Health Care for the Homeless" designation. We also operate a robust New York State Article 31 Office of Mental Health (OMH) program at this site. Through the escort of peer workers, we may help drop-in center and safe haven clients walk to and from the health center for appointments. For clients with mobility issues, transportation would be provided. And staff between the two sites would work hand in hand to monitor client progress and health outcomes through interdisciplinary team meetings, integrated case conferences, and shared client data across our common electronic medical record and case management systems.

The proximity of these two sites will enable Housing Works to deliver a robust model of care that would supplement on-site medical and behavioral health crisis care with access to the full services available at our 48th Street location. As we understand that opioid use, overdose, and co-occurring medical and mental health conditions are among the top public health issues experienced by street homeless populations, we will focus on leveraging on-site medical and behavioral health teams who can provide 24/7 crisis intervention and navigate clients toward buprenorphine induction, ongoing mental health care, and other appropriate interventions available at our 48th Street community health center.

DHS has informed Housing Works that they will no longer support the project because they are only interested in facilities located at the ends of the transit lines in Coney Island, Staten Island, and the Bronx. Housing Works asserts, however, that parts of Midtown West, including Hell's Kitchen and edges of the Theater District and transit hub, have long experienced an unmet need for street homeless services and substance use and mental health interventions. Housing Works intends to leverage the infrastructure, talent, and capacity of its considerable primary care, housing operations, and social service system to address street homelessness in this high need neighborhood. We are prepared to deliver a service-rich program model that will be enhanced by the unique proximity of our proposed site to our existing clinic. Unlike other drop-ins, we do not intend to close our doors once we hit capacity for the night. Rather, we are "all in" on making a marked improvement in the immediate area as well as collaborating with our partners to pilot, innovate, and evaluate models of care that can improve outcomes for homeless individuals citywide.

Invest in Housing With Deep Affordability and Take Action to Facilitate Affordable and Supportive Housing Development

Of course, addressing our housing and homeless crises requires substantial new City investments in housing with deep affordability, including supportive housing for those who need it. The Executive Budget fails to include sufficient funding to adequately expand the City's affordable and supportive housing stock—one of the most critical issues facing New Yorkers that should be prioritized in the capital plan. Housing Works calls for \$2.5 billion in additional new construction financing each year for the next five years for apartments specifically built for homeless and extremely low-income New Yorkers, including: doubling the set-aside in new affordable housing developments for homeless households from 15 to 30 percent, to produce at least 6,000 new apartments per year; and building an additional 6,000 apartments per year for households with extremely low incomes. The high delinquency rate in commercial buildings also presents an opportunity, and we call for a dedicated funding stream and the appropriate level of zoning relief to convert these properties to affordable housing.

As a developer of affordable and supportive housing, Housing Works also calls for administrative action to streamline these efforts. Our developments are needlessly delayed by difficulties getting permits and approved certificates of occupancy. Correcting the understaffing at DOB and HPD must be essential. We also call for the establishment of a specific unit within DOB assigned to expedite supportive housing and affordable housing development.

Accelerate the City's Commitment to Create Supportive Housing

Housing Works joins the Council in welcoming the Executive Budget provisions to accelerate realization of the City's commitment to develop 15,000 new NYC-funded supportive housing units by 2030. It is critical to shift the focus of the 15/15 from the scattered site model to the creation of congregate, single site supportive housing units, and we welcome the \$46M provided for rental assistance over three years to support and preserve 15/15 units. We urge the City Council to ensure that the NYC 15/15 initiative is employed to accelerate production and preserve older housing stock, and to remove arbitrary barriers to the housing created. NYC 15/15, the City's 15-year plan to develop 15,000 units of supportive housing, is currently in its tenth year yet only 20% of the 7,500 scattered site units are awarded as of 2025. Housing Works joins calls for the City to allocate unawarded funding into three "buckets": to create more congregate housing which adds affordable units to the housing stock, to preserve and maintain older supportive housing units which otherwise might be lost, and to create "overlay" units, in which nonprofits will combine increased scattered site service contracts with units in City-funded affordable housing developments. In addition, we strongly urge the City to amend eligibility for the program to remove, to the extent possible, the requirement that residents meet the federal definition of "chronic homelessness." This definition can be difficult or impossible for many people experiencing homelessness to demonstrate, and while we acknowledge that it is a requirement for programs funded at least in part by Federal Continuum of Care homeless housing funding, the City should not employ the definition to define eligibility for any program that does not receive CoC funding.

Improve and Expand the CityFHEPs Program

Housing Works is grateful for the improvements to the CityFHEPs program enacted by the City Council in 2023, and fully support efforts to enforce their full implementation by the Administration. However, as you know, the CityFHEPs process is plagued by unpredictable and lengthy delays, rampant discrimination from landlords and brokers, and administrative missteps that discourage applicants, alienate landlords, and prolong homelessness. We urge the Council to address

aspects of the program that undermine its efficacy, including using your oversight authority to hold DSS accountable for administrative problems, and increasing funding, as noted below, for enforcement of source of income protections.

We also urge the Council and Administration to expand eligibility for CityFHEPs beyond residents of shelters operated by the NYC Department of Homeless Services, to include residents of any type of NYC emergency or transitional housing such as the transitional housing program that Housing Works operates for the Mayor's Office of Criminal Justice (MOCJ) and young adults (16-24) who access shelter through NYC's Department of Youth and Community Development, and for State and City action to work to expand eligibility for the program to include new immigrants.

As just one example, The MOCJ Emergency and Transitional Housing Program (MOCJ ETH) provides up to twelve months of a safe stable place to live for people leaving incarceration without housing, while providing vocational, educational, and therapeutic services as well as assistance to secure permanent housing. Housing Works, as one of several non-profit MOCJ ETH program providers, provides 356 beds combined with skills building, job training, access to medical and behavioral health services, and housing placement assistance. Originally initiated during the COVID crisis, the MOCJ ETH program has been continued and expanded in recognition of the fact that New Yorkers leaving incarceration often require housing assistance and supportive services to make a successful transition back into the community. However, while many of our program participants complete job training and secure employment they are not able to afford housing on the open rental market.

During the COVID crisis, MOCJ ETH program participants had access to Emergency Housing Vouchers (EHV) under the Housing Choice Section 8 program, but as you know the supply of those vouchers has dried up, and the challenge facing our MOCJ ETH participants is that they are not eligible for any other housing subsidies. Like other supportive housing programs for the justice-involved population, the MOCJ Transitional Housing Programs generate reductions in shelter and jail use, inpatient hospitalizations and related Medicaid costs, and substance use. However, this worthwhile investment is squandered when at the end of a successful 12-month transitional housing stay, participants who have completed educational and job training programs, and are stable and employed, are pushed back into homelessness in the mass shelters or on the streets, and in the worst-case scenario end up back in jail. It makes no economic sense to spend over \$130/day on shelter or over \$500K annually to keep someone at Rikers, when the City has invested \$50K to \$60K annually in supportive transitional housing but is unwilling to afford participants a housing voucher that would cost only \$25K to \$36K a year.

Housing Works also calls on the City Council to restore \$325M included in the FY25 budget to support rental assistance for households experiencing housing eviction but eliminated in this year's FY26 Executive Budget. As the Council knows, New York City faces an eviction crisis with the Trump Administration's announcement that funding for the federal Emergency Housing Vouchers supposed to continue through 2030 will be terminated on December 31st of this year. Some 7,700 New Yorkers who rely on these vouchers, including the MOCJ Transitional Housing Program graduates Housing Works placed with these vouchers, face the loss of their rental assistance and a potential return to homelessness. This loss of housing support will be devastating for the individuals and families who lose housing support, and for the landlords who were assured of ten years of rental funding for these units. New York City must make every resource available to mitigate this disaster,

including support for households experiencing eviction and expanding eligibility for CityFHEPS vouchers to residents of any type of New York City emergency or transitional housing.

Fund Non-Profit Legal Services Organizations to Address Source of Income Discrimination

To maximize the effectiveness of existing NYC voucher programs, including HRA's HIV/AIDS Services Administration (HASA) rental assistance and CityFHEPs vouchers requires more consistent and effective legal action to enforce the City prohibition on source of income discrimination. Housing Works and the End AIDS NY Community Coalition respectfully assert that in addition to any enforcement resources added to the City's Human Rights Division, the City should make a wise investment of at least \$4M in funding to be made available annually to support contracts with non-profit organizations with a record of successful litigation to address the continued illegal discrimination by brokers and landlords who refuse to accept government-funded rental vouchers.

Invest in the City's Human Services Workforce and Infrastructure

The Executive Budget also falls short of critically needed investments in the City's non-profit sector.

Support Housing and Human Services Agencies with Adequate Indirect Funding

Housing Works also welcomes the addition of \$45M in the Executive Budget to "fund indirect rate growth" for human services contractors that contract with the New York City Department for the Aging (NYC Aging), New York City Public Schools, and the New York City Human Resources Administration. However, it is time for meaningful action to address the underfunding of critical non-profit infrastructure needs for *all* human services contractors, including those providing essential HIV prevention and care under contract with the NYC Department of Health and Mental Hygiene. We welcomed adoption by the City two years ago of a contracting agency's approved Federal indirect rate after years of inadequate funding, but to date total contract amounts have not been adjusted to reflect the additional infrastructure funding, and social service agencies employing their approved indirect rate have been required to cut direct services by an amount equal to the additional indirect costs covered. Housing Works and the End AIDS NY Community Coalition call on the Council to support the funding required to amend each existing NYC human services contract as soon as practicable to increase the total contract amount to reflect the contracting agency's approved Federal indirect rate "below the line" without impacting contract funding for direct services. For the EtE Initiative Contracts alone, we request approximately \$2M in additional indirect funding be added to existing contracts to afford providers their Federally approved indirect rates.

Support Wage Equity for Human Services Workers

Inadequate NYC contract reimbursement rates have resulted in poverty-level wages for many human services workers, who are predominantly women and people of color. Essential human services workers are among the lowest paid employees in the NYC economy, resulting in high turnover and serious disadvantage in an increasingly competitive labor market. Housing Works and the End AIDS NY Community Coalition join the #JustPay Campaign to call on the Administration to ensure a living wage for all City-funded human services workers by creating and funding a comprehensive wage and benefit schedule for City-contracted human services workers comparable to the salaries made by City employees in the same field.

In conclusion, Housing Works calls on the Council and the Administration to be bold when it comes to addressing NYC's unprecedented crisis of homelessness and housing instability. We call for dramatically increased investment in supportive housing and housing with deep affordability, for Council oversight of the City's homeless response and for an increased emphasis on peer and community health workers, a focus on cultural competency in service delivery, and implementation and rigorous evaluation of new approaches to our housing and homelessness crises that drive poor individual and public health outcomes among NYC's most marginalized residents.

Thank you for your consideration. Please direct any questions to Anthony Feliciano, Vice President of Community Mobilization at Housing Works, Inc., at a.feliciano@housingworks.org.

Attachment:

End AIDS New York Community Coalition Proposed Additional NYC Investments for the FY 2026 Budget

Ending NYC's HIV Epidemic is Within Our Reach - Let's Finish the Job Proposed Additional NYC Investments for the FY 2026 Budget

New York City (NYC) and New York State (NYS) have made significant progress implementing the historic 2015 Ending the Epidemic (EtE) Blueprint recommendations developed collaboratively by HIV community members, providers, advocates, and public health authorities. Our EtE efforts enabled us to “bend the curve” of the epidemic by the end of 2019, decreasing HIV prevalence for the first time since the epidemic began, and despite an increase in new HIV diagnoses in NYC in 2023, the estimated number of new HIV infections in the City declined 17% from 2022 to 2023.

However, while HIV health outcomes have improved across all communities, stark and unacceptable disparities persist in HIV's impact on Black and Latino/Hispanic communities, transgender New Yorkers, and young men who have sex with men, with Black and Latino/Hispanic New Yorkers accounting for 84% of people newly diagnosed with HIV in NYC in 2023, and 39% of people newly diagnosed with HIV lived in high- or very-high poverty ZIP codes. The COVID-19 pandemic exacerbated barriers to HIV prevention and care, suppressing uptake of pre-exposure prophylaxis (PrEP), HIV testing, and connection to care, and progress on improving HIV care outcomes have remained flat in recent years.

Together with the NYC Department of Health and Mental Hygiene (NYC Health Department), community-based providers have worked hard to regain momentum lost due to COVID-19 and to continue the work necessary to end our HIV epidemic. Confronting the challenges to end the HIV epidemic in all NYC communities and populations requires both sustained EtE efforts and new action to advance health equity, including continued improvements to our HIV service delivery systems, meaningful investments on the social and structural determinants that we know drive HIV health inequities, and concrete efforts to improve drug user health, support sexual health and wellbeing, and end the co-occurring hepatitis C epidemic.

The end of NYC's HIV epidemic is within our reach. Now is the time for renewed efforts and innovative approaches if we are to end our HIV epidemic for all NYC communities and populations and advance health equity.

URGENT PRIORITIES:

The End AIDS NY Community Coalition is a group of over 90 health care centers, hospitals, and community-based organizations across New York City and State that are fully committed to realizing the goals of our historic NYS Blueprint for Ending the Epidemic (NYS Blueprint) for all New Yorkers.

While each of the investments and policy changes set out in this document is necessary to fully implement the NYS Blueprint's recommendations to end the AIDS epidemic in NYC, the End AIDS NY Community Coalition highlights five critically important immediate priorities required to address the stark and persistent HIV health inequities that undermine our NYC HIV response, leaving individuals and communities behind:

Urgent End AIDS NY Community Coalition Priorities For the NYC City Council		Funds Required
<p>1. Sustain and Increase Funding for the NYC City Council's Ending the Epidemic Initiative</p>	<p>Organizations funded through the NYC City Council EtE Initiative provide community-based, culturally competent HIV prevention and care services that are critical to ensure continued and equitable progress towards EtE goals. These services are more essential than ever as we continue to overcome the barriers to engagement and retention in effective HIV prevention and care presented by the COVID-19 crisis. Efforts funded include innovative approaches to improve health care coordination and data-to-care strategies, targeted services designed to meet the unique needs of members of priority populations, and efforts to expand equitable access to comprehensive HIV prevention, including PrEP.</p> <p>We ask the NYC City Council to sustain funding of its EtE Initiative and increase its FY25 funding of \$9,373,342 by a total of \$3.2 million – to \$12.5M in total – to enhance and expand the EtE Initiative with:</p> <ul style="list-style-type: none"> • \$1.1M in additional EtE initiative funding for implementation and sustainability of the New York City Health Department's new Hook Up and Bridge (HUB) program, which will succeed the NYC Health Department's <u>PlaySure Network 2.0</u> to provide comprehensive HIV prevention and care services; • \$1M in additional EtE Initiative funding for the NYC PEP Hotline, to ensure sustainability and wider promotion of 27/7 access to services that can prevent new HIV infection after exposure; • \$1M and to implement a citywide Peer Workforce Initiative. <p>Hook Up and Bridge (HUB) is a forthcoming NYC Health Department program designed to ensure New Yorkers have access to the HIV and sexual health services they need to be healthy and thrive. Clinical and nonclinical agencies will receive funding to utilize the <u>GOALS Framework</u> to provide or provide referral to the following HIV and sexual health services utilizing a client-centered, pleasure-based approach:</p> <ul style="list-style-type: none"> • HIV testing 	<p>\$12.5M annually baselined</p>

- Immediate initiation of HIV treatment and HIV primary care
- HIV prevention, including PrEP and emergency PEP
- STI testing
- STI treatment
- STI prevention, including doxycycline post-exposure prophylaxis (doxy PEP) and vaccination (e.g., mpox vaccine)
- Hepatitis B and C testing
- Hepatitis B and C treatment

Agencies will also integrate screening and education related to mental health, harm reduction, and supportive services, and offer linkages to services, as needed. All agencies will select three priority populations and focus their HUB service delivery – including targeted outreach (e.g., drop-in groups, street and non-traditional outreach, social media outreach) – on these populations.

The End AIDS NY Community Coalition requests that \$1,100,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to support HUB. HUB is slated to be partly supported with CDC funding, and given recent threats to federal funding streams, supplemental CTL funding will ensure its implementation and sustainability. HUB, which will succeed the NYC Health Department’s PlaySure Network 2.0, will serve as many New Yorkers’ primary source of HIV and sexual health services.

The NYC Health Department’s **NYC PEP Hotline** is a 24/7 service that connects New Yorkers potentially exposed to HIV to PEP, emergency medicine that can prevent a new HIV infection if taken within 72 hours of exposure. The hotline (phone number: 844-3-PEPNYC, also 844-373-7692) is staffed by trained coordinators who evaluate potential HIV risk and connect callers to same-day or next-day appointments to be evaluated by a medical provider and begin the 28-day course of PEP medicines. After business hours, the hotline is staffed by medical provider who can prescribe PEP starter packs (i.e., seven days of PEP medicine) to ensure PEP is started within the 72-hour window; the caller can then connect with a coordinator the next business day. Since its inception, the NYC PEP Hotline has served thousands of New Yorkers.

	<p>The End AIDS NY Community Coalition requests that \$1,000,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to ensure sustainability and wider promotion of the NYC PEP hotline.</p> <p>The proposed citywide Peer Workforce Initiative will increase the effectiveness and impact of NYC’s health care system and expand employment opportunities for people living with or at risk for HIV. Employment is a low-cost, high-impact, evidence-based strategy to increase health care access; intensify the impact of under-resourced organizations through job placement of well-trained and deeply committed frontline Peer Workers; and provide life-changing economic mobility opportunities for people living with HIV. A requested \$1M increase in the NYC City Council EtE Initiative would support estimated costs of \$750,000 to community-based organizations to hire people with HIV in paid Peer positions, and \$250,000 to Path to Jobs, Inc. to match Peer Workers to jobs, offer technical assistance and capacity building to CBOs, and provide ongoing support to ensure successful Peer placements.</p>	
<p>2. Protect New Yorkers with HIV From Harmful Federal Cuts</p>	<p>Federal funding through the Ryan White HIV/AIDS Program (Ryan White) and Housing Opportunities for People with AIDS (HOPWA) program is a vital component of NYC’s community-based HIV response potentially facing devastating cuts. NYC Health Department’s <u>Ryan White Part A</u> program funds agencies to provide services to income-eligible people with HIV in NYC and Putnam, Rockland, and Westchester Counties. Ryan White Part A funding supports a range of service categories in NYC, including care coordination and medical case management, early intervention, emergency financial assistance, food and nutrition, harm reduction, housing, legal services, mental health, non-medical case management for currently incarcerated or recent released individuals, outpatient ambulatory services (for people ages 50 years and older), psychosocial support for TIGNCNB people, and supportive counseling and psychosocial support services. The HOPWA program is a vital component of the City’s comprehensive approach to ensuring access to the stable housing required for New Yorkers with HIV experiencing homelessness or housing instability to benefit from antiretroviral therapy, which optimizes health and prevents ongoing HIV transmission.</p>	<p>\$10M backfill funding</p>

	<p>These community-based programs advance our EtE work and are crucial support for people with HIV in NYC. While we do not yet know whether and to what extent the Ryan White Part A and HOPWA programs are at risk of federal cuts, any reductions to resources for these vital programs would have a disastrous impact for people living with HIV in NYC and on our efforts to equitably end our HIV epidemic in every population and community.</p> <p>We already know that some individuals with HIV in NYC are likely to lose essential services. On February 19, 2025, President Trump issued an executive order directing “Federal departments and agencies to identify all federally funded programs currently providing financial benefits to illegal aliens and take corrective action.” The NYC Ryan White Part A and HOPWA programs are currently able to house and support people with HIV who are not administratively eligible for assistance provided by other City agencies, like NYC Department of Social Services (DSS)/Human Resources Administration (HRA)’s HIV/AIDS Services Administration (HASA) program due to their immigration status. If federal support for these households with HIV is withdrawn, they will face homelessness or housing instability.</p> <p>The End AIDS NY Community Coalition will advocate strongly to prevent these federal cuts, but we ask the NYC City Council to step in and create a backfill fund, up to \$10 million, to support the community-based providers and New Yorkers with HIV who rely on these important programs in the event of federal cuts to Ryan White Part A or HOPWA or the withdrawal of critical HIV services based on the immigration status of individual New Yorkers.</p>	
<p>3. Authorize and Expand Overdose Prevention Centers</p>	<p>The End AIDS NY Community Coalition calls on the NYC City Council to officially authorize the operation of Overdose Prevention Centers (OPCs) in NYC, and to fund at least five OPCs in addition to the two programs currently operating in upper Manhattan with \$1.5 million each annually in Opioid Settlement funding that supports approximately 90% of costs of the programs, excluding actual observation of participant injections. In light of recent public threats of federal action to try to shut down NYC’s two OPCs – that, together, have served 5,804 participants and intervened in 1,696</p>	<p>\$7.5M annually baselined</p>

	<p>overdoses since they opened in November 2021 – it has never been so important for government to exercise its power to authorize OPCs as an evidence-base public health intervention to address our opioid and overdoses crises. We call on the NYC City Council to exercise its oversight authority to require release of the prepared NYC Health Department request for proposals to operate these additional OPCs and call for at least \$1.5 million in annual funding for each of at least five additional OPCs, for a total of \$7.5 million annually to support expansion of this life-saving initiative.</p>	
<p>4. Enhance the Trans Equity Programs Initiative</p>	<p>Enhance and baseline funding for the Trans Equity Programs initiative, supporting a range of services to help empower the transgender and gender non-conforming (TGNC) communities. Funding supports education programs, workforce development, health care navigation, legal guidance, community workshops, and mental health programs, among other services. The unprecedented attacks on TGNC people and their rights nationwide, and this federal administration’s persistent actions through executive orders and directives to erase transgender identities, eliminate medically necessary health care for TGNB people, and threaten all support and care provided for the LGBTQ+ community, are meant to paralyze, frighten, and divide. As these new challenges exacerbate ongoing economic troubles (e.g., increased needs for mental health, substance abuse, and food supports), we expect the needs of TGNC service providers in NYC to increase dramatically in FY26. It is essential to strengthen the ability of these programs to serve transgender New Yorkers, including delivery of HIV and sexual health services to transgender New Yorkers, including HIV and STI testing, prevention, care, and supportive services.</p> <p>It is also imperative to empower trans-led programs with the funding necessary to sustain and grow their works. Currently, 62% of Trans Equity Programs funding goes to cisgender-led organizations. Since the creation of the Trans Equity Programs initiative, more trans-led organizations have been created, but due to the way initiative funding operates, it is nearly impossible for new groups to receive funding or for any trans-led funded groups’ award to increase.</p>	<p>\$10M annually baselined</p>

	<p>To meet real need and elevate trans leadership, the End AIDS NY Community Coalition calls on the NYC City Council to:</p> <ul style="list-style-type: none"> • Increase the Trans Equity Programs funding to \$10M • Make the application process more accessible by contracting a technical assistance provider to provide free support to eligible applicants who have been left out of past funding cycles • Prioritize trans-led organizations for funding 	
<p>Urgent End AIDS NY Community Coalition Priorities For the NYC Administration</p>		<p>Funds Required</p>
<p>5. Fully Fund the NYC Sexual Health Clinics and Enhance Services</p>	<p>The NYC Sexual Health Clinics are a core component of the City’s status neutral EtE efforts, providing sex-positive, gender-affirming sexual, reproductive, and harm reduction services for New Yorkers, regardless of ability to pay, insurance coverage, or immigration status. Annually, these clinics serve more than 35,000 New Yorkers and provide over 60,000 visits. However, the reopening of some clinics closed after the COVID-19 has been delayed and two clinics, in Riverside and Crown Heights, remain closed. Consequently, the number of visits to the clinics has not returned to the pre-COVID-19 pandemic numbers, despite <i>increased</i> need, as rates of sexually transmitted infections (STIs) are on the rise, PrEP uptake among Black and Latino/Hispanic communities disproportionately affected by HIV continues to trail uptake among White communities, and progress toward bringing down new HIV diagnoses each year has slowed. It is critical to reopen the two clinics that remain closed due to COVID-19. In addition, all Sexual Health Clinics must offer comprehensive, state-of-the-art sexual health and supportive services needed to effectively address the full range of overlapping sexual health needs. Additional investments are needed to:</p> <ul style="list-style-type: none"> • Expand clinic hours of operation and the services offered at each clinic, including PrEP initiation and continuity of care, medication abortion, contraception services, and supportive services (e.g., social work services, patient navigation, behavioral health services); • Launch new clinic services, including hepatitis B vaccine, hepatitis C treatment, syringe service programs (SSPs), and gender-affirming care; 	<p>\$10M annually baselined</p>

	<ul style="list-style-type: none"> ● Establish youth-focused and women-focused practices at one or more clinics; ● Establish “Quickie Labs” at additional clinics (currently, only Chelsea and Fort Greene have Quickie Labs) to provide “express,” automated and streamlined STI testing; ● Make the minimal investment necessary to alter the COVID-19 Express testing equipment currently in use at the Riverside location to use the lab equipment to expand STI Express testing once the federal COVID emergency funding ceases at the end of 2024. ● Increase awareness of clinic services, including expanded and new services, through social marketing campaigns and community outreach; ● Support continued necessary facility and infrastructure renovations at clinic sites. 	
Additional End AIDS NY Community Coalition Priorities For the NYC City Council		Funds Required
Sustain and Increase the NYC City Council’s HIV/AIDS Faith and Community Based Initiative	<p>First funded by the NYC City Council in FY06, and formerly known as the HIV/AIDS Faith Based Initiative, this longstanding funding has an important role to play in EtE efforts, supporting HIV/AIDS prevention, education, outreach, advocacy, and support services in local religious institutions and community-based organizations that engage populations vulnerable to acquiring HIV and poor HIV health outcomes.</p> <p>Through this initiative, the NYC Health Department HIV Outreach to Faith-Based Communities program funds agencies to establish and support a network of dozens of faith-based organizations to deliver HIV outreach services to their congregations. Funded faith-based and community-based agencies disseminate health promotional materials and provide trainings, technical assistance, and capacity building support on a range of topics, including HIV, STI, and hepatitis C testing, treatment, and prevention; community mobilization; and reducing stigma and discrimination.</p> <p>The End AIDS NY Community Coalition requests that \$2,200,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to ensure the sustainability of the HIV Outreach to Faith-Based Communities program.</p>	<p>\$2.2M annually baselined</p>

<p>Support Human Services Agencies with Adequate Indirect Funding</p>	<p>Non-profit human service organizations that have been on the front lines of the HIV, viral hepatitis, COVID-19, and mpox responses as NYC vendors face ongoing and new challenges as the result of years of severe underinvestment in essential infrastructure needs. The End AIDS NY Community Coalition welcomed the adoption by the City two years ago of a contracting agency’s approved Federal indirect rate after years of inadequate funding. However, to date, total contract amounts have not been adjusted to reflect the additional infrastructure funding, and social service agencies employing their approved indirect rate have been required to cut direct services by an amount equal to the additional indirect costs covered. The End AIDS NY Community Coalition requests that the NYC City Council allocate the funding required to amend each existing NYC human services contract as soon as practicable to increase the total contract amount to reflect the contracting agency’s approved Federal indirect rate “below the line” without impacting contract funding for direct services. For the EtE Initiative Contracts alone, we request approximately \$2M in additional indirect funding be added to existing contracts to afford providers their Federally approved indirect rates.</p>	<p>\$2M annually baselined</p>
<p>Sustain the NY City Council’s Opioid Prevention and Treatment initiative</p>	<p>The End AIDS NY Community Coalition requests that the NYC City Council sustain the level of its FY25 funding for the Council’s Opioid Prevention and Treatment initiative, which supports community-based organizations to serve New Yorkers affected by the opioid epidemic, including family members of people who use drugs, by conducting localized prevention and treatment efforts around opioid use disorder. This funding is critical to ensure the ongoing delivery of a range of essential services that currently support program participants.</p>	<p>\$3.075M annually baselined</p>

<p>Fill the Continuing Gap in Funding Resulting from Reduction of the NYS Article 6 Match</p>	<p>To be able to meaningfully protect and promote the health of New Yorkers, the NYC Health Department must have consistent and sustainable funding sources. In 2019, NYC’s matching funds rate for NYS Article 6 Public Health Funding was reduced from 36% to 20%. This means that the City pays 80% of all costs for public health services, while other NYS counties only pay 64%. NYC is losing upwards of \$90 million dollars a year in state public health funding. This funding pays for vaccinations, tuberculosis, STI, and HIV testing and treatment, newborn home visits, chronic disease prevention activities, reproductive health care services, blood lead level investigations, and overdose prevention, among many other vital services. Withdrawal of state funding is an issue of health equity. NYC has the largest portion of Medicaid recipients, the largest populations of people of color, and the most low-income individuals in NYS. Half of NYC residents are on Medicaid or CHIP. Moreover, federal funding is now at risk for core public health activities, such as disease surveillance and investigations. To continue to keep NYC residents healthy and safe, Article 6 funding is critical.</p> <p>The End AIDS NY Community Coalition supports efforts to restore NYC’s Article 6 reimbursement rate to 36% in the One-House bills as well as State Legislation S4801 (Rivera)/A2705 (Gonzalez-Rojas) to address this issue. However, if the State does not restore this funding in its FY25-26 budget, we call upon the NYC City Council to continue to mitigate the impact of Article 6 reductions on essential NYC public health programs, and in particular the impact on its EtE Initiative Viral Hepatitis Initiative, and other discretionary initiatives related to public health. This ongoing reduction would have a direct impact on community-based organizations and the health services they provide.</p>	<p>\$90M</p>
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<p>Additional End AIDS NY Community Coalition Priorities For the NYC Administration</p>		<p>Funds Required</p>
<p>Expand New York City Council’s Viral Hepatitis Prevention Initiative</p>	<p>The NYC City Council’s Viral Hepatitis Initiative established in 2014 has provided a strong public health response to NYC’s hepatitis B and C epidemics. To adequately address NYC’s viral hepatitis epidemic and fully implement the <u>Plan to Eliminate Viral Hepatitis as a Major Public Health Threat in New York City by 2030</u>, the</p>	<p>\$5.761M annually baselined</p>

	<p>End AIDS NY Community Coalition proposes that the City significantly increase the \$2.4M allocated by the Council for this initiative in FY25, and that the Administration baseline this funding to expand the NYC City Council's Viral Hepatitis Initiative as follows.</p> <ul style="list-style-type: none"> • Increase access to hepatitis C testing <ul style="list-style-type: none"> ○ Purchase Xpert® point-of-care hepatitis C RNA tests to distribute citywide, with a focus on areas with highest prevalence of undiagnosed hepatitis C ○ Purchase GeneXpert® Xpress IV molecular testing systems to process results of PCR testing for hepatitis C and other infectious diseases at the NYC Sexual Health Clinics and community-based sites in areas with highest prevalence of undiagnosed hepatitis C • Promote awareness of the importance of hepatitis B and C testing, treatment, and prevention, and of the 2024 amendment to the NYS hepatitis C screening law <ul style="list-style-type: none"> ○ Develop and disseminate public-facing social marketing campaign and health promotional materials • Support citywide response to hepatitis A, B, and C <ul style="list-style-type: none"> ○ Fund 2 FTE float nurse staff lines to increase access to hepatitis A and B vaccines; deliver patient education on hepatitis B and C screening, diagnostic testing, treatment, and prevention; and deliver technical assistance and capacity building to providers on care coordination, treatment adherence, and other clinical matters related to hepatitis A, B, and C, citywide, with a focus on high prevalence areas • Build hepatitis B and C surveillance infrastructure <ul style="list-style-type: none"> ○ Fund 2 FTE staff lines to support the availability of case investigation, partner services, and response efforts for people newly reported with hepatitis B and C • Support Check Hep B patient navigation programs serving people with chronic hepatitis B <ul style="list-style-type: none"> ○ Fund 22 FTE staff lines to support patient navigators, plus 10-20% salary of existing staff line at each funded agency to support supervision and professional development of patient navigators ○ Fund 1 FTE staff line at the NYC Health Department to provide technical 	
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	<p style="text-align: center;">assistance and contract oversight for funded agencies</p> <ul style="list-style-type: none"> • Support Check Hep C patient navigation programs serving people with chronic hepatitis C <ul style="list-style-type: none"> ○ Fund 28 FTE staff lines to support patient navigators, plus 10-20% salary of existing staff line at each funded agency to support supervision and professional development of patient navigators ○ Fund 1 FTE staff line at the NYC Health Department to provide technical assistance and contract oversight for funded agencies • Support Hep C Peer Program peer navigation program serving people with or at risk for chronic hepatitis C at syringe services programs (SSPs) <ul style="list-style-type: none"> ○ Fund 30 FTE staff lines to support peer navigators, plus 10-20% salary of existing staff line at each funded agency to support supervision and professional development of peer navigators ○ Fund 1 FTE staff line at the NYC Health Department to provide technical assistance and contract oversight for funded agencies • Support hepatitis B and C clinical education and training <ul style="list-style-type: none"> ○ Fund 3 agencies to deliver clinical education and training to community-based providers, health centers, faith-based organizations, substance use providers, and immigrant health organizations ○ Fund 2 FTE staff at the NYC Health Department to support clinical education and training activities <p>The End AIDS NY Community Coalition requests that \$5,761,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to expand the Viral Hepatitis Initiative as described above.</p>	
<p>Wage Equity for Human Services Workers</p>	<p>Inadequate NYC contract reimbursement rates have resulted in poverty-level wages for many human services workers, who are predominantly women and people of color. Essential human services workers are among the lowest paid employees in the NYC economy, resulting in high turnover and serious disadvantage in an increasingly competitive labor market. The End AIDS NY</p>	<p>TBD</p>

	Community Coalition join the #JustPay Campaign to call on the Administration to ensure a living wage for all City-funded human services workers by creating and funding a comprehensive wage and benefit schedule for City-contracted human services workers comparable to the salaries made by City employees in the same field.	
Invest in the Development of Housing with Deep Affordability	To meet the housing needs of New Yorkers living with or vulnerable to HIV infection, we must expand the City's affordable and supportive housing stock—one of the most critical issues facing New Yorkers. This requires substantial new City investments in housing with deep affordability, including supportive housing for those who need it. The End AIDS NY Community Coalition requests at least \$2.5B in additional new construction financing each year for the next five years for apartments specifically built for homeless and extremely low-income New Yorkers, including: doubling the set-aside in new affordable housing developments for homeless households from 15 to 30 percent, to produce at least 6,000 new apartments per year; and building an additional 6,000 apartments per year for households with extremely low incomes. In addition, we urge NYC Department of Housing Preservation and Development to accelerate the creation of 15,000 new NYC-funded supportive housing units, working towards a goal for their completion by 2026 rather than 2030.	\$2.5B annually, baselined through FY30
Fund Non-Profit Legal Services Organizations to Address Source of Income Discrimination	To maximize the effectiveness of existing NYC voucher programs, including HASA rental assistance and CityFHEPs vouchers requires more consistent and effective legal action to enforce the City prohibition on source of income discrimination. The End AIDS NY Community Coalition requests funding to support contracts with non-profit organizations with a record of successful litigation to address the continued illegal discrimination by brokers and landlords who refuse to accept government-funded rental vouchers.	\$4.4M annually baselined
Housing Assistance as HIV Prevention	Evidence shows that lack of safe stable housing significantly increases vulnerability to HIV acquisition among populations already overrepresented among new HIV infections, including people of trans experience and Black and Latino young men who have sex with men. The End AIDS NY Community Coalition requests funding to support housing assistance as HIV prevention for highly vulnerable persons experiencing homelessness, to enable them to benefit from comprehensive HIV prevention including PrEP.	\$10M, annually baselined

<p>Support for Routine Testing to Address Congenital Syphilis</p>	<p>The dramatic and sustained increase in congenital syphilis in NYC underscores the need for additional action to identify new syphilis infections, particularly among women of childbearing age seen in emergency departments who might not otherwise present for prenatal care. The End AIDS NY Community Coalition requests funding be allocated to the NYC Health Department to launch a program to deliver technical assistance to emergency departments on implementing routine syphilis testing among all people who are or could become pregnant who present in emergency departments.</p>	<p>\$200K</p>
<p>Health Services for Un/Underinsured LGBTQ New Yorkers</p>	<p>The End AIDS NY Community Coalition requests that \$980K be allocated to the NYC Health Department to support LGBTQ-affirming and culturally competent comprehensive health services – including primary, behavioral, sexual, and reproductive health services – for un/underinsured LGBTQ New Yorkers.</p>	<p>\$980K annually baselined</p>
<p>Harm Reduction as HIV Prevention</p>	<p>The End AIDS NY Community Coalition requests funding to expand the number of sites that offer syringe service programs (SSPs), harm reduction education including on overdose prevention, HIV and hepatitis testing, HIV and hepatitis prevention education, linkage to HIV and hepatitis prevention and care services, and onsite supportive services, including behavioral and mental health services, drop-in services, food and nutrition services, and hygiene services.</p>	<p>\$9M annually, baselined</p>
<p>Free HIV Home Tests for New Yorkers</p>	<p><u>TakeMeHome</u> is a partnership between Building Healthy Online Communities, NASTAD, and Emory University enabling local and state health departments to offer free in-home sexual health tests to community members.</p> <p>The End AIDS NY Community Coalition requests that \$250,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to support a partnership with TakeMeHome to expand the NYC Health Department’s Online Home Test Giveaway (OHTG) and ensure that free HIV home tests are available to order online for delivery to locations in any of NYC’s ZIP codes.</p>	<p>\$250,000 annually baselined</p>
<p>HIV and Aging</p>	<p>The NYC Health Department’s HIV and Aging program supports an agency to establish and support a network of organizations to strengthen their capacity to better serve older people affected by HIV. The funded agency disseminates health promotional materials and provides training, technical assistance, and capacity building</p>	<p>\$463,000 annually baselined</p>

	<p>support on a range of topics, including HIV and STI testing, treatment, and prevention; community mobilization; coalition building to improve access to quality HIV services; and reducing stigma and discrimination.</p> <p>The End AIDS NY Community Coalition requests that \$463,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to ensure sustainability of the HIV and Aging program</p>	
<p>STI and Sexual Health Services for Uninsured New Yorkers</p>	<p>The NYC Health Department funds agencies to provide to uninsured New Yorkers routine, quality sexual health care, including chlamydia, gonorrhea, and syphilis screening, diagnostic testing, and treatment, and hepatitis A and B, HPV, and mpox vaccines.</p> <p>The End AIDS NY Community Coalition requests that \$500,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to ensure the sustainability of this program.</p>	<p>\$500,000 annually baselined</p>
<p>Mobile Sexual Health Clinic for Sex Workers</p>	<p>Through this new program, the NYC Health Department would fund an agency to operate a mobile unit designed to serve sex workers and patrons of commercial sex venues and nightlife spaces across NYC. Located and scheduled to meet the needs of these communities, the mobile clinic would provide HIV and STI testing and provide or provide referral to other sexual health services, including HIV prevention (e.g., emergency PEP starter packs), STI prevention (doxy PEP, mpox vaccination), and linkage to HIV and STI treatment. The mobile clinic would also provide safer sex products, sexual health education, and health promotional materials tailored to the needs of these communities.</p> <p>The End AIDS NY Community Coalition requests that \$275,000 (in fiscal year 1 only, in CTL funding) be allocated to the NYC Health Department to cover the cost of the mobile unit to serve as the mobile clinic for the duration of the program.</p> <p>The End AIDS NY Community Coalition requests that \$684,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to cover ongoing staffing and operational costs of the program, including \$600,000 for staff lines (e.g., medical providers, outreach specialists, data staff); \$55,500 for commercial vehicle liability insurance, malpractice insurance, and general</p>	<p>\$275,000 FY26 one-time funding</p> <p>\$684,000 annually baselined</p>

	liability insurance; \$12,000, \$10,000, and \$4,500, for mobile unit parking, maintenance, and gas, respectively; and \$2,000 for NYS Certificate of Need and other licensure costs. This funding would also cover minimal NYC Health Department administrative and fringe costs.	
Hepatitis C Micro-Elimination Program at Rikers Island	<p>This new program would support the development and implementation of a hepatitis B and C elimination plan for people in and recently released from Rikers Island correctional facilities. Activities would include the development and coordination of an advisory committee comprised of NYC Health Department and NYC Health + Hospital/Correctional Health Services staff, providers, and community partners; elimination plan development; increased screening and treatment for hepatitis B and C and tele-navigation programs serving people with chronic hepatitis B and chronic hepatitis C in Rikers Island correctional facilities; discharge planning; development and dissemination of health promotional materials, hygiene kits, pre-paid mobile phones, and incentives to support linkage to care and treatment adherence; and enhanced hepatitis B and C surveillance.</p> <p>The End AIDS NY Community Coalition requests that \$800,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department and NYC Health + Hospitals/Correctional Health Services to support this initiative.</p>	\$800,000 annually baselined
Free Safer Sex Products for New Yorkers	<p>The NYC Health Department’s <u>NYC Condom Availability Program</u> (NYCAP) distributes safer sex products – including male condoms, internal condoms, and lubricant packets – across NYC, including at traditional sites (e.g., hospitals, clinics, community-based organizations) and nontraditional sites (e.g., barber shops, beauty salons, nail salons, bars, clubs, liquor stores, churches, schools). NYCAP also fulfills orders for safer sex products placed via the <u>Safer Sex Portal</u>. The NYC Health Department funds agencies to recruit and maintain networks of nontraditional sites that actively distribute safer sex products. Funded agencies conduct extensive targeted outreach (e.g., drop-in groups, street and non-traditional outreach, social media outreach) to ensure products are reaching priority populations. In 2024, due to funding issues, there were interruptions in NYCAP’s ability to fulfill orders, and given Without additional funding, product shortages and delays in fulfilling orders are likely to occur in the coming months.</p>	\$450,000 annually baselined

	<p>The End AIDS NY Community Coalition requests \$450,000 (per fiscal year, in baseline CTL funding) be allocated to the NYC Health Department to ensure an adequate supply of safer sex products and avoid interruptions in product distribution that occurred in 2024 due to funding issues. Safer sex product purchase and distribution are slated to be supported with CDC funding, and given recent threats to federal funding streams, supplemental CTL funding is critical to ensure sustainability of NYCAP activities.</p>	
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Testimony for the New York City Council Executive Budget Hearing on Housing and Buildings
May 14, 2025

My name is Kristin Miller, and I am the Executive Director at Homeless Services United. Homeless Services United (HSU) is a coalition representing over 50 mission-driven, homeless service providers in New York City. HSU advocates for the expansion of affordable housing and prevention services and for immediate access to safe, decent, emergency and transitional housing, outreach and drop-in services for homeless New Yorkers. Homeless Services United promotes effective solutions to end the crisis of homelessness in New York City.

The FY26 Budget must take decisive action to rectify payment issues for Shelter Providers.

Our members have recently experienced a temporary cash flow due to actions the city took to address overdue payments. However, we still have months (even years) of catch-up in pending budget, budget updates, and invoice approvals that are prohibiting them from being reimbursed for the services already performed that continue to restrict cash flow. Nonprofits are still trying to close out fiscal years as far back as FY19, and many are still trying to get the Workforce Enhancement Initiative monies in their budgets from FY24.

In a recent report by the Comptroller, HPD exhibits the worst overall delays from the point when contract work begins to the first contract payment, with human service contractors waiting 765 days on average to process the first payments for their contracts.¹ Providers routinely experience delayed contract registration, delayed approvals for budget modifications and invoices for review, and repeated requests for supporting documentation, only for there to be continued delays once submitting requested documentation. The lack of normalcy when it comes to payments puts our member organizations at risk. It makes it difficult to pay staff, vendors, and run programs for clients. Organizations are often forced to take out lines of credit just to relieve cash flow issues, only to then have to pay interest. members have paid over \$1million in interest in this fiscal year alone.

Alongside procedural inefficiencies, short staffing within City Agencies has also contributed to delays in payment. We are pleased to see the Executive Budget allocates \$8.9 million to add 20 additional positions to the Mayor's Office of Contract Services' help desk and making much-needed PASSPort system improvements. Additionally, the Executive Budget adds 73 positions at HPD. We hope the increased staff leads to better payment times for providers.

Alongside adequate staffing, it is also crucial to push for an investment in the PASSPort system to make technological advances that make the invoicing process easier and so that providers can see more information on their pending invoices. Members lost much of their ability to track actions in the system when the old HHS Accelerator was replaced by PASSPort. They also lost

¹ <https://comptroller.nyc.gov/reports/nonprofit-nonpayment/>



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the ability to move concurrent actions on the same contract PASSPort software modifications will bring more transparency and speed to the process.

Finally, the new federal administration has created much uncertainty for non-profit providers here in NYC.² Between the proposed federal funding freezes, program eliminations and federal staff firings, many providers are concerned over the reliability of funds from the federal government. Given the uncertainty of federal resources and proposed cuts, it is all the more important that the City registers contracts in a timely manner and pay non-profit homeless service providers for their services on time to not further threaten the insolvency of non-profits.

We support the updated investment in the NYC 15/15 Supportive Housing Initiative.

We are pleased to see the Executive Budget invest in the NYC 15/15 Supportive Housing Initiative by increasing both the base rental assistance rates and annual voucher inflation rates for congregate units which includes \$2.6 million in FY 2027, growing to \$29.3 million in FY 2029.

We urge the City Council to push back against the Rent Hikes for CityFHEPS Voucher Holders

The proposed rule change can potentially place an undue burden on voucher holders in their sixth year of eligibility by increasing their share of the rent to 40%, potentially putting households at risk of homelessness again.

- Out of the 52,000 active CityFHEPS vouchers, how many households do we know are on earned incomes vs. fixed incomes?
- Voucher holders continue to face challenges stemming from this administration's ineffectiveness, which has led to late rental payments from the City and recertification challenges, causing unnecessary stress for voucher holders.
- The Council must ensure that, in their \$25 million investment in technology upgrades and administrative fixes, we create processes to protect people from being erroneously informed that they will have to pay more than 30%, even if the voucher holder is not in their sixth year on CityFHEPS.

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² Oreskes, B., Newman, A. (2025, January 28) Nonprofits in New York Are Told Their Contracts 'Have Been Paused'. *The New York Times*. <https://www.nytimes.com/2025/01/28/us/politics/nyc-nonprofit-contracts.html>



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**JOINT TESTIMONY OF RIGHT TO COUNSEL LEGAL SERVICES PROVIDERS
FOR THE NEW YORK CITY COUNCIL, COMMITTEE ON HOUSING AND
BUILDINGS, EXECUTIVE BUDGET HEARING**

May 14, 2025

**Bronx Defenders
Brooklyn Legal Services Corporation A
CAMBA Legal Services
Housing Conservation Coordinators
Legal Services NYC
Mobilization for Justice, Inc.
Neighborhood Defender Service of Harlem
New York Legal Assistance Group
Northern Manhattan Improvement Corporation
The Legal Aid Society**

INTRODUCTION

Thank you to the City Council’s Committee on Housing and Buildings for the opportunity to testify about the crucial need to improve the City’s contracting and payment process for nonprofit providers and the need for increased funding and contract reform to meet the mandate of the Right to Counsel (RTC) program to protect New York City residents facing eviction and insure this critical, cost-savings program remains strong and intact. The City’s financial and programmatic support is especially important at a time when the legal services providers are faced with federal funding cuts as well as an increased demand for our services as prices climb and the economy moves towards a deep recession.

This testimony highlights the critical issues currently facing Right to Counsel providers in New York City and requests that the City:

- Reform its contracting process to provide timely funding allocations and reimbursements for legal service providers to ensure that they never have to advance more than a few weeks’ expenses;
- Develop a plan to insulate the RTC and AHTP programs from federal cuts;
- Increase funding for RTC to cover all eligible tenants;

- Equalize payments under the RTC contracts and raise the case rate for all providers to \$7,500 per case;
- Modify the RTC contracts to better fulfill the spirit and mission of the program including eliminating the new policy to reimburse only 90% of invoices and impose 10% performance penalties.

I. The Impact of Right to Counsel

Over the last 8 years, the Right to Counsel program has been well established in housing proceedings in New York City. Studies consistently show that tenants with legal representation in eviction proceedings remain in their homes and that RTC programs reduce the number of eviction filings. In New York City, 89% of tenants with an attorney remain in their homes,¹ while eviction filings and default judgments have dropped by 30% since the implementation of the RTC program.² Furthermore, legal representation results in fewer judgments of possession and lower money judgments. The impact of RTC goes beyond keeping families housed. Evictions have far-reaching consequences, not only affecting housing stability but also impacting employment, physical health, and mental well-being. Even when displacement cannot be avoided, representation ensures that tenants obtain valuable time to navigate related challenges, such as finding alternative housing or stabilizing their finances.³

The benefits of RTC extend beyond the tenants themselves—it also saves the City money. As of April 2025, New York City's shelter system is accommodating nearly 85,000 individuals nightly, including over 31,000 children.⁴ This marks a significant increase from previous years.⁵ The city's legal obligation to provide shelter to all who request it has led to substantial financial commitments, with the shelter system's budget reaching \$4 billion in Fiscal Year 2024.⁶

By preventing evictions, RTC reduces the strain on this overburdened system. Keeping families in their homes not only preserves community stability but also mitigates the need for costly emergency shelter placements. Given the high expenses associated with the shelter system,

¹ https://www.nyc.gov/assets/hra/downloads/pdf/services/civiljustice/OCJ_Annual_Report_2024.pdf

² See, “In the most expensive city in the country, evictions remain lower than before COVID-19,” by John Pablo Garnhem, The Eviction Lab (January 14, 2025), <https://evictionlab.org/in-the-most-expensive-city-in-the-country-evictions-remain-lower-than-before-covid-19/>, last visited 3/13/2025.

³ See, The Effect of Legal Representation on Tenant Outcomes in Housing Court: Evidence from New York City’s Universal Access Program, by Mike Cassidy, Janet Currie. Journal of Public Economics Volume 222, June 2023.

⁴ Family Homelessness in 2024 in New York City: A Snapshot, Institute for Children, Poverty, and Homelessness, dated February 13, 2025, accessed at <https://www.icph.org/commentary/family-homelessness-in-2024-in-new-york-city-a-snapshot/>.

⁵ Id.

⁶ Report to the Committee on Finance and the Committee on General Welfare on the Fiscal 2024 Executive Plan and the Fiscal 2024 Executive Capital Commitment Plan for the Department of Homeless Services May 8, 2023, accessed at <https://council.nyc.gov/budget/wp-content/uploads/sites/54/2023/05/DHS.pdf>.

investment in RTC is a fiscally responsible strategy to address the housing crisis, particularly in an environment of fiscal belt-tightening.

II. The City Should Reform its Current Contracting Process.

A. The City's Current Contracting Process Is Marked by Significant Disorganization.

The City's current contract process is marked by significant disorganization, including delays in registering contracts, failure to timely allocate and disburse funds, and inadequate clarity on reimbursement procedures. Together these issues pose significant challenges to nonprofit organizations contracted to provide services on behalf of New York City.

Nonprofit organizations face significant disadvantages in comparison to City agencies when it comes to receiving funding to provide services. While City agencies begin the fiscal year with their funding already allocated and confirmed, nonprofits are left waiting for funding confirmation, oftentimes for months into the fiscal year. This delay in securing funding allocations creates operational challenges and financial uncertainty for nonprofits. These challenges, in turn, undermine nonprofits' ability to deliver essential services to New Yorkers who rely on them. Additionally, the registration of the respective contracts can also take months, if not years, which further delays the availability of funds and wreaks havoc on nonprofits' budgets and financial statements.

Furthermore, nonprofits are subjected to a complex, bureaucratic reimbursement process that is characterized by frequent changes in rules, requirements, and deadlines. This lack of clarity and consistency creates further inefficiencies and delays, forcing organizations to expend valuable time and funding navigating a convoluted system rather than focusing on their core mission of serving clients.

The City must ensure that nonprofits receive their funding allocations in a timely manner at the beginning of each fiscal year. Delayed confirmation of funding forces organizations to operate without financial certainty, placing their operations, staff, and services at risk. By aligning the timing of nonprofit funding with City agencies and ensuring timely contract registration, the City can level the playing field and allow nonprofits to plan and execute their programs without interruption.

In addition to timely funding confirmation, nonprofits require a clear and consistent set of reimbursement guidelines to minimize confusion and ensure that payments are processed quickly and efficiently. The City should provide detailed and stable guidance on reimbursement procedures, clearly outlining the expectations and documentation requirements upfront. Furthermore, the City must avoid sudden changes to reimbursement rules mid-year, which can create serious operational disruptions and financial challenges for nonprofits.

The City must also streamline the contracting process itself, reducing unnecessary paperwork and bureaucratic hurdles that slow down the approval and payment process. Nonprofits should be able to enter into contracts and submit invoices without facing excessive delays due to administrative red tape. By making the contracting process more efficient and user-friendly, the

City will allow nonprofits to focus on serving clients, rather than spending valuable resources navigating an unnecessarily complicated and inefficient system.

Finally, to address cash flow challenges, the City should implement pre-approved advances or interim payments based on established milestones. This approach would help nonprofits cover operating expenses and ensure that they can continue to serve their communities while waiting for full reimbursement. Advances should be issued promptly and proportionally, reflecting the work being done, so that nonprofits have the necessary financial flexibility to maintain their operations.

By implementing these reforms, the City can reduce the operational burdens placed on nonprofit organizations, enabling them to better serve New Yorkers in need. Streamlining the contracting and funding processes will lead to more effective service delivery, reduced administrative costs, and a more sustainable nonprofit sector that is better equipped to fulfill its vital role in the community.

Recommendation

The City should align timing of nonprofit funding with that of City agencies so nonprofits contracted to deliver services on behalf of the City can do so without interruption or delay. The City should also provide clear, upfront direction on reimbursement expectations and processes, reducing the bureaucratic hurdles nonprofits must cross in order to receive funding. The City should also implement pre-approved advances and interim payments to ensure that non-profit providers never have to be advancing more than a few weeks' expenses.

B. The City Should Pay Nonprofits Timely to Avoid Current Jeopardizing Providers' Ability to Deliver Crucial Legal Services to Clients.

The most urgent issue facing Right to Counsel (RTC) providers is the ongoing delay in receiving payment on contracts with the Human Resources Administration (HRA). These delays affect critical funding for RTC and the Anti-Harassment Tenant Protection Program (AHTP) and greatly impede providers' ability to provide crucial legal services to clients. The delays are even disrupting the basic operations of our nonprofit organizations.

While our contracts were registered on time, the City failed to approve our budgets in a timely way. Due to the City's failure to approve our FY25 budgets until March 2025, a nine-month delay, most nonprofit legal service providers went nine months or more without being able to invoice. While the advance on baseline City contracts this year helped to fill the nine-month gap, once providers exhausted these advances and had no way to receive additional payment until they were approved to invoice.

These payment issues for FY25 are on top of the significant amounts some providers are still owed on FY24 contracts. These payment delays are threatening the viability of our organizations, especially for smaller nonprofits. These delays not only jeopardize our capacity to meet payroll

but also undermine our ability to fulfill our mission of providing high-quality, timely legal representation to those most in need, many of whom are facing imminent eviction.

Nonprofit RTC providers need to be able to invoice monthly to ensure they have enough cash to make payroll, and to continue providing much needed services. This need is especially acute, now that expanded RTC contracts account for large percentages of providers' overall organizational budgets. Some organizations had to rely on or exhaust lines of credit. If providers don't have money to pay their attorneys and paralegals because of HRA contractual delays, their work will come to a screeching halt, frustrating the purpose of the Right to Counsel program. Nonprofits cannot continue to operate this way. It is simply unsustainable. While we urge the City to ensure providers can invoice at the time they incur expenses, as we also request the City to provide advances for 75% of the contract to account for the time until providers will be able to invoice.

This existential threat is further compounded by HRA's position that HRA will pay the nonprofit providers only 90% of their invoices. With the remaining 10% of each invoice to be released only if the provider meets certain performance milestones. This plan, only shared with providers in mid-October 2024 after contracts were bid and issued (and not referenced in any contractual document) is disastrous for nonprofit RTC providers. Providers do not have reserves to await reimbursement for money they have spent – reimbursements that may not come if milestones cannot be met. This is an extremely damaging way to implement a new performance-based payment provision. This scheme unnecessarily undermines the effort to expand and improve this program for New Yorkers in need.

Recommendation

The City must ensure that RTC providers have sufficient cash to operate by (1) allocate additional advances for 75% of the contract amounts immediately and allow for 75% advances every fiscal year until there is track record of timely payments; (2) commit to additional monthly advances until it is current in the payment of invoices submitted by RTC providers; and (3) pay the full 100% on invoices as they are submitted.

III. Providers are Facing Federal Funding Cuts and Anticipating Increased Demand for Our Services

At a time of increased demand for our services, the providers are facing severe federal funding cuts directly or as a result of federal funding that New York State and New York City receive and pass through to fund our services.

The City Comptroller's office reported that \$47 million of the \$112 million the City uses for "Access to Counsel" (a/k/a RTC) (42%) is paid for using the Temporary Assistance for Needy Families (TANF) block grant funds from the federal government.⁷ In addition, the State

⁷ <https://comptroller.nyc.gov/reports/nycs-federal-funding-outlook-under-trump/>

Comptroller reported that \$16 million of the funding used for “Universal Access to Counsel in Housing Court” is subject to an unspecified federal funding fiscal cliff, meaning that it relies on federal aid that is not recurring.⁸

While there have not yet been specific threats to abolish the TANF block grants, during the prior Trump administration there were calls to reduce it by 10% and the overall funding has remained flat since 1996. This flat funding has resulted in an effective reduction of 50% in real spending power since 1996.⁹

In addition, recent shifts in federal policy and DOGE activity have raised alarming concerns about the sustainability of financial support for legal services overall. For example, in March 2025, the Trump administration reportedly cut funding to legal programs providing representation to unaccompanied immigrant children.¹⁰ In addition, DOGE met last month with the nonprofit Vera Institute of Justice and indicated its intent to assign DOGE teams to every nonprofit organization receiving federal funds.¹¹ DOGE also reportedly met with the Legal Services Corporation (LSC) last month.¹² LSC provides 15% of the budget for Legal Services NYC – money which allows them to meet payroll in light of the City’s failure to make timely payments on contracts and subsidize the true cost of their RTC program. All of these actions herald a broader trend of reducing federal aid for legal services and underscore the vulnerability of federally supported legal assistance to these programs at a time when they are needed more than ever.

⁸ NYS Comptroller’s Review of the Financial Plan of the City of New York, Report 23-2025, dated February 2025 and accessed at <https://www.osc.ny.gov/files/reports/osdc/pdf/report-23-2025.pdf>.

⁹ Center on Budget and Policy Priorities, *Trump Budget’s Deep Cuts to Block Grants Underscore Danger of Block-Granting*, June 20, 2017, accessed at [https://www.clasp.org/wp-content/uploads/2025/03/2025.3.5_Cuts-to-SSBG-TANF-Would-Eliminate-Child-Care.pdf](https://www.cbpp.org/research/trump-budgets-deep-cuts-to-block-grants-underscore-danger-of-block-granting#:~:text=These%20proposals%20are%20a%20dramatic,ongoing%20programs%20into%20block%20grants; Center for Law and Social Policy, <i>Cuts to SSBG, TANF Would Eliminate Child Care for 40K Children, Disrupt Care for Millions More</i>, March 2025, accessed at <a href=)

¹⁰ White House Reportedly Halts for Unaccompanied Minor Children, The Guardian, [White House reportedly halts funding for legal aid for unaccompanied migrant children | US immigration | The Guardian](https://www.theguardian.com/us/immigration/2025/apr/15/white-house-reportedly-halts-funding-for-legal-aid-for-unaccompanied-migrant-children); last visited 4/15/2025.

¹¹ DOGE attempted to assign team to US nonprofit group Vera Institute of Justice, Reuters, dated April 16, 2025 and accessed at <https://www.reuters.com/world/us/doge-attempted-assign-team-us-nonprofit-group-vera-institute-justice-2025-04-16/>; Trump administration ramps up on attacks on civil society, empowers DOGE to investigate independent nonprofits, Vera Institute of Justice, dated April 15, 2025 and accessed at <https://www.vera.org/newsroom/trump-administration-ramps-up-on-attacks-on-civil-society-empowers-doge-to-investigate-independent-nonprofits>.

¹² DOGE dodges discovery, Politico, dated April 15, 2025 and accessed at <https://www.politico.com/newsletters/west-wing-playbook-remaking-government/2025/04/15/doge-dodges-discovery-00291744>.

Recommendation

As providers face reductions in federal funding, we ask for the City’s support to ensure the financial viability of these programs by taking the following steps:

- Coordinating with federal officials to gather information and advocate for continued funding;
- Coordinating with state officials to explore other funding streams;
- Elevating the importance of this funding through public discussions and media;
- Creating contingency plans for other resources to bridge the funding gap;
- Commit to ensuring that federal cuts will not impact these contracts; and
- Ensuring sufficient and timely payments on City contracts for services rendered.

IV. The Providers Have Significant Concerns about the FY25-27 RTC Contract

A. The Funding Does Not Meet the Demand for Representation in Eviction Cases.

On August 3, 2023, the City published the Anti-Eviction Full Legal Representation RFX with anticipated funding of \$408,520,077 for fiscal years 2025 through 2027.¹³ This funding was to provide full legal representation for 44,444 eviction cases each year.

According to the New York State Unified Court System’s Statewide Eviction information, eviction filings in 2024 in New York City totaled 124,599.¹⁴ The RFX, and in turn the contract providers now operate under, thus caps representation at 36% of NYC tenants facing eviction per year. While some percentage of tenants are over income for services, all seniors qualify regardless of income under Local Law 20/23. Funding at most 44,444 cases each year ensures that tens of thousands of eligible tenants are denied representation before they even walk into the courthouse. This is the antithesis of the intent of the RTC law, which was enacted to ensure that ALL eligible tenants have access to counsel in eviction proceedings.

Even on paper, the RFX proposed in 2023, could never have fully funded the RTC. And in practice, the contract as implemented falls even shorter. The RFX was originally planned to fund 44,444 cases at \$3,063 per case. But once actual rates were negotiated with providers, to account, at least in part, for the true cost of providing representation, the rate increased to approximately \$4,100 per case. This means that the pool of funding provided by the current contract covers only about 33,000 cases per year, barely more than a quarter of anticipated filings.

The City is severely under-funding a program that is objectively successful in both moral and economic terms. The RTC program boasts an extremely high success rate in preventing evictions

¹³ The RFX had many shortcomings, most of which are outlined here and were outlined by RTC providers in their various protest letters. See, e.g., LAS’s Protest Letter at <https://www.scribd.com/document/664436607/The-Legal-Aid-Society-Protest-Letter-to-HRA-8-10-23>

¹⁴ New York State Unified Court System Statewide Eviction Information available at: <https://app.powerbigov.us/view?r=eyJrIjojZGE3NzljYmItYTBMZC00OGI2LTliYTgtYzY5ZjI0N2U0MwYxIiwidCI6IjM0NTZmZTkxLWVhZDEtNDA2ZC1iNWVzLTUzNjRiZWVwYTgzMyJ9>. Last visited 3/12/2025.

and other collateral consequences. Every eviction prevented by the program creates huge savings to the City by avoiding shelter costs, brings the City closer into compliance with its own RTC law, and protects the most vulnerable New Yorkers.

Recommendation

The City should increase funding for Right to Counsel to a level sufficient for legal services providers to provide high-quality, holistic services to all eligible cases. There has to be sufficient funding to meet the demand for representation in the new cases being filed and the backlog of eviction defense cases pending without representation. It should also sufficiently fund the brief legal services that are required under the law.

B. The Contracts Do Not Cover the Full Cost of Providing Anti-Eviction Services.

Eviction defense proceedings are complex and require significant time to resolve. New York City has some of the most robust and complicated housing laws in the country. Important laws, such as the Housing Stability and Tenant Protection Act of 2019 and the Good Cause Eviction Law passed in 2024, have increased critical tenant protections while also adding to the complexities of tenant defense. As a result, providers must increase staff training to stay current with the law and attorneys must dedicate more time per case. Notably, these changes have all occurred in the last few years. Since 2018, providers have seen a 24% increase in how many hours it takes to resolve a case, while increased administrative and training burdens mean that staff have fewer hours available to do casework.

The current contract fails to account for these changes and the cost of this work. The case rates under the current contract vary between providers, but the average rate of \$4,100 represents barely more than half the cost of the work. Doing full representation at such a low case rate results in ballooning caseloads and attorneys who may not have the time and resources needed to properly litigate these complex matters. The other outcome has been that even fewer tenants than anticipated are being represented. Providers cannot force staff to handle more cases than permitted by legal ethics, negotiated collective bargaining agreements, and by practical considerations such as retention. Case rates being below the cost of services mean providers cannot hire and retain sufficient legal staff.

The funding also currently fails to consider the full breadth of staffing and support needed to provide holistic, quality legal representation. To meet client needs, provider organizations must staff programs not just with attorneys, but also with paralegals, social workers, administrative staff, and infrastructure supports such as finance and IT. The low case rates in the current contract do not allow for these substantial and necessary costs. While attorney representation stops evictions in the immediate moment, restabilizing a family's housing often requires social workers and benefits advocates. The underfunding has and will continue to hamper our ability to solve the totality of our clients' housing problems and will lead to tenants being sued in Housing Court year after year.

The variable case rate between providers must be equalized at the highest rate. Before the RFX process, providers collected data that demonstrated that the then cost of the average provider to

holistically and properly defend an eviction case and provide fair salaries for staff was approximately \$7,500 per case. These costs have only increased since cases are taking longer to resolve, in part due to new tenant protections like the 2024 Good Cause Eviction Law, as well as the rising costs of operations, including interest on loans needed to cover the lack of payments under these contracts. These costs span across organizations, regardless of size or history.

During the negotiation process for the current contract, OCJ met with providers individually. Most providers were asked to present new, lower proposals as close as possible to \$3,500 per reportable case. OCJ told at least one provider that the average case rate was \$4,100 and asked them to lower their case rate to that average. OCJ strongly implied in these negotiations that if the providers failed to lower their case rates, their bids would be rejected. The process for negotiating the bids was entirely incompatible with the City's stated intention of allowing providers to identify their own costs and with partnering to build an effective program.

The outcomes of this process were entirely predictable. Some organizations were forced to accept case rates well below the cost of providing services to continue providing the essential anti-eviction work their organizations deeply believe in. Thus, many RTC providers are now operating under a contract that provides for thousands of dollars less per case than the \$7,500 necessary to have a robust program with fairly paid staff. The individual bid negotiations also created a wide disparity in payment for nearly identical services. This disparity resulted in some of the smaller community-based providers, who are more reliant on RTC funding and thus more vulnerable, being compensated at the lowest rates. We ask that the City rectify these disparities by funding an increased rate for all providers up to the \$7,500 case rate reflecting the true current cost of doing this work, or at least bringing all providers up to the highest RTC case rate for which OCJ has currently contracted.

Recommendation

The City must equalize funding for the RTC providers at the true cost of doing the work. The current cost-per-case for the average provider is at least \$7,500 per case. The City must (1) fund an increase to the RTC contract to allow for a \$7,500 case rate for all providers and (2) in the interim equalize the funding for all providers at the highest case rate currently being paid under the RTC contracts.

C. Additional RTC Contract Issues

(1) The 10% Reduction in Compensation Should Be Eliminated or at Least Suspended.

The recently implemented contractual penalty for nonprofit legal services providers—imposing a 10% reduction in funding for failing to meet metrics on a new performance scorecard—is a measure that not only exacerbates the existing challenges faced by providers but also undermines the fundamental goals of the RTC program. Compounding the impact of the 10% reduction, the specific metrics used by OCJ to evaluate providers' scorecards were unclear prior to the first evaluation in January 2025. Even after the first evaluation and some vague written guidance, significant confusion remains about how to calculate the scorecard metrics and how they will be evaluated in the future.

Providers are frequently at the mercy of systemic delays, including backlogs in Housing Courts, clogged court calendars, inefficient court administration or operations, backlogs in obtaining public benefits assistance, unresponsive opposing counsel, and evolving legal standards that impact a provider's ability to meet deliverables. Imposing a 10% funding penalty ignores these externalities and unduly harms providers. The penalty also creates perverse incentives for nonprofits to prioritize quantitative metrics over qualitative outcomes. In an effort to meet contractual benchmarks, organizations may feel compelled to take on more cases than their staff can handle or resolve cases quickly, leading to compromised representation.

The penalty provision has significant downstream implications for the City itself. Weakening the RTC program through financial penalties increases the likelihood of evictions, which impose substantial costs on municipal services, including emergency shelter, public assistance, and healthcare. From a cost-benefit perspective, adequately funding and supporting RTC providers is far more fiscally prudent than penalizing them in an already underfunded system.

Recommendation

The City should eliminate or suspend the 10% performance penalty or at least ensure there are clear guidelines, provided in writing, for the evaluation of the metrics. While OCJ circulated some guidance in February 2025, the guidance still lacks clarity on many of the metrics. The City should also allow for appropriate flexibility when quantitative metrics cannot be met by a provider due to systemic issues outside of their control.

(2) Rollovers and Brief Services Should Be Counted and Funded.

The current contracts, in sharp contrast to the first eight years of the RTC program, no longer allow cases continuing beyond one year to be "rolled over" and reported in subsequent fiscal years. This change ignores that eviction cases are complicated and often last beyond a year. Disallowing RTC providers from reporting rollover cases as part of their deliverables creates a perverse incentive for providers to prioritize "easy" cases and de-prioritize representing tenants with complex and time-intensive cases. Any incentivization of one case or another caused by contract terms is fundamentally repugnant to the letter and spirit of the Right to Counsel law and to our missions as legal service providers. Such antithetical incentives undermine this essential program.

In a world where not every eligible tenant will obtain legal representation, RTC providers' ability to be compensated for brief legal assistance is an invaluable part of preventing homelessness. For community-based legal service providers, providing brief legal assistance to their neighborhoods is a fundamental part of their mission. The new contract eliminates partial payment for brief service and shifts to all those cases being handled by a telephone hotline staffed by one provider. This change means that every neighborhood referral forces a community provider to choose between providing services for "free" with limited resources and operating contrary to its mission by turning away the vulnerable tenants.

We urge the City to fund brief legal assistance, as it has under previous contracts. This change would allow providers to triage cases at intake and to provide legal advice to the community in accordance with our missions.

Recommendation

The City must fund providers for all active and litigated cases, even those that take a year or more to resolve. The City must also sufficiently fund brief services and advice work to reflect the realities of RTC practice on the ground, particularly for community-based providers.

(3) OCJ Should Streamline and Simplify the Onerous Reporting Requirements of the Right to Counsel Contracts

OCJ's increasingly strict reporting requirements often obstruct the goal of obtaining data that accurately reflects RTC providers' work. By prioritizing strict adherence to reporting protocols over case management realities, OCJ does not obtain a complete picture of RTC providers' work, uses up previous resources with data collection and management and fails to credit providers with work done where marginally relevant data cannot be obtained. For example, if a provider cannot obtain a tenant's unit number, the case cannot be reported despite the provider dedicating dozens of hours to the case. The resulting obligation to devote increasing resources to reporting data undermines the program's overall effectiveness.

Inaccurate or delayed data not only obscures the true scope of RTC providers' work but also undermines the program's accountability and strategic planning. When RTC providers must divert time and resources toward meeting burdensome reporting requirements, they have less capacity to focus on their clients' urgent legal needs. OCJ must adopt less burdensome and more flexible reporting practices that align with the operational realities of nonprofit legal service providers.

Recommendation

OCJ must adopt less burdensome and more flexible reporting practices that align with the operational realities of nonprofit legal services providers, who expend excessive resources attempting to comply with OCJ's changeable yet rigid reporting requirements.

CONCLUSION

As we move through the many stages of NYC's housing crisis, we as providers remain on the frontline of efforts to ensure that the needs of New York's marginalized communities are met. We will continue to make the case for justice and equity and we urge the City to adopt the recommendations provided throughout this testimony. As our clients undergo this unparalleled crisis, we stand right there beside them. We thank the City Council for your continued support, and for allowing us to testify today.

LEGAL SERVICES PROVIDERS

BRONX DEFENDERS

The Bronx Defenders (“BxD”) is a public defender nonprofit that is radically transforming how people in the Bronx are represented in the legal system, and, in doing so, is transforming the system itself. Our office’s staff of over 450 includes interdisciplinary teams comprised of civil, criminal, immigration, and family defense attorneys, as well as social workers, benefits specialists, legal advocates, parent advocates, investigators, team administrators, and policy, organizing, and community engagement specialists who collaborate to provide holistic advocacy to address the causes and consequences of legal system involvement and push for systemic reform at the local, state, and national level.

Through this integrated, comprehensive, referral-based structure, we have pioneered a groundbreaking, nationally-recognized model of direct services representation we call “holistic defense” that achieves transformative outcomes for the people we represent. Each year, we defend over 20,000 low-income Bronx residents across civil, criminal, immigration, and family legal systems, and reach thousands more through our community intake, youth mentoring, and outreach programs. We take what we learn from the people we represent and communities that we work with and launch innovative programs designed to bring about real and lasting change.

Our Civil Action Practice

The Civil Action Practice provides comprehensive civil legal services to clients and their families by integrating civil representation. Our goal is to actualize the civil right to counsel – including for tenants – and minimize the severe and often unforeseen fallout from housing, criminal, family, and immigration court proceedings and facilitate the seamless reintegration of our clients into the community. Our Civil Action Practice attorneys, social workers and benefits & legal advocates represent clients in every forum in New York City – administrative, state, and federal – to address these problems and assist our clients in overcoming civil legal barriers to housing, eviction, employment, and public benefits, as well as addressing instances of police misconduct, criminal record errors, and civil forfeiture.

BROOKLYN LEGAL SERVICES CORPORATION A

Brooklyn Legal Services Corporation A (Brooklyn A) believes all New Yorkers should have equal access to legal services to seek justice, make their voices heard, and overcome systemic racism and oppression. We represent low- and moderate-income individuals and families throughout New York City. Our clients live in rapidly-gentrifying neighborhoods where many residents and small business owners have been displaced or are facing displacement and harassment. For more than half a century, Brooklyn A has provided high-quality, low-barrier neighborhood-based legal services to individuals, families, nonprofit community-based organizations, community development corporations, coalitions, and small business owners, interested in developing and sustaining vibrant, healthy communities. Our Preserving Affordable Housing (PAH) Program uses legal and advocacy strategies to preserve and protect affordable housing, prevent evictions, combat tenant harassment and discrimination, and ensure that working families, individuals, older adults, and others live in stable environments and within their financial means. Brooklyn A’s PAH Brooklyn and Queens Programs have 53 staff attorneys, paralegals, social workers, and supervising attorneys, in addition to other supporting staff.

CAMBA LEGAL SERVICES

CAMBA Legal Services, Inc. (CLS) is a community-based law practice in Brooklyn and Staten Island that provides free civil legal assistance to low-income New York City residents. Our mission as a dedicated and diverse staff of lawyers and paralegals is to provide our clients with the highest quality of legal representation while standing committed with our communities in the fight for racial, social, and economic justice. CAMBA Legal Services' Housing Unit provides anti-eviction legal services to tenants, including legal advice and representation in non-payment proceedings, holdovers, HP actions for repairs, HCR overcharge complaints, administrative hearings (NYCHA and HPD), Article 78s and other related proceedings. The CLS Housing Unit has a staff of more than 56 attorneys and paralegals. CLS prides itself on being guided by the following principles; compassionate case handling, decentering the attorney to empower the client, tenacious advocacy, collaborative learning, and a commitment to legal excellence.

HOUSING CONSERVATION COORDINATORS

Housing Conservation Coordinators (HCC) is a community based legal services organization that was founded over 50 years ago to “advance social and economic justice and fight for the rights of poor, low-income and working individuals and families.” HCC provides comprehensive services on housing-related matters, including preventing displacement, accessing public benefits, and preserving the limited stock of affordable housing, immigration matters, consumer protection and elder law to help stabilize the lowest income households.

HCC has served income eligible residents in Manhattan through the Right to Counsel Program since 2017.

LEGAL SERVICES NYC

Legal Services NYC's (LSNYC) is the largest civil legal services provider in the country, with a mission to fight poverty and seek racial, social, and economic justice for low-income New Yorkers. For over 50 years, LSNYC has helped New Yorkers obtain the basic necessities of life, including housing, economic security, family and immigration stability, education, health care, and challenge the systemic injustices that trap people in poverty. At LSNYC, we pride ourselves on our deep community roots, our holistic, trauma-informed approach to advocacy, and our ability to work creatively, strategically, and collaboratively with our clients.

MOBILIZATION FOR JUSTICE, INC.

Mobilization for Justice's (MFJ) mission is to achieve justice for all. MFJ prioritizes the needs of people who are low-income, disenfranchised, or have disabilities as they struggle to overcome the effects of social injustice and systemic racism. We provide the highest-quality free, direct civil legal assistance, conduct community education and build partnerships, engage in policy advocacy, and bring impact litigation. MFJ has a staff of more than 150 attorneys, paralegals, social workers, and support staff. It is a diverse, unionized, and collegial workplace where staff share the organization's mission to achieve social justice.

MFJ's housing practice is honored to engage in Right to Counsel work in the Bronx and Manhattan, where we deploy a wide array of litigation and advocacy strategies to prevent eviction and to protect tenants' rights.

NEIGHBORHOOD DEFENDER SERVICE OF HARLEM

Neighborhood Defender Service of Harlem (NDS) is a community-based public defender office that provides high-quality legal services to residents of Northern Manhattan and a member of the LEAP coalition. Since 1990, NDS has been working to improve the quality and depth of criminal and civil defense representation for those unable to afford an attorney through holistic, cross-practice representation. With the early implementation of Right to Counsel in key Northern Manhattan zip codes, NDS joined the Right to Counsel Coalition and began serving the community through the Right to Counsel Program. As a holistic public defender office, NDS is particularly familiar with the collateral consequences of homelessness, including an increased chance of entering the criminal legal system.

NEW YORK LEGAL ASSISTANCE GROUP

New York Legal Assistance Group (NYLAG) uses the power of the law to help New Yorkers experiencing poverty or in crisis combat economic, racial, and social injustice. We address emerging and urgent needs with comprehensive, free civil legal services, financial empowerment, impact litigation, policy advocacy, and community partnerships. We aim to disrupt systemic racism by serving clients whose legal and financial crises are often rooted in racial inequality. Our Tenants' Rights Unit (TRU) fights for housing justice: fair, safe, and affordable housing for adults and families so that they can stay in their communities and thrive.

NORTHERN MANHATTAN IMPROVEMENT CORPORATION

Northern Manhattan Improvement Corporation (NMIC) is a community-based, settlement house and not-for-profit organization founded in 1979. NMIC is a leading multi-service agency with over 140 staff members serving New York City, with a focus on residents of upper Manhattan and the Bronx. Our mission is to serve as a catalyst for positive change in the lives of the people in our communities on their paths to secure and prosperous futures. Integration is the cornerstone of NMIC's programs, and our staff can identify and address a broad array of immediate needs through comprehensive crisis intervention services. Clients may then move seamlessly to capacity building services through our holistic programs designed to transition individuals and families to safer, healthier, and more stable futures.

NMIC's Legal, Organizing, and Advocacy (LOA) unit meets community members' basic needs including legal representation, immigration assistance, housing advocacy and tenant organizing, eviction-defense representation, financial-planning and tax preparation services, services for survivors of domestic violence, and health and mental health related programming. NMIC serves about 14,000 clients each year across the LOA programs and its Education and Career Services unit.

NMIC's advocacy for the housing rights of its community began with the founding of the organization, nearly 45 years ago. NMIC's representation of tenants in New York City housing courts reaches back decades and it is an original RTC provider, since the program's inception.

THE LEGAL AID SOCIETY

The Legal Aid Society (LAS), the nation's oldest and largest not-for-profit legal services organization, was founded in 1876 to provide free legal representation to marginalized New York City families and individuals. The Legal Aid Society's legal program operates three major practices – Civil, Criminal, and Juvenile Rights – and through a network of borough, neighborhood, and courthouse offices provides comprehensive legal services in all five boroughs of New York City for clients who cannot afford to pay for private counsel. Each year, LAS handles more than 250,000 cases and legal matters for clients, taking on more cases for more clients than any other legal services organization in the United States.

Our Civil Practice works to improve the lives of low-income New Yorkers by helping vulnerable families and individuals to obtain and maintain the necessities of life - housing, health care, food and self-sufficiency. We serve as a “one-stop” legal resource for clients with a broad variety of legal problems, ranging, among others, from government benefits and access to health care, to immigration and domestic violence. Our depth and breadth of experience is unmatched in the legal profession and gives the Society a unique capacity to go beyond any one individual case to create more equitable outcomes for individuals, and broader, more powerful systemic change at a societal level.

Our work has always taken an explicit racial and social equity lens, and the current housing crisis has further focused our efforts to advocate for the needs of New York's marginalized communities.



Testimony of Daniela Sabogal, Staff Attorney, Housing and Benefits Team, **Make the Road New York**

Before the New York City Council Committee on Finance, jointly with the Committee on Housing and Buildings. on the Executive Budget for Fiscal Year 2026 and the Executive Capital Plan for Fiscal Years 2025-2029

May 14, 2025

Thank you, Chair Sanchez and members of the Committee, for the opportunity to testify today on the Executive Budget for FY2026. My name is Daniela Sabogal, and I am a Housing and Benefits Staff Attorney at Make the Road NY (Make the Road).

About Make the Road

Make the Road is a membership-based community organization that strives to be a second home for its members. Working primarily with the latine immigrant community but open to all, Make the Road integrates community organizing, education, policy work, and legal and survival services to create a one-stop-shop for its members to uplift and empower them while also combatting abuse and exploitation that often occurs within these populations.

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Our Housing and Benefits Legal Team represent tenants who are in the process of being evicted and groups of tenants or individuals who want to sue their landlord to obtain much needed repairs in their apartment, which often includes harassment by the landlord. We also represent tenants in agency proceedings who are pursuing overcharge claims, adjustments to their legal rent, or who are disputing the regulatory status of their apartments.

We also create Know Your Rights materials that we present to thousands of low-income tenants per year in Brooklyn, Queens and Staten Island.

Our clients or members, many who are low income, experience the same common issues. Some are living in abhorrent conditions and having their requests for repairs ignored. Others are refused a renewal lease, rent payment receipts, or are suspectedly overcharged for years without the resources to recover those funds. The most common issue facing our clients is eviction.

Whether a household of one, or five, or more, many latine immigrants are vulnerable to falling behind on rent. Some have lost their job, have had their hours reduced, or have faced an expensive emergency that caused them to be unable to pay rent, resulting in eviction proceedings in the NYC housing court. While the occasional few are able to scrape the funds together, most end up seeking emergency grants from the city or, in the worst case scenarios, losing their homes.

HPD Funding

HPD provides very important services to our clients. By making complaints through 311 and having violations placed in their apartments, we are able to help our clients advocate for sometimes desperately needed repairs in and out of the courts. Outside of housing court, HPD Violations can help put pressure on landlords to make repairs they have neglected. Once in court, HPD Violations are used by the courts as proof of the existence of the conditions described by

tenants, and are often the only proof that judges will accept to order repairs in an apartment. We are disappointed and concerned to see that the FY 2026 Preliminary Capital Commitment Plan demonstrates that HPD funding will be reduced in 2027, 2028, and 2029. To continue advocating for clients in and out of housing court, we need the Council and the Administration to secure more future funding for HPD, not less.

Cityfheps Funding

The expansion of the CityFHEPS program was a major win for our clients, but the delay in its implementation and lack of funding has nullified the law's effect. Without proper roll out and adequate funding, more of our rent-burdened clients have faced unnecessary struggles in making sure their rent gets paid. Not only does this put our clients at risk of eviction but it takes a toll on their physical and mental health. Also at risk are those who received emergency housing vouchers during the COVID-19 pandemic, which are slated to end soon. In order to prevent this greater toll on our clients, we need the Council and Administration to allocate an additional \$215 million dollars for the program.

Thank you again for the opportunity to testify, if you have any questions, please contact me at daniela.sabogal@maketheroadny.org.

Testimony of the New York Housing Conference

**New York City Council Committee on Housing and Buildings
Hearing on the FY 2026 Executive Budget**

May 14, 2025

Good afternoon. My name is Brendan Cheney. I am Director of Policy and Operations at the New York Housing Conference (NYHC). I would like to thank the Committee for the opportunity to testify about the FY 2026 executive budget.

NYHC is a nonprofit affordable housing policy and advocacy organization. As a broad-based coalition, our mission is to advance City, State and Federal policies and funding to support the development and preservation of decent and affordable housing for all New Yorkers.

We want to thank the Council – especially Speaker Adrienne Adams and Housing and Buildings Committee Chair Pierina Sanchez – for your housing leadership. Last year you fought for increased capital funding for HPD, you passed the City of Yes, and secured \$5 billion in funding in the City for All. And in your response to the Mayor’s preliminary budget, you called for more housing funding. We greatly appreciate your leadership.

The housing capital budget over the ten-year capital commitment plan increased by \$189 million compared to the preliminary budget in January, growing to \$24.7 billion, up from \$24.5 billion. The increase includes a net increase to NYCHA capital of \$170 million, with an additional \$350 million for NYCHA preservation (PACT and Trust, which passes through HPD) in FY 2027, and a net decrease of direct NYCHA capital funding of \$145 million – which is the result of an additional \$200 million FY 26 for NYCHA but a \$350 million total cut to NYCHA capital in FYs 2032-2035.

While we applaud the additional funding in this budget and in recent budget plans, more funding is still needed. We remain concerned about decreased and insufficient housing capital funding in the outyears. Total housing capital funding decreases from \$4.5 billion in FY 2026 to an average of \$2.2 billion over the following nine years, a decrease of 51%.

While we support the increase to NYCHA preservation funding there remains no additional funding for NYCHA preservation (PACT and Trust) beyond FY2027. In addition, new construction of affordable housing decreases by 31%, special needs housing funding decreases by 24% and direct funding for NYCHA Section 9 housing decreases by 80 percent. We call on the administration to fully fund the housing capital budget over the whole ten years of the capital plan.

NYHC continues to track HPD staffing, which declined dramatically during and after the pandemic. Overall the agency has regained headcount but we understand there are shortages in some of HPD’s program areas. We want to see HPD fully staffed to carry out necessary new construction and preservation financing and code enforcement. We appreciate the Council’s ongoing focus on this issue.

Finally, we want to highlight the possibility of federal housing funding cuts. President Trump’s budget proposed drastic cuts to federal housing programs. Overall, the HUD budget is slashed by nearly 44%, with complete elimination of some programs and harmful policies designed to undermine the remaining programs. If enacted, it would dismantle the housing safety net for over a million people across New York State, upend rental payment assistance contracts to landlords, and place an incredible financial burden on the state and localities to fill in the gap. Federal CDBG provides significant funding for HPD’s budget; 55% of HPD’s \$1.6 billion operating budget is federally funded. We must work together to show the importance of federal funding and the serious impact of proposed cuts and call on our Congressional delegation to oppose these cuts.

City Executive Budget Housing Capital Funding FY 2026 - 2035											
	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Change from Prelim
NYHCA Preservation Programs (PACT)	\$839,144,000	\$350,514,000									\$314,817,000
New Housing Construction	\$1,123,185,000	\$702,039,000	\$782,788,000	\$817,630,000	\$736,821,000	\$726,841,000	\$761,938,000	\$782,047,000	\$808,154,000	\$835,118,000	\$2,384,000
Other Housing Support Investment	\$52,516,000	\$91,494,000	\$80,060,000	\$39,396,000	\$24,491,000	\$25,110,000	\$25,673,000	\$26,255,000	\$26,824,000	\$27,413,000	\$12,535,000
Occupied In Rem Rehabilitation	\$126,375,000	\$83,309,000	\$86,561,000	\$90,478,000	\$78,339,000	\$76,182,000	\$78,527,000	\$19,431,000	\$92,113,000	\$95,154,000	\$1,921,000
HPD Preservation	\$519,860,000	\$574,650,000	\$592,762,000	\$638,664,000	\$533,697,000	\$560,874,000	\$580,815,000	\$671,194,000	\$621,301,000	\$641,804,000	-\$2,458,000
Special Needs Housing	\$591,473,000	\$468,873,000	\$440,405,000	\$412,101,000	\$422,297,000	\$423,580,000	\$437,478,000	\$460,079,000	\$473,941,000	\$488,261,000	\$6,000,000
NYCHA Repair and Rehab	\$1,279,454,000	\$466,866,000	\$180,019,000	\$215,422,000	\$218,062,000	\$341,621,000	\$280,224,000	\$217,874,000	\$214,922,000	\$214,922,000	-\$145,969,000
											\$0
Housing Total	\$4,532,007,000	\$2,737,745,000	\$2,162,595,000	\$2,213,691,000	\$2,013,707,000	\$2,154,208,000	\$2,164,655,000	\$2,176,880,000	\$2,237,255,000	\$2,302,672,000	\$189,230,000

Source: NYHC Analysis of OMB documents

**Testimony to the New York City Council
Committee on Housing and Buildings**

**Executive Budget Hearing for FY2026
May 14 2025**

Good afternoon, Committee Chair Sanchez and members of the Housing Committee, and thank you for the opportunity to testify. My name is Todd Baker and I am a project manager at the Northwest Bronx Community & Clergy Coalition. Our organization has been building power through intergenerational community organizing for over fifty years. In order to advance our goal of promoting community ownership and local decision-making in the Bronx, we incorporated the Bronx Community Land Trust (CLT) about five years ago.

Since that time, we have organized to secure control over vacant and abandoned sites, sites that we are now actively developing into permanently affordable and cooperatively owned housing. We have also worked hand in hand with tenants in buildings experiencing severe physical and financial distress. While we have historically organized tenants to build collective power and demand accountability from their landlord and city agencies, our Community Land Trust work now goes even further - empowering tenants to become owners of their own buildings, and residents to become the architects and developers of their own neighborhoods. The financial support of the CLT Initiative has been essential in allowing us to expand that work, to cultivate the deep leadership and relationship building, and offer the necessary technical assistance which prepares tenants to become cooperative owners.

Today I want to ask the City Council to ensure **enhanced funding of \$3 million for the CLT Initiative in the FY26 expense budget, as Speaker Adams committed last year in the City for All funding package.** This urgently needed funding will support the growth of 17 CLTs and three citywide technical assistance organizations working to bring land and housing into community ownership.

To illustrate the impact that this funding is already having, I will discuss just one building - 2201-2205 Davidson Avenue. After over a decade of severe mismanagement, it was the collaborative impact of the residents, Council Member Sanchez's office, of Legal Aid, and of *years* of consistent organizing that finally resulted in the property being taken from its private landlord, and in a pathway being opened for the residents to become owners. But now, it is the organizing work supported by the CLT initiative that will help make stable and affordable homeownership a reality. We are constantly building the leadership and collective decision-making capacity of the building's tenant association so that upon conversion, there will be a seamless transition to cooperative ownership. We supported the residents to select a development sponsor, Lemle & Wolff, that will help them renovate their homes to the dignified conditions they deserve. And it is the CLT that is preparing to support this HDFC for generations to come, ensuring that it remains affordable, that governance remains democratic and transparent, and that the residents are always connected with the necessary partners to thrive.

Our CLT, and the more than 20 other CLTs across NYC that are building their capacity to steward land within our respective communities - we come across these opportunities on a weekly basis: a building whose long-term affordability restrictions are about to expire or a blighted building that has sat abandoned for years. With the operating support of an expanded CLT initiative, and with capital offered through programs like Neighborhood Pillars and Open Door, our groups can better meet the strong demand throughout NYC for community-driven development, for homeownership, and for the deep, lasting affordability our people need and deserve. Thank you for your time.



**Testimony of Alia Soomro, Deputy Director for New York City Policy
New York League of Conservation Voters
City Council Committee on Finance Jointly with the
Housing and Buildings Committee and Public Housing Committee
FY26 Executive Budget Hearing
May 14, 2025**

My name is Alia Soomro and I am the Deputy Director for New York City Policy at the New York League of Conservation Voters (NYLCV). NYLCV is a statewide environmental advocacy organization representing over 30,000 members in New York City. Thank you, Chair Sanchez, Chair Banks, and members of the Committees on Housings and Buildings and Public Housing for the opportunity to comment.

Public Housing

The New York City Housing Authority (NYCHA) has been long-neglected due to significant underinvestment and mismanagement. Chronic issues such as lack of heating and hot water, mold, lead paint, rats and other pests, and little to no recycling access have plagued NYCHA residents for years. Compounding this, NYCHA residents are disproportionately impacted by climate change. Many campuses are located in flood zones, exposing residents to sea level rise, coastal storm surge, and inland flooding. Many NYCHA campuses also lack access to air conditioning, leaving residents, especially seniors, more vulnerable to heat-related illnesses and death during extreme heat events. NYLCV stands with advocates calling for increased funding for long-needed building upgrades and public health improvements, as well as significant funding to address the impacts of climate change.

As advocated in NYLCV's recently-released [2025 NYC Policy Agenda](#), the City must prioritize safeguarding the health and safety of NYCHA residents by (though not limited to) eliminating lead-based paint, mold, and pests from NYCHA residences, all of which contribute to adverse health impacts such as asthma and lead poisoning. We echo calls by the New York City Coalition to End Lead Poisoning (NYCCELP) advocating for sufficient funding for NYCHA's [Lead-Safe Housing Policy](#) (Lead-Based Paint Abatement and Dust Wipe Sampling), [XRF Testing Initiative](#), and the [Team for Enhanced Management Planning and Outreach \(TEMPO\)](#).

NYLCV echoes the [call by the City Council on the Administration to add an additional \\$2 billion in capital funding](#), \$500 million over each of the next four fiscal years, to address NYCHA's critical infrastructure needs and to provide additional funding for the maintenance of occupied units.

Relatedly, NYCHA should explore opportunities to pair building capital repairs such as elevator improvements and mold and lead abatement with energy efficiency retrofits and zero-emission heating, cooling, and cooking systems installation. NYCHA's Capital Commitment Plan for Fiscal 2025-2029 by category includes elevator repair (\$412.0 million), façade repairs and sidewalk sheds (\$517.0 million), roofs (\$588 million), lead and asbestos abatement and mold (\$1.1 billion), and heating upgrades (\$1.2 billion).

While the [Public Housing Committee Preliminary Budget Report](#) states, "NYCHA is taking steps towards Local Law 97 compliance, to reduce its greenhouse gas emissions, by decarbonizing heating systems, gas stoves, and improving insulation," the City must ensure that NYCHA is sufficiently funded in order to continue implementing its [Sustainability Agenda](#) and to ensure that NYCHA campuses are on track to meet emissions reduction targets and procurement commitments for renewable energy, such as reducing greenhouse gas emissions by 80 percent by 2050. NYLCV also urges NYCHA to explore the possibility of investing in thermal energy networks to decarbonize campuses to aid in reaching these emissions reduction goals. The City also must work with State and Federal agencies to identify sustainable funding streams to make NYCHA campuses resilient to climate hazards such as sea level rise, storm surges, and extreme rainfall. This includes protecting mechanical, electrical, and plumbing infrastructure, floodproofing buildings, and installing new, more efficient boilers and back-up generators.

NYCHA should continue working with DEP to fund and improve NYCHA's stormwater management and implement green infrastructure projects such as permeable pavement, porous asphalt, porous concrete, rain gardens, and subsurface storage systems. Funding should also be prioritized for mitigating extreme heat for NYCHA residents. In addition to increasing and maintaining NYCHA's tree canopy and comprehensively retrofitting NYCHA buildings, there should be funding allocated to restart the [Get Cool NYC Program](#), which provided air conditioners, free of charge, to senior residents who are 65 or over or have a qualifying underlying condition. This program [helped seniors](#) who participated less likely to report feeling sick from the heat compared to those who didn't participate in the Get Cool NYC Program. To complement this program, the City should also identify funding sources to help qualifying residents in this program with their summer utility bills. NYLCV urges the City to provide long-term funding for composting and recycling for all NYCHA campuses, especially as the City is implementing the residential curbside organics program. An organic waste collection program that leaves out NYCHA cannot be called a citywide or universal program.

Lastly, as with other City agencies, NYLCV calls on the City to prioritize long-term hiring and staffing at NYCHA. With historic underinvestment and constant quality of life issues, NYCHA residents deserve significant funding and investment not only to address existing public health and building maintenance problems but to prepare for the impacts of climate change.

Housing & Buildings

NYLCV urges the Council to work with the Adams Administration to provide robust funding for the NYC Department of Buildings' (DOB) Local Law 97 (LL97) implementation as well as DOB's

and the NYC Department of Housing Preservation & Development's (HPD) efforts to end lead poisoning.

Implementing Local Law 97

In New York City, [buildings](#) account for over 70% of the City's greenhouse gas emissions. This is one of the reasons why the City Council passed and NYLCV strongly supported Local Law 97 in 2019—to directly combat this source of climate change and reduce harmful pollutants that disproportionately impact low income and communities of color. With the first year of LL97 reporting upon us, thousands of building owners now are responsible for the carbon they emit.

NYLCV urges the Administration and City Council to ensure the speedy, effective, and equitable implementation of LL97 by providing robust funding for DOB hiring and staffing, particularly for DOB's Office of Building Energy and Emissions Performance (OBEEP). OBEEP must be prioritized when funding decisions are made in order to handle the full scope of work needed to implement this law effectively and efficiently, which includes technical assistance, conducting analyses required by the law, complete the LL97 rulemaking process, deliver outreach and education to owners; and prepare for the substantial review and enforcement of 'good faith' applications and decarbonization reports that will start coming in this year.

We recommend increased funding to support the outreach and education needed now that the first compliance period has begun, and ask that the City consider allocating more funding toward NYC Accelerator staff capacity. This should also include funding for translating materials into multiple languages. Additionally, to help building owners comply with the new regulations without burdening low- and middle-income owners and tenants, the City should expand financing programs such as property assessed clean energy (PACE) financing options.

As supporters of an equitable buildings fund concept, NYLCV strongly supported the announcement of the Affordable Housing Reinvestment Fund last year. This fund will provide much-needed resources for electrification upgrades in affordable housing and help ensure that LL97 drives investment in the buildings and communities most in need of support, while creating local jobs, health and economic benefits for New York City. The Fund will flow through the Resilient & Equitable Decarbonization Initiative (REDi), a joint New York City Housing Preservation and Development (HPD) and New York State Energy Research and Development Authority (NYSERDA) initiative which already has a significant pipeline of affordable housing locations that are ready and willing to start building retrofits. We underscore the need for ensuring the REDi program has sufficient funding to implement this new program.

NYLCV also urges the City to continue coordinating and identifying funding opportunities at all levels of government, including targeted funding for NYCHA retrofits, and low-income businesses, homeowners, and tenants. Now that the New York State Environmental Bond Act has been approved by voters, we urge the City to apply for future funding at the state level to be used toward building decarbonization for publicly-owned buildings and schools, especially in disadvantaged communities. We ask that the City also urge Governor Hochul to release draft regulations on New York State Cap and Invest Program (NYCI) for public comment so that this

program can launch as soon as possible. Once it is active, NYC1 will bring in billions of dollars in recurring revenue for climate action, including funding building decarbonization projects around the state, every year.

Moreover, as we implement LL97, the City must also increase funding for an equitable, green workforce training and development program—with an emphasis on investment in frontline communities. This law has the potential to create more than [140,000 jobs by 2030 in NYC](#). These jobs should be well-paying, union jobs, which will help reduce unemployment and raise wages. With the recent announcement of the Administration's [Green Economy Action Plan](#), we hope funding will be made available to grow the City's green workforce, specifically for a green building and construction workforce pilots. This means there should be increased access to Career and Technical Education (CTE) programs across schools and certification programs, as well as increased investments in union-linked pre-apprenticeships, apprenticeships, and direct-entry programs. These programs would also expand access to workers traditionally underrepresented or systematically excluded from this industry.

Local Law 97 is a critical step towards reducing carbon emissions and combating climate change, and we cannot afford any missteps or delays. The City must prioritize funding for OBEEP to ensure the law achieves its ambitious intention.

Eliminating Lead Poisoning

As a member of the New York City Coalition to End Lead Poisoning (NYCCELP), NYLCV stands with advocates calling for the elimination of lead poisoning in NYC through a holistic multi-agency approach. We must eliminate all sources of lead exposures in the City because no level of lead exposure is safe, as even small amounts can cause neurological damage and other health problems especially in children. Furthermore, lead exposure disproportionately affects children in low-income and communities of color, and it will continue to do so until we take the necessary steps to ensure it ends. Despite passing Local Law 1 of 2004—the most ambitious lead poisoning prevention law in the county with the stated goal of ending childhood lead poisoning by 2010—lead poisoning is still a major concern.

As stated in [NYCCELP's 2024 Lead Agenda](#), the City must invest in programs and interventions that will especially protect children from lead poisoning. We know the primary source of lead poisoning is lead paint in NYC's old housing stock. To enforce LL1 of 2004 and the provisions that have been added to city code in the intervening years, the City must fully fund agencies in order to conduct inspections, test dust and paint for lead, remove lead service lines that deliver water, and other necessary functions that address lead concerns of New York City's families. The City's budget must reflect the needs of this unnecessary and long-standing crisis.

This includes measures funding proactive inspections and notification for tenants exposed to lead hazards. The City must ensure sufficient funding goes towards DOB's code enforcement and Office of Tenant Advocate. Additionally, HPD needs sufficient funding for its Lead Hazard Reduction and Healthy Homes Program.

NYLCV urges the Council to provide robust funding for DOB's LL97 implementation and DOB and HPD's work to end lead poisoning. Without this, the City cannot adequately address existing public health inequities and future climate threats.

Thank you for the opportunity to comment.

Save Section 9 Written Testimony

To: Committee on Finance and Committee on Public Housing

Date: May 14, 2023

Hearing: Executive Budget Hearings - Finance

Chair Brannan, Chair Banks, Deputy Speaker Ayala and members of the Committee on Finance and Committee on Public Housing,

We submit this testimony on behalf of our members, and neighbors, in response to the hearing held on May 14 2023.

Once again New York City's public housing tenants face another round of budgetary disappointment. To reverse this trend we call on the city council to:

1. **Allocate \$500M to NYCHA Section 9;**
2. Immediately demand NYCHA prepare a new organizational plan centered on Section 9. This new **organizational plan should be focused on the administration and upkeep of Section 9 public housing; remove financial and organizational responsibilities associated with the implementation of the *Trust* and *RAD/ PACT*.**

Back in 2020 we raised concerns surrounding NYCHA's 2021 Transformation Plan ([our statement is attached and available via this link](#)). Since adopting this organizational plan NYCHA has continued to expand their mission, and shift resources unchecked. This organizational plan restructured NYCHA to ensure the transition to the Trust (formerly the Blueprint) before that law was adopted. By prioritizing the privatization of public housing NYCHA created a chaotic and inefficient bureaucracy.

Tenants experience this chaos via:

- The continued deterioration of developments not accepting privatization, in spite of the "savings" NYCHA experiences via [20,000+ conversions](#).
- The bullying tenant leaders experience when their development is being considered, or forced into RAD/PACT. Contrary to NYCHA's testimony, tenant leaders report being pushed into RAD/PACT. During this hearing Vladeck Houses' tenant association president testified to being "**told**" his development was being privatized, something he never asked for, or agreed to.
- The harassment tenants experience once a RAD/PACT deal is announced. The new management office moves into the development and proceeds to hound tenants for lease signings, before their RAD/ PACT deals are finalized, sometimes before an application has been submitted to HUD's Special Application Center.
- The lack of improvement in repairs, wait time for said repairs and the quality of these repairs once NYCHA completes the handover, documented in [this](#) Human Rights Watch Report.

Tenants not interested in leaving Section 9 find that staff and resources previously focused on Section 9 operations, projects and contracting are now focused on selling RAD/ PACT and the Trust to tenants, leaders, financial entities, elected officials and corporate landlords. Others that served as resident coordinators now work to troubleshoot the failures experienced under RAD/PACT. Even more concerning is the continued inflation of financial need that NYCHA continues to present to its customers, the public and elected officials.

In late 2023 Save Section 9, and the [Community Service Society](#), completed unrelated reviews of NYCHA's Physical Needs Assessment. While we did not collaborate on the analyses we both concluded that NYCHA's need was nowhere near the \$79B that they announced. Instead the need is [closer to \\$40B](#).

Additionally, we would like to express our disappointment in the lack of humanity demonstrated by NYCHA's decision to threaten the security of our elders. Save Section 9 is an intergenerational, multicultural organization that roots itself in the values which we learn living in public housing. We believe in each other, and care for each other. Central to this is caring for our elders. Our homes are intergenerational and anchored by seniors. We are volunteers directly impacted by the disinvestment in public housing, but we are inspired to keep fighting because Section 9 is the best housing program in America.

Eliminating security at senior sites makes our elders vulnerable.

As we study the destruction of public housing nationwide we learned that slummification was purposeful and strategic. Beginning with Chicago we see how easy Cabrini fell, but that happened years before the actual buildings collapsed. HUD and the Chicago Housing Authority chose to destabilize that community by starving it of funding, allowing units to empty out and leaving tenants behind to be preyed on.

This process is underway in New York City. 5,000 apartments sit empty; they invite trespassing, and introduce external threats to our already vulnerable communities. Our elders were infected, and killed by COVID, and NYCHAs abandonment, at [twice the rate of any other group in NYC](#). Our senior buildings are no longer exemplary. They have become shelters for the unhoused, and sometimes unhinged. We must protect our elders. We must keep them safe. We must invest in their physical and emotional well being. If we don't, what kind of society are we?

Now for solutions, before cutting security at 55 sites designated as senior housing NYCHA must install security cameras, replace front doors and the intercom systems. If NYCHA is unable to do this we must make these sites intergenerational by allowing adults over the age of 40 without children to move into these buildings. Intergenerational sites will deter abuses by those looking to make victims of our elders and provide neighborly support in absence of security guards, and the closure and privatization of our senior centers.

Additionally,

1. We ask the City Council to immediately issue a moratorium on all NYCHA RAD/ PACT conversions, pending the completion of a robust impact study inclusive of all properties currently being served by Project Based Section 8.
2. We ask the City Council to host a joint hearing with its Albany counterparts on RAD/PACT. During this hearing we NYCHA and HUD's office of Public and Indian Housing should be asked to:
 1. Provide insight on the success of the program nationally, success should be defined on improved quality of life for previous Section 9 tenants living in a specific property.
 2. An explanation of the timeline for RAD/PACT conversions highlighting when tenants have an opportunity to oppose these.
 3. Expand on how said opposition is weighed in the larger application for RAD/PACT or Section 18.

We urge you to recognize that in spite of abandonment, we continue to thrive. Public housing supports strong communities, diminishes gentrification, and supports tenants at every stage of life. An investment in public housing will ensure more families have stability, and the social infrastructure necessary to be bold enough to head to Harvard, become urban farmers, start businesses and be part of the solution. NYCHA testified that rehabilitating an empty unit costs 45k. *No corporate landlord can deliver what NYCHA provides at that cost per unit.* Collectively we can work towards our [national solutions](#) and the adoption of the [Green New Deal for Public Housing](#). The latter is now cosponsored by [57 member of congress](#).

In closing, NYCHA thinks that it is in the business of real estate management. We must collectively remind them that they are the provider of a human right, dignified housing. We are available for further conversations regarding our proposals and national solutions for public housing. Our ally and volunteer, Emily, will follow up with your office to schedule meetings.

Save Section 9 Members

Save Section 9 Solutions and References

1. Place an immediate moratorium on all RAD and RAD-Section 18 blends in New York City, until a comprehensive, third party impact assessment study of all Project-based Section 8 conversions in New York City

To date, there have been no New York City-wide impact assessments of the RAD/PACT program on tenants. In this absence, two studies by [Human Rights Watch](#) and [Neighbours Helping Neighbours](#) document the detrimental impacts of RAD - nationwide and at Ocean Bay Houses respectively, along with data gathered by City Limits and the Anti-Eviction Mapping Network and evidence gathered by media articles:

a. Evictions

- i. The Human Rights Watch report documents significant increases in evictions in two RAD developments. The report states: “ On paper, aside from the NYCHA-specific protections discussed above, tenants in RAD housing nationally have essentially the same rights as those in public housing. But in practice, property managers have significant discretion over evictions and other decisions that may have far-reaching impacts on tenants’ lives. Many tenants worry that PACT managers will be more likely to evict them if they fall behind on rent, which could lead to homelessness or a loss of adequate housing.”
- ii. City Limits and Anti-Eviction Mapping Project gathered data at Ocean Bay Houses indicating there were 80 evictions between January 2017 and February 2019, more than two times higher than evictions at any other NYCHA development
- iii. The Rockaways Neighbors Helping Neighbors report supplements this data via tenant surveys at Oceans Bay finding that 19% of tenants said new management tried to evict them and 18% said they knew a neighbor was threatened with eviction.
- iv. Further eviction evidence:
<https://www.thecity.nyc/2024/03/14/eviction-private-nycha-managers-rad/>

b. Rent increases and Double Landlords

- i. 61% of tenants at Ocean Bay Houses indicated their rent had increased, 35% said they were recertified more than once a year and 64% said they had to recertify with both NYCHA and the private manager.

c. Poor Living Conditions

- i. The Human Rights Watch report details countless evidence of continued poor living conditions, faulty repairs, poor construction during renovations, hard to reach management, and more. A tenant that was interviewed said: “Monopoly is being played with our lives.... “That’s what the fight is, to protect us from investors who don’t give an ‘F’ about us.” Some tenants describe how repairs were carried out in a manner that places tenants at risk including exposure to lead paint or asbestos. Other tenants worry that their homes will fall into disrepair again, noting that the private managers are frugal with their repairs.
- ii. At Ocean Bay Houses, 40% of tenants said conditions have gotten worse or much worse after conversion, 21% said it is harder to get repairs and 35% said there is not an easy-to-use system for submitting repair requests.

2. Call on Congress to:

a. Uphold the RAD Sunset date of September 30th 2024

A sunset on the RAD program was due on September 30th 2024 and RAD. City Council should call on Congress to sunset RAD on the originally planned date.

- i. The claimed reason to extend RAD until September 2029 was to “provide PHAs more time to carry out the necessary and important resident engagement activities prior to applying for RAD and allow PHAs pursuing large scale, multi-year development of public housing properties to keep their commitments to their communities”
 1. Thus far, tenant engagement by NYCHA and PACT partners has been poor and many tenants do not know their development is being converted or what this means for their tenancy. An example of this was the tenant engagement at Fulton Elliot Chelsea which included a survey process that was falsely communicated as a vote:
 - a. 969 of 3388 participated in the survey. That is 16% meaning 84% did not take part.
 - b. Simon Kawitzky, Vice President Portfolio Planning stated the packets were given out in the languages spoken in the development. English, Spanish , Chinese
 - c. Unable/unwilling to explain how we went from No Demolition to Demolition.
 - d. Have taken the attitude that they are doing everyone a courtesy by meeting with CB4 to explain the proposal.
 - e. Lack of transparency: NYCHA speaks with Resident Leaders And CB4 but not the thousands of other tenants.
 - f. Related is now trying to put up a casino in the Western Rail Yards [West Side Rail Yards/Hudson Yards Rezoning - Manhattan Community Board 4 \(nyc.gov\)](#) violating this agreement.
- ii. As of NYCHA’s 2024 Annual Plan, there are 81 developments under consideration for RAD conversions (Bronx: 36; Brooklyn: 21; Manhattan: 22; Staten Island: 2), a huge increase since the program was first introduced. This will impact 22,282 NYCHA units. Without a comprehensive impact assessment and proper framework of accountability for NYCHA and RAD partners being established by City Council & HUD, extending the RAD sunset deadline puts tens of thousands of tenants at risk

b. Invest in Section 9 Public Housing and submit a letter of support for the Green New Deal for Public Housing (GND4PH).

- i. Congress has steadily divested from public housing while increasing funding for housing programs that rely on the private sector. ([HRW](#)). Of note is the consistent disinvestment in Section 9 while increasing investment in the RAD Program:
 1. In 2021, the overall budget of the US Department of Housing and Urban Development (HUD) was \$69.3 billion, of which \$2.9 billion was allocated for major repairs to public housing. Adjusted for inflation, this amount is around 35 percent lower than the capital funding allocation in 2000, which in 2021 dollars would be worth \$4.5 billion ([HRW](#)).
 2. The 2021 President's Budget requests \$100 million for the RAD program, which is \$100 million more than the 2020 enacted level. These funds would be used to support the costs of conversion for public housing properties that are unable to convert using only the funds currently provided through public housing appropriations. ([President's Budget RAD](#)).

Funding has also been increasing for the Section 8 vouchers which bring valuable support to tenants in private market housing. However this increase also facilitates RAD conversions.

Direct investment is needed in Section 9 Public Housing. Funds should be divested from the RAD program and the associated funding of the Section 8 program to preserve public housing.

- ii. Another critical funding source that was just introduced is the GND4PH. NYC gets 50% of the investments allocated within the GND4PH.

c. Convene a joint hearing between multiple levels of government to hold accountable NYCHA and PACT partners during RAD, Section 18, and RAD-Section 18 blend conversions

- i. While RAD is a federal program, its implementation is a multi-governmental effort and all levels, including City Council, NY State and HUD are accountable to its impacts. RAD conversions are increasingly using a blend of Section 8 and 18 vouchers (also used by the NY State established Public Housing Preservation Trust). Section 8 and 18 blends provide PACT teams access to Tenant Protection Vouchers which are a higher revenue stream but are distributed on the condition

that units meet 'obsolescence' criteria - placing huge risks on tenants as poor living conditions draw in higher vouchers.

- ii. City Council is accountable to work jointly with NY State and HUD to have close oversight on NYCHA and PACT partners' actions during conversions. [Since NYCHA is controlled and funded by the Mayor and City Council](#), and its board and leadership appointment is overseen by these entities, City Council has a responsibility to track NYCHA's actions. Furthermore, City Council directly funds NYCHA, and \$265.1 million dollars were provided for NYCHA's operating budget in 2024. NYCHA has a history of misusing this funding (see next point), but these practices are connected to a broader mismanagement that embroils NY State and HUD.
- iii. Before his replacement, Federal Monitor Bart Schwartz challenged NYCHA's default position of blaming money woes for its troubles, arguing that many of its problems are self-inflicted due to incompetence and an inability to efficiently use existing resources. He is quoted as saying "Funding is not the worst of NYCHA's problems. It is the lack of effective governance, ethics and accountability that prevents NYCHA from achieving comprehensive, sustainable improvements within its current financial restraints." The Federal Monitor's warnings need to be taken seriously by City Council as it points to a systemic issue in NYCHA's practices that can only be addressed by a coordinated efforts between multiple levels of government.

3. Develop the following accountability processes:

a. Track NYCHA's spending and claimed capital repair needs, with joint oversight from City Council and HUD

- i. In light of the recent federal bribery charges against 70 NYCHA employees, City Council must develop stringent oversight on NYCHA's spending practices ([US Attorney's office](#)). These bribery charges arrive on the backs of decades of general money mismanagement, as tenants have watched NYCHA use the repair process take place with no accountability and many tenants describe how money is wasted in these processes with repeat visits, poor work quality, and no oversight from NYCHA over work that is contracted out to third parties.
- ii. In a [hearing on NYCHA's Spending of Capital Funds on November 18th 2021](#), **City Council highlighted that NYCHA only spends 6.5% of its allocated City capital funds**. Since City capital funds do not have an expiry date, the report points to a history of NYCHA not spending allocated city capital funding. This is compared to a spending rate by other agencies of at least 60-61%. **This is clear evidence of NYCHA's**

long track record of wasting and mismanaging funds. Along with this broader issues, tenant testimonies highlighted a range of related issues that take place when NYCHA mismanages its spending including:

1. Section 964 regulations not being followed by NYCHA, and tenants not being involved in decision making on how capital repairs get addressed
 2. Continued issues with no heat, hot water and broken elevators despite NYCHA having access to City funds to address these
 3. No by-laws in how tenant associations and resident councils are elected and many tenants having no access to NYCHA's claimed 'tenant engagement'
 4. Section 3 regulations not being abided by, and public housing tenants not having access to labor opportunities that can be provided during capital repair efforts
 5. NYCHA abandoning units and critical repair needs that place tenants' lives at risk just so the units can qualify as 'obsolete' and receive Tenant Protection Vouchers PACT/The Public Housing Preservation Trust
- iii. In 2023, NYCHA released an updated Physical Needs Assessment which claimed the Authority needed an astounding \$78.34 billion dollars, increased from \$31.8 billion in 2017. There are a range of issues with how the 2023 PNA was carried out, however the key point to make is that NYCHA parading the alarming number of \$80 billion deeply stigmatizes public housing and contributes to the narrative of its failure. The 2023 PNA is meant to be about tenant needs, however is being used by NYCHA to justify its plans to forward RAD/PACT and the Public Housing Preservation Trust as the only options moving forward, instead of scrutinizing its own mismanagement of funds. The 2023 PNA does not accurately reflect capital needs and must be understood with the following details:
1. Compared to the 2017 PNA which comprehensively examined the whole NYCHA portfolio, the 2023 PNA only examined 10-15% of apartments in 30 selected developments. Only 18% of NYCHA apartments were actually inspected.
 2. The 2023 PNA focuses on the 20-year need while the 2017 PNA focused the 5-year need. This in itself is not of issue, however the 20-year need is a higher number (\$78.3 billion instead of \$60 billion) and adds to the sensationalizing of repair needs without proper explanation of its meaning.
 3. Over 30% of the 2023 PNA amount (18.9 million) is attributed to 'market price escalation', which is the impact of inflation and market prices for construction. This is relevant, but has nothing to do with the physical condition of apartments. Furthermore, this was calculated during surges resulting from the pandemic and do

not take into account savings that can occur through mass material ordering and coordinated construction practices across the portfolio.

The 2023 PNA is an excellent example of how NYCHA continues to twist its financial needs to serve its agenda of forwarding RAD/PACT and the Public Housing Preservation Trust. A thorough assessment of the validity of this PNA is required. For more detailed analysis, please see [CSS and Legal Aid's testimony on the PNA](#).

b. Dedicated oversight on the PACT team's (NYCHA + Private Management) tenant communications during conversion including: information sharing, tenant 'voting' processes, and what NYCHA claims as tenant 'engagement'.

Communication from NYCHA and private management during RAD/PACT conversions has included misinformation, confusion, alterations of the truth.

- i. It is also centered on communication *through* the tenant association and not directly to tenants - many tenants do not know their tenant association representatives. Not having a public listing of the publicly elected representatives that compose tenant associations is a barrier to tenant participation. Therefore tenant association contacts should be made public by NYCHA and made available to any tenant at their management office and online. The bylaws that oversee the tenant association should be standardized, including clear instructions on the recall process, and election cycle. NYCHA must be reminded that tenants have a right to request a copy of their bylaws. Each one should be publicly available at the management office and online.
- ii. The PACT teams claim to conduct robust 'tenant engagement' and often cite the Chelsea Working Group as an example. However, NYCHA's plans to demolish Fulton Elliot and Chelsea Houses completely negates the demands of the Working Group. As articulated by the Community Service Society: "During the Chelsea Working Group, residents spent month after month scrutinizing the technical issues facing their developments and the priorities they agreed on when it came to addressing them. The plan proposed by NYCHA in the Draft Significant Amendment reflects none of this work" ([Joint statement by CSS and Legal Aid on FEC](#)). Also noted in this statement is that despite tenants receiving a right to return, historically relocations of this scale and construction timelines of this length mean **demolition will lead to the displacement of tenants**.
- iii. At Fulton Elliot Chelsea, NYCHA and private partners Related Companies and Essence Development claimed that most tenants wanted demolition as indicated by a voting process. **This was actually a survey with poor**

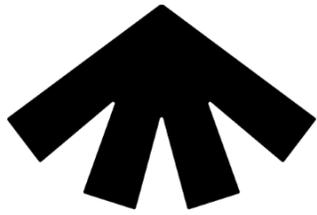
outreach and little accessibility falsely paraded as a vote and should not hold any legitimacy:

1. Only 969 of 3388 participated in the survey. This is only 16% of those eligible. ([Fulton Elliott-Chelsea Environmental Review \(nyc.gov\)](#)). 84% did not vote and compose the countless that do not want demolition.
2. Again, Tenant Association representatives were the only pathway for 'engagement'. A significant number of tenants at Fulton Elliot and Chelsea do not have clear information on what the plan ahead means for their leases, for their homes, and for their rent.
3. Flyers about the survey were in English, Spanish, Chinese, simplified Chinese at the Chelsea Land Use meeting when the survey was under discussion. There are more languages than those spoken in the development. The annual review asks tenants the languages they are comfortable reading and speaking. There are more languages spoken in the development than those. Language justice wasn't observed in this process.
4. Even though Fulton Elliot Chelsea is still NYCHA and under Section 9, tenants are already confused about who the management company is. For example, Related has already established their security personnel on site, without properly informing tenants of this change. Related has hired tenants that live in the development to patrol it. While this seems benevolent - providing employment to tenants - this presents a conflict of interest and an unbalanced power dynamic. Tenants who are hired by Related are more likely to want their plan despite not being educated on it.

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- [2023 Pre-Qualified PACT Partner List | NYC.gov](#)
- [An Advocate's Guide to Public Housing Conversions Under Component 1 of the Rental Assistance Demonstration](#)
- [Congress Approves Changes to the RAD Statute, Managing Multifamily Properties and More! PMCS, INC.](#)
- [DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Office of Housing Rental Assistance Demonstration PROGRAM PURPOSE BUDGET OVERVIEW JU](#)

- [HUD Highlights Congressional Changes to RAD Statute, Implementation Guidance Forthcoming -NH&RA](#)
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- [National Low Income Housing](#)
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- [Private company running Brooklyn public housing complex fired for repeated failures - Gothamist](#)
- [RAD Case Study: New Jersey Development Team Learns Early Lessons | Novogradac](#)
- [Rental Assistance Demonstration](#)
- [Rockiness in the Rockaways:Five Years of RAD at Ocean Bay Houses](#)
- [Tenants' Rights at Risk in NYCHA Conversions, Warns Human Rights Group | THE CITY — NYC News](#)
- [The Nefarious Nature of the Private Partners Selected for RAD Conversions – NYCHA Rising](#)



TAKEROOT JUSTICE

Testimony Concerning:

The Preliminary Budget for Fiscal Year 2025

Submitted To:

The New York City Council's

Committee on Housing and Buildings

May 14, 2025

We are resubmitting for the record the testimony presented and submitted at the March 26th preliminary budget hearing. TakeRoot Justice staff was unable to present though a couple of us watched the hearing. We hope Council Member Sanchez recovers soon! Yet she was far from voiceless- she and the Council Members took HPD and the administration to task on their failed promises to build more affordable housing, repairs dangerous building conditions and hold landlord accountable form chronic neglect.

It was astounding to hear about the delays in breaking ground, renting apartments, paying vendors, enforcing legislation that protects tenants, hiring for code enforcement officers and project managers, and much more! **The housing crisis has deepened and the City's tools with HPD are rusted and broken.**

We further would like to add another shortfall in staff which is needed to ensure we can have Community Land Trusts and bring the land to the people away from developers and truly address the roots of this crisis!

HPD's staffing challenges must also be addressed urgently by adding lawyers and compliance staff dedicated to the CLT program, so that delays in agency response are not the cause of project delays that keep renovations and new housing from reaching tenants that badly need them. A dedicated legal team for the CLT projects would be extremely helpful to achieving results.

Finally, since we presented in March, dozens more buildings have fallen in foreclosure, many part of the failed Signature Bank portfolio. We urge to Council to increase funding for Stabilizing NYC to \$5 million; fulfill your promise to expanding CLT funding \$3 million; and bring the Community Housing Preservation Strategies Initiative to \$4.95 million



TAKEROOT JUSTICE

Testimony Concerning:
The Preliminary Budget for Fiscal Year 2026
March 25, 2025

Presented by:

Pilar DeJesus

Senior Advocacy Coordinator/Paralegal

TakeRoot Justice

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NY, NY 10038

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My name is Pilar DeJesus, and I am submitting this testimony on behalf of TakeRoot Justice. TakeRoot Justice provides legal, participatory research, and policy support to strengthen the work of grassroots and community-based groups in New York City to dismantle racial, economic, and social oppression. TakeRoot has a twenty-year history of partnering with grassroots and community-based organizations that build leadership and power within New York City's low-income communities, particularly communities of color, immigrant communities, and others traditionally excluded from policymaking.

I work as part of our Housing Rights Team. Our work is deeply rooted in the fight to prevent tenant displacement and preserve affordable communities for New Yorkers who need it most. We work side-by-side with tenants as they fight against gentrification to demand better living conditions, affordable rents, and a voice in

the policies that shape their neighborhoods. This advocacy has resulted in millions of dollars' worth of repairs in low-income housing and has kept New Yorkers in their homes.

Our work would not be possible without critical funding from the NYC Anti-Harassment Tenant Protection Program (AHTP), Right to Counsel (RTC), Stabilizing NYC, and the Community Housing Preservation Strategies Initiative (CHPSI). These programs are not just numbers in a budget—they are lifelines for thousands of tenants who face unlawful evictions, harassment, and uninhabitable living conditions. My colleague Paula Segal is testifying today on the (CLT) initiative, whose work is critical to help build equity and limit speculation in our neighborhoods.

TakeRoot Justice is also the founder and coordinator of Stabilizing NYC, a coalition of grassroots organizations that combines tenant organizing with legal representation to combat tenant harassment and preserve affordable housing. Since 2014, the City Council has recognized the value of this coalition by funding it annually. Stabilizing NYC has been instrumental in preventing displacement and ensuring landlords are held accountable for their actions.

To illustrate the significance of this funding, I want to highlight the story of a group of tenants in East Harlem, who we have been supporting since 2021. This is a 30-unit building with more than 200 code violations. HPD has had to spend more than \$33,000 in emergency repairs to make up for the landlord's neglect. The building is home to families who have lived there for decades—families who helped build and sustain this city. Our involvement began when our community partners reached out, alerting us that the tenants in this building were dealing with severe neglect from their landlord, who had failed to maintain the property for over 20 years. These tenants endured inadequate heat, no hot water, rat and roach infestations, lead, mold, a crumbling façade, and even landlord violence. At the time we were contacted, some tenants had suffered from carbon monoxide poisoning from a faulty boiler. After the Department of Buildings shut down the boiler and ordered repairs, the landlord simply turned its back on, releasing more carbon monoxide and sickening tenants a second time. The tenants sought to understand their rights. With our support, they fought back. Through organizing, legal action, and unwavering determination, they held their landlord accountable

and now – after 4 years of struggle - are on the verge of securing a legally enforceable agreement guaranteeing critical repairs, lease protections, and a significant rent abatement. Their story is just one of many—without continued funding, these victories would not be possible, and more New Yorkers would endure harassment and risk losing their homes.

New York City is in the midst of an unprecedented housing and economic crisis. Over 100,000 adults and youth are currently homeless. The lack of healthy stable housing is not just a housing issue—it is a public health crisis. Housing instability leads to severe mental health consequences for families, workers, and especially children. When families do not have a safe, stable place to live, children struggle in school, parents struggle to maintain jobs, and entire communities suffer. We cannot expect our city to thrive when so many of its residents are living in fear of displacement.

The City’s commitment to tenant protections must be unwavering. We urge the Council to fully fund AHTP, RTC, Stabilizing NYC, and CHPSI to ensure that organizations like ours can continue to provide essential services. Communities that have long been the backbone of this city deserve stability, dignity, and the right to remain in their homes. Another critical HPD program is the City Council’s Community Land Trust initiative, which funds community residents to take their neighborhood back from speculators and permanently preserve affordable housing and community space through a proven ground lease structure, where terms are enforced in perpetuity by grassroots organizations representing community interests. We ask for your continued support to keep this work alive and if we are serious about addressing this crisis, we must go beyond temporary fixes—we must take root and address the problem at its core.

Thank you for your time and dedication to housing justice.

Additional Comments by

Paula Z. Segal, Esq., Senior Staff Attorney, **Equitable Neighborhoods Practice**

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Thank you for the opportunity to testify today as Staff Attorney in the Equitable Neighborhoods practice of TakeRoot Justice. TakeRoot works with grassroots groups, neighborhood organizations and community coalitions to help make sure that people of color, immigrants, and other low-income residents who have built our city are not pushed out in the name of “progress.”

My testimony focuses on the Community Land Trust (CLT) Initiative, the need for robust staff support for CLT projects at Housing Preservation and Development and an impact of the City of Yes Zoning Resolution edits on retail/storefront conversions that is poised to extract huge costs from both the agency and from our community-based organization clients.

We are also a member of the Abolish the Tax Lien Sale Coalition and are grateful to the partnership of the Council in monitoring the administrative agencies’ compliance with promises they made to induce the Council’s reauthorization of the lien sale in 2024, including annual funding of \$2 million for outreach to property owners and tenants in each year that a lien sale is scheduled. It’s not obvious from the preliminary budget documents published this year that this money has been allocated, or to which agency: HPD? Or possibly the Department of Finance? Or is the administration signaling that there will be no lien sale in 2026 thus no need for funding outreach?

Funding for CLT operations through the City Council CLT Initiative

Please see the attached two-page summary of the Initiative request. As articulated there, the speaker initiative for CLTs this year should be \$3M, an increase that was promised last year and will allow groups already in the initiative to expand their capacity and to expand CLT development capacity to new neighborhoods where they are badly needed. This should be in addition to any other operations funding from the State that was negotiated as part of City of Yes.

HPD staff and capital support for CLTs

The HPD Capital Allocation should include dedicated funding for CLT projects to make the City's commitment to prioritizing permanent affordability and community control tooth-ful. The agency must also reduce Office and Management and Budget delays that lead to capital not being practically available even where it has been allocated.

HPD's staffing challenges must also be addressed urgently lawyers and compliance staff dedicated to the CLT program, so that delays in agency response are not the cause of project delays that keep renovations and new housing from reaching tenants that badly need them. A dedicated legal team for the CLT projects would be extremely helpful to achieving results.

City of No for Storefront Offices

There is a provision of the building code that is explicitly written to make it easy to convert storefronts to office use and back. Picture the spaces occupied by neighborhood dentists, lawyers, community-serving organizations, and even our City Council members' constituent services teams. Those business establishment office uses of retail spaces have been facilitated since the 1961 zoning resolution by a specific interplay between it and the NYC Building Code.

Unfortunately the big rewrite to the zoning resolution has disrupted this practice without any evidence that this council or the City Planning Commission had an intent to do that. The Building Code has not changes is now and has been explicit that it

“shall not be interpreted to require an issuance of a new or amended certificate of occupancy for a change from a mercantile establishment to a business establishment, or from a business establishment to a mercantile establishment.. **provided that the change is within the same zoning use group.**”

Last summer's COY zoning resolution changes have created an unexpected problem with how this section of the building code is read by DOB. Under the

new code, retail, formerly 6A, is VI and office, formerly 6B, is VII, the first time ever in the history of the zoning resolution that they have been in different use groups.

On the basis of the COY renumbering and the new Roman numeral use group sections, TakeRoot's client was denied a Department of Buildings Letter of No Objection regarding using a retail space as a welcoming community-facing office. We were told that since these are differently numbered use groups now, the only way the office space use would be allowed is getting a new Certificate of Occupancy, which would be expensive for both my client and the agency.

There was of course no legislative intent to undo the section of the Building Code that explicitly allows mercantile-to-office conversions without a new Certificate of Occupancy to facilitate community serving and facing offices during the COY process, but here we are. We urge the Council to do what it can to clarify with the agency and facilitate continuing NYC's history of enabling vibrant neighborhoods.



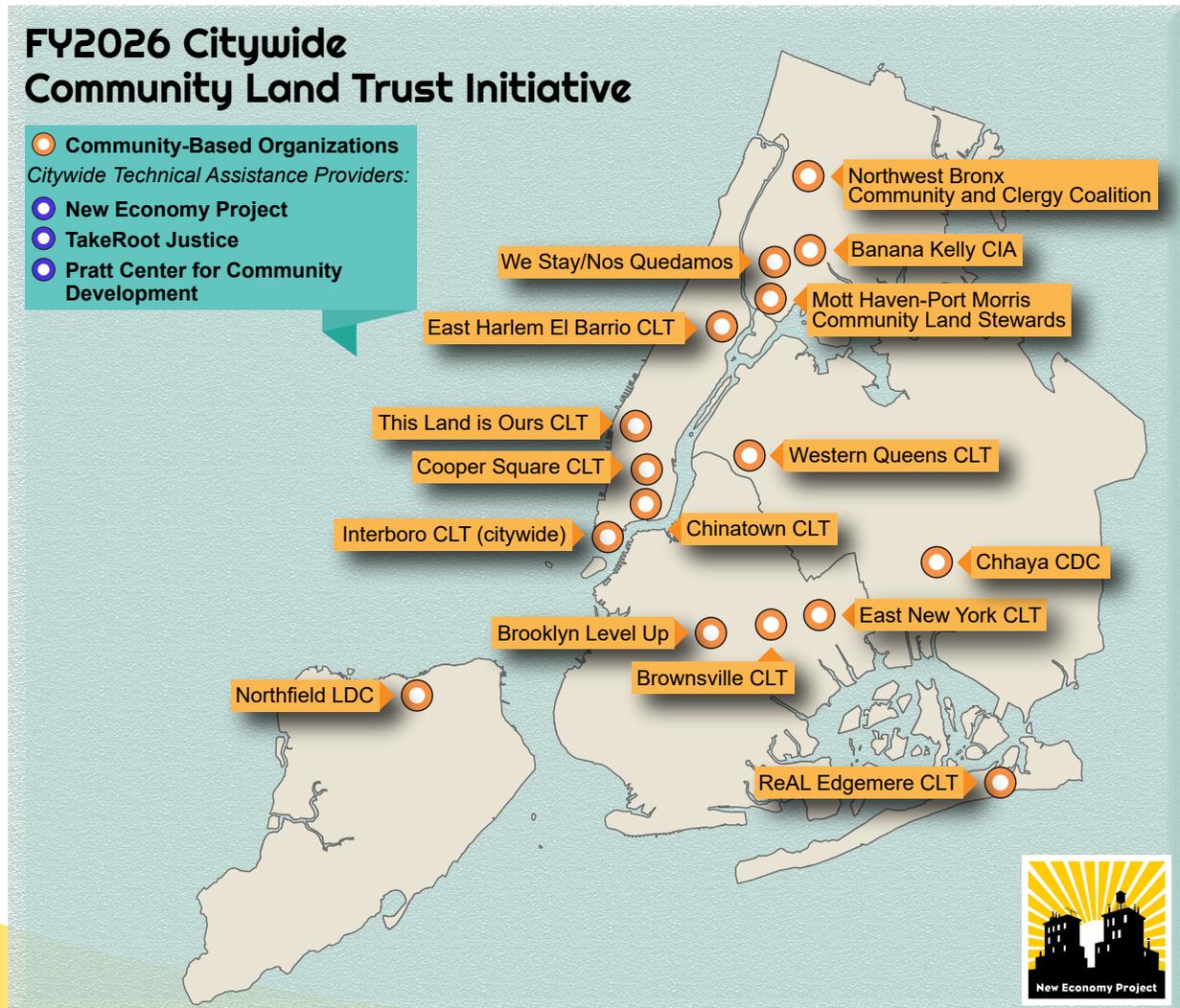
Community Land Trust Initiative

FY2026 Discretionary Funding Request

The **citywide Community Land Trust Initiative** seeks **\$3 million** in FY2026 City Council discretionary funding to support 19 organizations working to develop community land trusts (CLTs) and permanently-affordable housing, commercial and community spaces. The CLT Initiative delivers in-depth education, organizing, and legal and technical assistance to support the formation and expansion of CLTs in low-income, Black and brown neighborhoods. By taking land and housing off the speculative market, CLTs combat displacement and address root causes of NYC's deepening affordability crisis.

Launched in FY2020, the CLT Initiative has catalyzed the growth of grassroots CLTs across the five boroughs; organized and educated thousands of New Yorkers; and brought land and housing into permanently affordable community control.

NEW! Explore our interactive map of CLTs, including their catchment areas, properties, and community demographics: neweconomy.org/cltmap.



Enhanced funding of \$3 million in FY2026 will help us meet the growing demand for CLTs. In FY26, the CLT initiative will:

- ◆ Support the growth of 16 CLTs, half of which are stewarding or in active stages of acquiring property for deeply affordable housing and other needs.
- ◆ Expand organizing and technical assistance for emerging and established CLTs citywide.
- ◆ Provide 65 legal and technical assistance engagements to CLTs on matters, such as incorporation, bylaws, property acquisition, developer partnerships, and financing
- ◆ Conduct 200+ organizing, education, and planning sessions – in multiple languages – for tenants, homeowners, small businesses, and other stakeholders.
- ◆ Train 100 CLT leaders and residents on community and tenant governance, and produce popular education material to support intergenerational organizing.
- ◆ Organize with tenants seeking to take collective ownership of buildings, in partnership with Stabilizing NYC and other coalitions.

The CLT Initiative is urgently needed to address New York’s affordability crisis and combat displacement. With Initiative support, CLTs will continue to create and preserve thousands of permanently affordable homes – including rental, shared equity, and supportive housing. CLTs also will develop community and cultural spaces, affordable storefronts for small and worker-owned businesses, community solar projects, and other infrastructure.

CLTs preserve public investment and affordability over generations. Manhattan’s Cooper Square CLT and East Harlem El Barrio CLT steward more than 400 deeply affordable apartments, as well as storefronts for two dozen community-serving small businesses. East New York CLT, Mott Haven Port Morris Community Land Stewards, Bronx CLT, ReAL Edgemere CLT, and others are stewarding their first properties – stabilizing multifamily buildings, developing vacant City land, and more.



New Economy Project coordinates the citywide CLT initiative.
For more information, contact Will Spisak at will@neweconomynyc.org.

Learn more about NYC’s CLT movement at nyccli.org

fighting predatory equity and tenant harassment



organizing nyc tenants for the right to stay in our homes and communities

FY 2026 Initiative Funding Request For \$5,000,000

Stabilizing NYC requests \$5 million in City Council initiative funding for the eleventh year of our highly successful program to combat harassment, evictions, and the loss of affordable housing at the hands of predatory equity and speculative investors.

Stabilizing NYC (SNYC) is a citywide coalition combining legal, advocacy and organizing resources to organize tenant associations and landlord coalitions. SNYC members organize tenants to build power through outreach, tenant rights education, leadership development, and legal defense and support.

<p>Safe, affordable housing continues to be under threat in NYC. Real estate speculation runs rampant and the landlord lobby is working to dismantle the tenant protections won in the NYS legislature.</p> <p>The cycle of predatory equity has ravaged our communities for too long. Lenders make large loans to ill intentioned landlords whose businesses are predicated on reducing services and raising rents, especially in low income communities of color.</p> <p><i>The recently <u>collapsed</u> Signature Bank, who lent to NYC's worst landlords, has further destabilized affordable housing and underscores the need for strong tenant organizing and protections.</i></p>	<p>Courts have been overwhelmed with eviction cases since the moratorium was lifted and tenants struggle to pay rent. It has been reported that there have been <u>over 100,000 eviction cases</u> in NYC since the moratorium was lifted in 2022.</p> <p>SNYC tenants grapple with landlords who use a variety of harassing tactics to displace tenants to flip buildings out of regulatory status to maximize profits over people</p> <ul style="list-style-type: none"> ★ aggressively pursue eviction cases ★ refuse to make repairs, forcing tenants to live in dangerous & unhealthy conditions ★ warehouse vacant apartments, hoping to ultimately circumvent rent regulations
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Impacts & Highlights over past 11 years

    	<p>Grew from 12 to 20 groups, \$1 mil to \$3.7 initiative</p> <p>Provided Brief Counseling for over 7,000 people</p> <p>Door-knocked almost 3,000 buildings</p> <p>Held over 5,000 Meetings, Trainings and Workshops</p> <p>Built over 200 Tenant Associations</p> <p>Tenants participated in almost 500 Direct Actions</p> <p>Across all boroughs, groups built trusted networks which were lifelines during the pandemic- and have built back organizing programs</p> <p>Supported and trained dozens of organizers</p> <p>Developed a Scope of Work with HPD to quantify the building blocks of organizing</p>	<p>Tenants organized and represented by the SNYC members have won in courts and in the streets and work with the City Council to pass stronger laws and policies.</p> <p><i>Protecting our NYC communities from landlord abuse and rampant speculation will be all the more critical under the current federal administration.</i></p> <p>Our work results in an improved and well-maintained NYC housing stock that's kept affordable for our working-class families and seniors.</p>
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For the past several years, the City Council generously awarded us \$3,700,000 to continue our work. *With the additional increase of \$1.3 million, we can protect more homes, win more building improvements and strengthen community organizing across the City.*

The coalition has not seen an increase in funding in over 6 years, despite inflation and cost of living increases. ***The last year of our multi-year contract, SNYC members have not had their contracts registered and are still waiting on FY24 and 25 funds.*** The contract delays experienced by the nonprofits groups have made the need for COLA and inflation increases all the more critical.

STABILIZING NYC MEMBERS:

Manhattan:	CAAAY: Organizing Asian Communities • Cooper Square Committee • Good Old Lower East Side (GOLES) • Housing Conservation Coordinators • Met Council on Housing
Bronx:	Community Action for Safe Apartments (CASA) – New Settlement • Mothers on the Move • Northwest Bronx Community and Clergy Coalition • Banana Kelly Community Improvement Association
Brooklyn:	Fifth Avenue Committee • Flatbush Tenant Coalition • IMPACCT Brooklyn • Neighbors Helping Neighbors • St. Nicks Alliance • Urban Homesteading Assistance Board (UHAB)
Queens:	Asian Americans for Equality (AAFE) • Catholic Migration Services • Chhaya CDC • Woodside on the Move
Citywide:	TakeRoot Justice

Housing justice is racial justice. Predatory Equity & Speculation disproportionately forces out tenants in BIPOC communities. Decades of government disinvestment in communities of color has been exacerbated by redlining, speculation, and overleveraging. Landlords & Lenders continue to benefit from systemic racism by going unpunished, face little accountability, and are rewarded for their negligent behavior. Landlords & Lenders wield power over communities through denial of services, neglect repairs, illegal construction, etc and are rarely held accountable by city and state agencies. Private equity companies and speculators are working every day to find “opportunities” in this crisis as they commodify housing and seek to displace our communities for their profit.

Please contact SNYC Coordinator Jackie Del Valle at jdelvalle@takerootjustice.org for more information



*fighting predatory equity and tenant harassment
organizing nyc tenants for the right to stay in our homes and communities*

Testimony Concerning:

The Preliminary Budget for Fiscal Year 2025

Presented To:

The New York City Council's
Committee on Housing and Buildings

March 26, 2025

Presented By:

Jackie Del Valle

Stabilizing NYC Coordinator

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FY 2026 Initiative Funding Requests

- **\$5 million for Stabilizing NYC (SNYC)**
- **\$3 million for Community Land Trust (CLT)**
- **\$4.95 million for the Community Housing Preservation Strategies Initiative**

+ we ask the Council to advocate for capital funding for community land trusts and preservations purchases to buildings out of the speculative cycle

The cycle of predatory equity has ravaged our communities for too long. Lenders make large loans to ill intentioned landlords whose businesses are predicated on reducing services and raising rents, especially in low income communities of color. Recently [collapsed](#) Signature Bank was a main culprit of predatory equity, lending to NYC's worst landlords. The tens of thousands of tenants living in the rent stabilized housing stock suffered.

We have an opportunity of a generation. The FDIC, CPC, the NYC Comptroller, and others, have stepped in to hold the mortgages on thousands of distressed Signature-financed rent stabilized buildings where low income tenants call home. With the mortgage in the hands of willing partners, communities have the leverage we need to repair buildings and bring hundreds of them into tenant and community control. Tenants deserve to see material change, and with organizing, they can make it happen.

NYC City Council must invest in the organizing needed to fully meet the moment. With hundreds, possibly thousands, of rent stabilized buildings on the brink of default we cannot waste a single minute.

Status of FY24 and FY25 Awards:

- None of the multi-year contracts have been registered for SNYC, CLT and CHPSI
- this means no groups have seen have seen FY24 & FY25 money
- Many groups still waiting on FY23 money

The SNYC has been exploring asking for a larger increase (our current ask covers COLAs) so that we can best respond to the emerging crisis from the Signature Bank collapse, which involves thousands of units. However, we feel conflicted— city funding is badly delayed, cumbersome, and does not cover indirect costs and COLAs. There have been record level cost increases since the pandemic on top of years of “nonprofit” starvation where we only get funding for program staff, and our IT, HR, office, etc. shrinks instead of growing in these dynamic times.

In all the years our organization has received and managed discretionary funding awards, we have *never* experienced having these contracts registered in the same fiscal year as the award. It typically takes an additional 4-6 months *after* the fiscal year ends if not longer.

For this current fiscal year TakeRoot Justice was awarded a little over \$2 million in discretionary funding. We have not received any of this money since 7/1/23.

As the council and my colleagues have testified today, nonprofits receiving discretionary funding are asked to perform vital services, meet deliverables, run programs, pay and manage staff yet we do not see the money until long after the fiscal year has ended. This has been happening year after year- and these multi-year funding delays have compounded.

The nineteen other SNYC nonprofits are in this same sad, frustrating boat.

As of late March 2025

- None of the multi-year contracts have been registered
- Several groups are still waiting to be paid for their FY23 work

This is unacceptable and immediate action needs to be taken.

The solutions potentially fall into two buckets- 1) addressing the backlog of contract registrations and payments and 2) ensuring the process is better for FY26. To that end,

1. **Groups should immediately receive a significant portion of owed money through advances from 7/1/2023 through 12/31/24**
2. **Going forward, groups should receive an advance of at least 50% of their contracts at the start of the year.**
3. **HPD must be properly funded to hire more contract managers to process contract registration and invoicing**
4. **MOCS must be properly funded to do their part in the contract registration process and address the issue in PASSPort**

Since the mitigation of contract registration and invoicing to PASSPort, processes have slowed down. The system is full of glitches and it takes weeks, if not months, to resolve issues.

The introduction of the multiyear contract gave us hope. The idea of cutting down on the enormous amount of paperwork required and time it takes to register contracts was exactly what we asked for. Yet we have seen no benefits. As I said, at the moment, things are worse than before.

With funding cuts on the horizon and a federal administration hostile to the work of nonprofits, especially those organizing tenants, we cannot continue to be in this position and desperately need the money owed to us.

I have been directly working in **procuring awards for discretionary funding** for almost 20 years and it's always been long and painful. I have *never* experienced getting my contracts registered in the same fiscal year we were designated the money. It typically takes an additional 2-6 months *after* the fiscal year ends.

I have been testifying for the last three years that things got even slower in the pandemic. As the council and my colleagues have testified today, nonprofits receiving discretionary funding are asked to perform vital services, meet deliverables, run programs, pay and manage staff yet we do not see the money until long after the fiscal year has ended. This has been happening year after year- and these multi-year funding delays have compounded.

In conclusion, years of egregiously late payments on the HPD discretionary contracts have compounded and are jeopardizing the impact of my organization and the SNYC coalition. Organizations lose resources fighting not for their missions, but cash-flow solutions. These multi-year funding delays hurt the low-income communities of color the Council intends to empower.

Further background on our ask

For the past several years, the City Council generously awarded us \$3,700,000 to continue our work. *With the additional increase of \$1.3 million, we can protect more homes, win more building improvements and strengthen community organizing across the City. Stabilizing NYC, collectively, is asking for an increase of \$1.3 million dollars, or \$65,000 per organization. SNYC has not seen an increase in funding in over 6 years, despite inflation and cost of living increases*

TakeRoot Justice provides legal, participatory research, and policy support to strengthen the work of grassroots and community-based groups in New York City to dismantle racial, economic, and social oppression. TakeRoot has a twenty one year history of partnering with grassroots and community-based organizations that build leadership and power within New York City's low-income communities, particularly communities of color, immigrant communities, and others traditionally excluded from policymaking.

TakeRoot Justice works side-by-side with community organizations, tenants & community leaders as they fight against gentrification to demand better living conditions, affordable rents, and a voice in the policies that shape their neighborhoods. This advocacy has resulted in millions of dollars' worth of repairs in low-income housing and has kept New Yorkers in their homes.

TakeRoot is a founder and coordinator of Stabilizing NYC, a coalition of grassroots organizations that combines tenant organizing with legal representation to combat tenant harassment and preserve affordable housing for the New Yorkers who need it most. The City Council has funded Stabilizing NYC every year since 2014.

Further, our work would not be possible without funding from the **Community Housing Preservation Strategies Initiative (CHSPI), and Community Land Trust (CLT)** and we ask for your continued, and enhanced support for these initiatives. My colleague Paula testifying today on the (CLT) initiative, whose work is critical to help build equity and limit speculation in our neighborhoods. With CHSPI, we fight alongside 45+ CBOS to prevent evictions, win repairs, empower tenants and protect homes.

With CHSPI, we run a warmline on tenant rights for Council District (CD) 4; hold NYCHA accountable for repairs with resident leaders in CD5; and conduct monthly tenant clinics and workshops with Goddard Riverside SRO Project in CD6.

TakeRoot Justice and the 19 grassroots groups that are part of Stabilizing NYC **form and strengthen hundreds of tenant associations** to fight against predatory equity tactics. Despite the limits of the pandemic, SNYC groups continued to organize tenant associations and represent tenants across the City. Many groups organized outreach programs aimed at those vulnerable to evictions, ensuring that tenants in the communities not only know their rights about housing court, evictions, and accessing rent arrears funds like ERAP and the Excluded Workers Fund, but also had hands-on assistance to access these and other resources.

As a result, the tenant associations we organize won rent strikes, held their landlords accountable for incorrect rent amounts and received the ERAP protections that they're entitled to in housing court. Through organizing, tenants are stopping evictions from moving forward in court and fighting to keep one another in their homes. Tenants connect their individual building experiences to the wider fight for housing justice. Through mass rallies and trips to Albany, tenant leaders connect with fellow members of the working class to fight for racial and economic justice and to build power for the tenant movement.

Despite all these efforts, tenants and communities still find themselves under attack. Safe, affordable housing continues to be threatened as we emerge from the pandemic. **Courts have been overwhelmed with eviction cases since the moratorium was lifted and tenants struggle to pay rent.** SNYC tenants grapple with predatory landlords who:

1. use a variety of harassing tactics to displace tenants to flip buildings out of regulatory status in order to maximize profits over people.
2. aggressively pursue eviction cases
3. refuse to make repairs, forcing tenants to live in dangerous & unhealthy conditions
4. warehousing vacant apartments, hoping to ultimately circumvent rent regulations

Our organizing across portfolios targets bad lenders as well. Predatory Equity would not exist without the highly speculative loans. Signature Bank, who is in the news today for unscrupulous banking practices, has been one of the more egregious multi-family lenders, having provided loans to Steve Croman, Raphael Toledano and [Ved Parkash](#). Landlords who faced allegations of tenant harassment from the Stabilizing NYC tenants.

Additionally, I am opposed to the cuts made to the housing and buildings budget by Mayor Adams!

I support #CareNotCuts and a #PeoplesBudget, and oppose the deep cuts and reductions proposed by Mayor Adams in the budget.

Housing justice is racial justice. Decades of government disinvestment in communities of color has been exacerbated by redlining, speculation, and overleveraging. Landlords continue to benefit from systemic racism by going unpunished, face little accountability, and are rewarded for their negligent behavior. Landlords wield power over communities through denial of services, neglect repairs, illegal construction, etc and are rarely held accountable by city and state agencies. Private equity companies and speculators are working every day to find “opportunities” in this crisis as they commodify housing and seek to displace our communities for their profit.

Organizing is essential to keep tenants safe and to address the unjust impacts on the communities we organize.

STABILIZING NYC MEMBERS:

Manhattan:	CAAAV: Organizing Asian Communities ● Cooper Square Committee ● Good Old Lower East Side (GOLES) ● Housing Conservation Coordinators ● Met Council on Housing
Bronx:	Community Action for Safe Apartments (CASA) – New Settlement ● Mothers on the Move ● Northwest Bronx Community and Clergy Coalition ● Banana Kelly Community Improvement Association
Brooklyn:	Fifth Avenue Committee ● Flatbush Tenant Coalition ● IMPACCT Brooklyn ● Neighbors Helping Neighbors ● St. Nicks Alliance ● Urban Homesteading Assistance Board (UHAB)
Queens:	Asian Americans for Equality (AAFE) ● Catholic Migration Services ● Chhaya CDC ● Woodside on the Move
Citywide:	TakeRoot Justice

Tenant organizing builds community, where people with varying levels of vulnerability or marginalization, including immigration status, support each other. Members organizing Tenants on the ground creates lasting networks that are crucial when our communities face crises - such as COVID-19 - and need access to resources and information beyond housing as well. **Funding will continue to allow SNYC to fight speculation & displacement, develop dynamic tenant leadership and neighborhood structures.**

www.stabilizingnyc.org

[@stabilizingnyc](https://twitter.com/stabilizingnyc)



Testimony to the New York City Council – FY26 Executive Budget Hearing

Submitted by on Behalf of the Supportive Housing Network of NY

May 16, 2025

Thank you to the City Council for the opportunity to submit written testimony on Mayor Adams' FY26 Executive Budget. We appreciate the City's continued investment in supportive housing, human services, and community-based care, while also urging continued action to address the structural challenges that threaten the sector's sustainability.

We are encouraged by the inclusion of several long-sought investments, particularly:

NYC 15/15

We thank the Council for your partnership in securing the long-awaited reallocation of NYC 15/15 funding toward the development and preservation of congregate supportive housing. This marks a necessary and strategic shift away from unsustainable scattered-site models. As the plan moves forward, we call on the Council to ensure that the rental assistance, service dollars, and capital funding remain intact through the out-years to realize the successful completion of the initiative.

Despite progress on rental subsidies at HPD, service rates for scattered-site supportive housing remain significantly below those for congregate units. We urge the City to increase DOHMH's scattered-site service rates to match congregate levels, ensuring every household, regardless of placement, has access to the support and care they need to thrive.

\$45.1M to Support Indirect Rate Growth

We thank the administration for recognizing the critical role that indirect expenses play in effective service delivery. Investments in IT infrastructure, HR, financial oversight, staff training, and evaluation are not "overhead", they are the backbone of any successful organization. These financial investments, however, must be paired with timely, accurate contract registration and invoicing.

\$5 Billion in Contract Advances

We appreciate the City's plan to release over \$5 billion in contract advances to nonprofit providers. Advance payments can be a lifeline for nonprofits forced to front costs for years before payments are reimbursed. However, the details remain unclear, and we urge the Council to ensure implementation is consistent, automatic, and timely across agencies.

\$8.9M Investment in MOCS Staffing and Systems

We commend the administration's addition of 20 positions to the Mayor's Office of Contract Services and investments in system upgrades. Still, staffing is only one component-- this investment must be paired with increased transparency, accountability, and urgency in clearing backlog and reducing delays.

\$47.3M for Intensive Mobile Treatment (IMT) Teams

This historic investment in mobile mental health support is a testament to the power of sustained advocacy. We are hopeful this will expand the reach and quality of services available to New Yorkers with the most acute behavioral health needs.



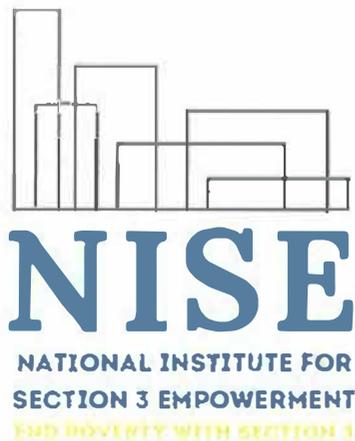
\$8.9M for Alternatives to Incarceration and \$8M for Re-entry:

We support the administration's decision to restore and baseline funding for programs that reduce incarceration and support reentry. These investments are critical to public safety and community wellbeing.

Despite these important gains, we are disheartened that **\$4.5 million in baseline funding for peer responders on B-HEARD teams** was excluded from the Executive Budget. Peer responders offer compassionate, community-rooted crisis intervention and are a vital complement to clinical teams. We urge the Council to champion this funding and help realize a non-policing model of mental health response that New Yorkers deserve.

In closing, we recognize the City is operating within a difficult and uncertain fiscal environment. Nonetheless, investments in supportive housing and community-based services remain essential to meeting the needs of New Yorkers and achieving long-term cost savings. We look forward to working with the Council to ensure the adopted budget supports these priorities and delivers effective outcomes.

Thank you,
Tierra Labrada, Director of Policy and Advocacy
Supportive Housing Network of NY
tlabrada@shnny.org



Testimony on the New York City Housing Authority and the City's Executive Fiscal Year 2026 Budget

New York City Council Committee on Finance and Public Housing

May 14, 2025

**Testimony by Edna Wells Handy, JD/MPA
Founder and President
National Institute for Section 3 Empowerment
ewh@legalskillscenter.com/718.637.4490**

Good afternoon, Chair Banks and Chair Brannan as well as members of the Public Housing and Finance Committees. My name is Edna Wells Handy, and I am the Founder and President of the National Institute for Section 3 Empowerment, or NISE. Thank you for the opportunity to provide testimony today regarding the Fiscal Year 2026 Executive Budget and its implications for NYCHA residents and surrounding communities. As the Council reviews NYCHA's Executive Budget, I urge you to elevate one core principle: public housing investments must drive economic mobility. And that starts with jobs. And it could be achieved through comprehensive programming of Section 3.

As you probably know, Section 3 requires dedication of federal housing, DR and other contract funds to be used to hire, train, and contract with low/very low, Public Housing and Youthbuild participants.

I am former New York City DCAS Commissioner, and NYCHA's first corporatewide, Acting Chief Compliance Officer. There, I learned about the potential of Section 3 and the need to make it a priority for the Authority, City, State and Federal governments

I served as a member of the former federal monitor's team, where I sought to realize that goal and after that, I started the NISE

But more importantly, NYCHA is personal for me. Grew up in Marcy Houses and attended through graduation from law school.

I have spent a lifetime advocating for the economic freedom of public housing residents—because I believe the promise of public housing must include a pathway out of poverty. That's why I'm here today.

National Institute for Section 3 Empowerment (NISE)

to achieve universal knowledge,
full participation, and
vigorous enforcement

of Section 3 of the Housing and Urban Development Act of 1968, that was enacted after the assassination of Dr. Martin Luther King, Jr.

Section 3 is an incredibly powerful, yet woefully underutilized federal mandate designed to uplift low-income communities through jobs, training, and business opportunities. Our vision is to be the global champion of Section 3 as an economic engine—from poverty to the middle class.

Council Focus on Section 3 Opportunities

As this Council reviews NYCHA’s Executive Budget, I urge you to focus on economic mobility. Public housing investments must lead to public housing jobs. Section 3 is not optional—it’s the law. And when NYCHA, HPD, DYCD, DDC, or DEP spend federal dollars, they are required to hire local, low-income residents. This applies across agencies—not just NYCHA—and I am asking this Council to ensure it is enforced.

There are easy ways NOW to empower residents and enforce Section 3.

One is the NYCHA BOARD

Look at the Draft Minutes from Wednesday, April 30, 2025

You see page after page of approved contracts that have Section 3 hiring requirements

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND TWO HUNDREDTH AND SIXTH MEETING

Minutes of Board Meeting

Wednesday, April 30, 2025

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Jamie Rubin, Chair
Victor A. Gonzalez, Vice-Chair
Greg Belinfanti, Member
Paula Gavin, Member
Raymond Miller, Member
Joan Tally, Member
Lisa Bova-Hiatt, Chief Executive Officer ("CEO")
Jacqueline C. Hernandez, Esq., Corporate Secretary

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 30, 2025

1 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the twelve (12) months ending December 31, 2024, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED¹

2 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Lexington
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$7,478,950.65
Projected Section 3 Hires/Labor Hours:	500 of 2,000 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, East Coast Builders Group Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents.

APPROVED²

- 3 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2416594 Awarded to Tri-State Pump & Motor, Inc. ("Tri-State")

Location:	Various (Citywide)
Administering Department:	Heating Management Services
Funding Source:	Operating – Federal
Amount:	\$7,500,000.00
Projected Section 3 Hires/Labor Hours:	12,500 of 50,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Tri-State for pump repair and replacement, authorized by Board Resolution 24-9/25-12 for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial three-year term, which commenced on June 14, 2024 and is continuing through June 13, 2027.

APPROVED³

- 4 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2212782 Awarded to SLSCO L.P. ("SLSCO")

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$8,536,662.36
Projected Section 3 Hires/Labor Hours:	12,308 of 39,399 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to SLSCO for general construction, authorized by Board Resolution 22-11/30-35 for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial three-year term and the first one-year renewal option term, which commenced on January 25, 2023 and is continuing through January 24, 2027.

APPROVED⁴

- 5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance and Repairs in Move-Out Unoccupied Apartments, Occupied Apartments (Court Cases) and Public Spaces

Location:	Various (Citywide)
Administering Department:	Special Repair Projects
Funding Source:	Operating – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	14,000 of 50,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Encore Construction & Contracting Inc. The first lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED⁵

- 6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance and Repairs in Move-Out Unoccupied Apartments, Occupied Apartments (Court Cases) and Public Spaces

Location:	Various (Citywide)
Administering Department:	Special Repair Projects
Funding Source:	Operating – City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	12,000 of 48,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, V.P. Contractors of New York Inc. The first lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The second lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the second lowest bidder. The third lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED⁶

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for All-Inclusive Maintenance and Repairs in Move-Out Unoccupied Apartments, Occupied Apartments (Court Cases) and Public Spaces

Location:	Various (Citywide)
Administering Department:	Special Repair Projects
Funding Source:	Operating - City
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	10,850 of 43,400 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Earth Link General Construction, Inc. The first lowest bidder, the fourth lowest bidder, the sixth lowest bidder, the eighth lowest bidder, the ninth lowest bidder, the tenth lowest bidder, the thirteenth lowest bidder and the sixteenth lowest bidder were deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The second lowest bidder and the third lowest bidder were deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the second lowest bidder, and one (1) other IDIQ contract to the third lowest bidder. The fifth lowest bidder, the seventh lowest bidder, the eleventh lowest bidder, the twelfth lowest bidder, the fourteenth lowest bidder, the fifteenth lowest bidder and the seventeenth lowest bidder were deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED⁷

Jacqueline C. Hernandez, Esq.
Corporate Secretary

¹Member Tally was absent from vote
²Member Tally was absent from vote
³Member Tally was absent from vote
⁴Member Tally was absent from vote
⁵Member Tally was absent from vote
⁶Member Tally was absent from vote
⁷Member Tally was absent from vote

Next is the Quarterly Report to the Board on Awards and Contract Capacity Increases Approved by the Chief Procurement Officer (“CPO”) 1st Quarter of 2025

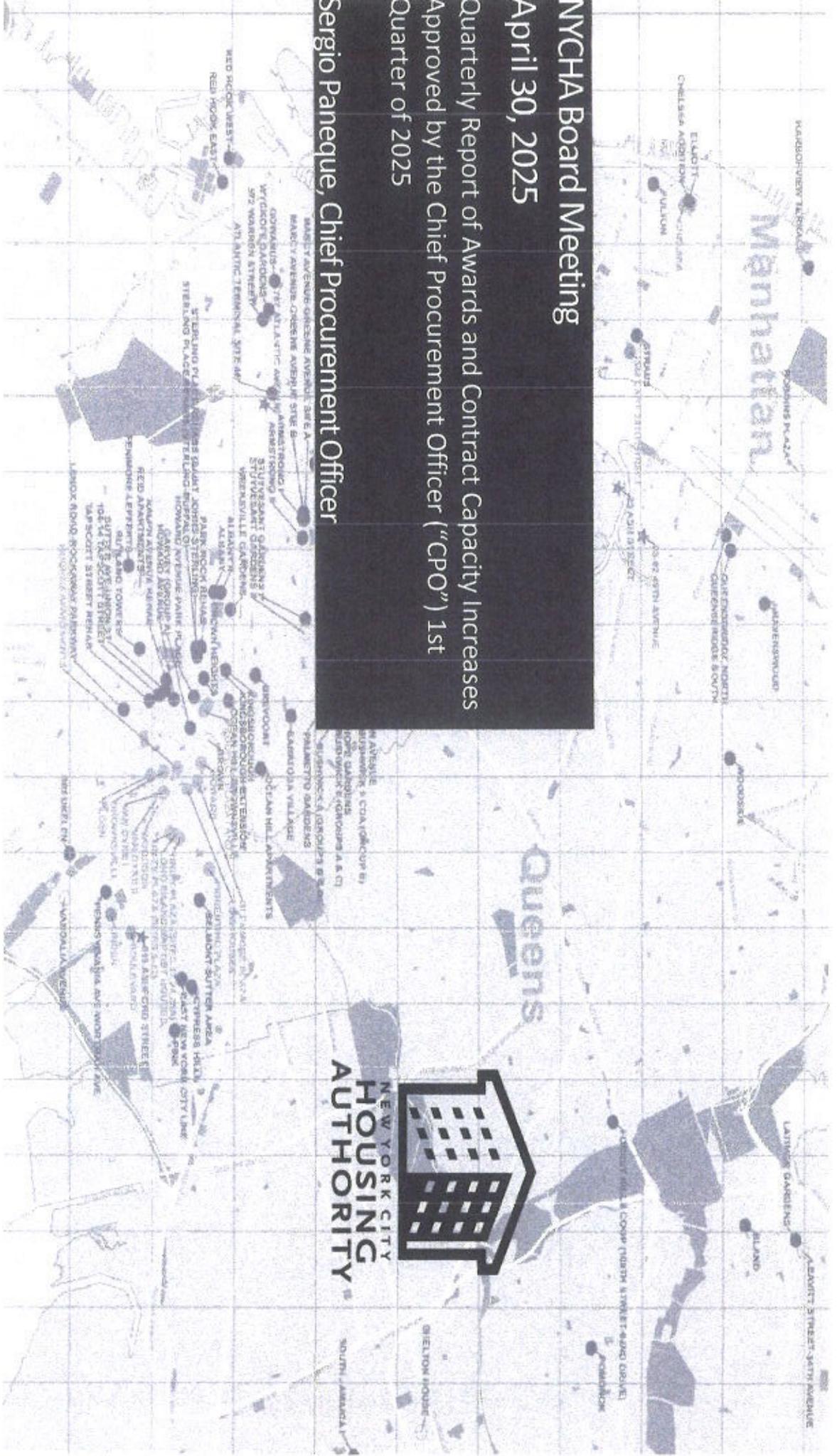
Here are the first few pages where you see a contract that is near and dear to my heart—legal internship

NYCHA Board Meeting

April 30, 2025

Quarterly Report of Awards and Contract Capacity Increases
Approved by the Chief Procurement Officer ("CPO") 1st
Quarter of 2025

Sergio Paneque, Chief Procurement Officer



Quarterly Report of Awards and Contract Capacity Increases
Approved by the Chief Procurement Officer (“CPO”)
1st Quarter of 2025

1. Agreement with Nixon Peabody LLP (“Nixon”)

Contract #:	2443460
Location:	Citywide
Administering Department:	A&CM - Comprehensive Modernization
Amount:	\$1,247,475.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	1,675 / 0 with OEO Plan - Internship - 1 Intern per contract year. Legal services internship for Section 3 residents seeking a career as a lawyer and enrolled in law school. Paid position of \$45/hour for a minimum of 20 hours per week.
M/WBE Status:	Non-Minority

CPO approved an agreement with Nixon for Legal Services in Connection with Alternate Project Delivery Contracts, commencing on February 14, 2025 and continuing through February 13, 2028 or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Legal Affairs and continuing for three (3) years thereafter. There are 2 one-year renewal options.

2. Contract Capacity Increase to Requirement Contract No. 1925897 Awarded to Waste Connections of New York Inc. (“Waste Connections ”)

Contract #:	1925897
Location:	Bronx South
Administering Department:	Bronx Property Management
Amount:	\$250,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	N/A
M/WBE Status:	Non-Minority

CPO approved a contract capacity increase to this requirement contract awarded to Waste Connections for Bulk Garbage Carting Services, which did not require initial Board authorization for an initial two (2) years with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the additional 3 years, 8 months and 20 days term, which commenced on November 12, 2019 and is continuing through July 31, 2026.

Next, is a contract for \$5million that has 30,000 section 3 hires

7. Requirement Contract for Replacement of Motorized Steam Control Zone Valve Stations & Heating Control Panels

Contract #:	2335820
Location:	Citywide (Queens & Staten Island Focus)
Administering Department:	Heating Management Services Department
Amount:	\$3,771,020.82
Projected Section 3 Hires/Labor Hours or OEO Plan:	4,753 / 1,189
M/WBE Status:	Non-Minority

CPO approved a requirement contract award to the lowest responsive and responsible bidder, Vital Plumbing Inc. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

8. Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Inspection and Testing Services Associated with Department of Health and Mental Hygiene Violations

Contract #:	2435284
Location:	Citywide
Administering Department:	Lead Hazard Control Department
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours or OEO Plan:	120,000 / 30,000
M/WBE Status:	Women-Owned

CPO approved an IDIQ contract award to the lowest responsive and responsible bidder, EnTech Engineering, PC. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

All these contracts require pre and post-staffing plans

Section 3 Staffing Plan Examples

Resident Economic Empowerment & Sustainability
& Real Estate and Economic Development Division
Compliance

REES & REED Office tracks staffing plans, payroll & labor hours

- **NYCHA 136.122:** Resident Economic Opportunity Plan – REO
Reviews a contractor's strategy for achieving Section 3 labor hour benchmarks pre award
- **NYCHA 136.138:** Labor Hour Summary
Tracks a contractor's progress in achieving Section 3 labor hour benchmarks post award

[Staffing Plan
Sample -
Microsoft Word -
Electrical Services
- PQL Request
for Qualification
Application -
DRAFT -11-13
pg. 12](#)

[Pre & Post
Award
Instructions -
Section-3-
REO-Plan-
OEO-Plan-
Guide-for-
eComply.pdf](#)

You and the residents can request those staffing plans that should contain the following information

Contractor Requirements

Staffing on the Ground

Must meet HUD's Section 3 regulation: 25% of total labor hours performed by Section 3 workers

Trade	Estimated % of Section 3 Labor Budget	Estimated Section 3 Workers	Allocated Budget (\$)	Estimated Labor Hours	Average Hourly Rate
General Laborers	25	354	10,625,000	265625	30
Landscapers	5	76	2,125,000	53125	28
Carpenters	15	142	6,375,000	159375	45
Electricians	10	85	4,250,000	106250	50
Plumbers	10	85	4,250,000	106250	50
Concrete/Paving Crew	10	101	4,250,000	106250	42
HVAC Technicians	8	71	3,400,000	85000	48
Painters	7	85	2,975,000	74375	35
Roofers	5	53	2,125,000	53125	40
Demolition Crew	5	66	2,125,000	53125	32

You can continue to follow the contracting process by going to the City's Checkbook that will show its details.

Design Build Construction Contracts!

10000	20000	30000	40000	50000	60000
Registered Expense Contracts	Active Revenue Contracts	Registered Revenue Contracts	Pending Expense Contracts	Pending Revenue Contracts	Pending Revenue Contracts
\$45.4B	\$116.6B	\$97.5M	\$26B		\$161.7M

Contract ID: CT180620251409887

Current Amount	Original Amount	Spent to Date
\$41.04M	\$41.04M	\$0.00

GENERAL INFORMATION

Prime Vendor: NEW YORK CITY HOUSING AUTHORITY
Purpose: Comprehensive Modernization CS @ Gowanus Houses in BK
Contract Type: REQUIREMENTS-SERVICES
Contract Class: CAPITAL
Contracting Agency: Housing Preservation and Development
Award Method: REQUEST FOR PROPOSAL (RFP)
OCA Number: 1016278503
Version Number: 1
FMS Document: CT1

PRIME VENDOR INFORMATION

Prime Vendor: NEW YORK CITY HOUSING AUTHORITY
Address: 250 BROADWAY NEW YORK NY 10007
Total Number of NYC Contracts: 2930
M/WBE Vendor: NO
M/WBE Category: Non-M/WBE

SUB VENDOR INFORMATION

Contract includes Sub Vendors: NO DATA ENTERED
Total Number of Sub Vendors: 0

Total Current Amount	Total Original Amount	Total Spent to Date
\$0.00	\$0.00	\$0.00

SPENDING BY PRIME VENDOR

PRIME VENDOR NAME	CURRENT AMOUNT	ORIGINAL AMOUNT	SPENT TO DATE
<input checked="" type="checkbox"/> NEW YORK CITY HOUSING AUTHORITY	\$41.04M	\$41.04M	\$0.00

CONTRACT HISTORY BY PRIME VENDOR

FISCAL YEAR	NUMBER OF MODIFICATIONS	CURRENT AMOUNT	ORIGINAL AMOUNT
<input checked="" type="checkbox"/> FY 2025	2 MODIFICATIONS	\$84.50M	\$41.04M

OCA NUMBER	VERSION NUMBER	START DATE	END DATE	REGISTRATION DATE	LAST MODIFIED DATE	CURRENT AMOUNT	ORIGINAL AMOUNT	INCREASE/DECREASE	VERSION STATUS
1016278503	1	10/09/2024	02/15/2028	01/27/2025	04/14/2025	\$84.50M	\$41.04M	\$43.46M	PENDING
1016278503	1	10/09/2024	02/15/2028	01/27/2025		\$41.04M	\$41.04M	\$0.00	REGISTERED

Checkbook 2.0 -

https://www.checkbooknyc.com/contracts_landing/status/A/year/126?expandBottomContURL=/contract_details/agid/9487930/doctype/CT1

What it doesn't tell you is if it is a Section 3 contract.

We implore you to have the Comptroller add Section 3 under the Prime Vendor Information

Now, you and residents can follow that contract and its Section 3 requirements on the ground through the NYCHA Capital Tracker.

The Tracker was born out of an idea by a former NYC Council Member, who brought it to the Monitor Team. It was based on the existing capital tracker for Department of Parks.

I lead the Monitor, and along with NYCHA leadership, we developed the Tracker after almost 5 years in formation.

Take time to Google it. Here is the link

<https://capitaltracker.nycha.info/>

You will reach the landing page, that looks like this



NYCHA Capital Projects & Needs Tracker

Updated Every 2 Weeks (Last Updated May 03, 2025)

To maintain NYCHA developments in good, livable condition, we regularly make capital investments to renovate and modernize apartments and building interiors, building systems and exteriors, and site security and grounds. NYCHA typically manages more than 500 active capital projects at any time. Learn more about the capital projects and capital needs at your development, in your district or borough, or throughout the city, by using this Capital Projects & Needs Tracker.

Information on developments that are converted or are converting through the Permanent Affordability Commitment Together (PACT) program can be found on NYCHA's [PACT Program page](#). Developments converting through PACT with active, ongoing capital projects are also included on this Tracker. If you cannot find information about a development or project, please [Contact NYCHA](#).

Search for a specific development

Or filter developments by the categories below

- Borough
- Council District
- Funding Source
- Project Status

Reset Filters



You can click onto NYCHA Definitions

NYCHA Definitions

Capital Needs & Plans

Physical Needs Assessment

Every five years, NYCHA conducts a Physical Needs Assessment (PNA) to understand the capital investment needs at each development. In 2023, inspectors surveyed conditions in apartments and common areas, as well as building systems such as boilers, elevators, and roofs. In a representative subset of NYCHA properties, each of these physical assets is assigned a rating based on its current condition and an estimate of how much longer the asset will be operable and when it will need to be replaced or upgraded. The assessment also includes cost estimates for how much it would cost to replace or upgrade each asset.

5-Year Capital Needs

The estimated total capital investment needs over the next 5 years to address assets that require replacement or upgrade.

20-Year Capital Needs

The estimated total capital investment needs over the next 20 years to address assets that require replacement or upgrade.

Capital Funding

Capital funds are provided by the Federal, State, and City governments for NYCHA to renovate and modernize building systems and exteriors, apartments and building interiors, site security, and grounds, and for disaster recovery and climate change mitigation. NYCHA also pursues capital funding through Energy Performance Contracts that use cost savings from reduced energy consumption to pay for energy and/or water efficiency upgrades to building systems, and from philanthropic donors. Funding provided to NYCHA is often allocated only for specific types of project and/or developments.

Capital Plan

Every year, NYCHA produces a 5-year capital plan based on all capital funding the Authority has received or expects to receive in the next five years. The capital plan includes funding for ongoing projects and new projects planned to start over the next 5 years. Projects are prioritized in areas that most directly impact the health, safety, and security of residents, based on PNA, work order, outage, and other data, along with other property staff and resident input. A project may have different allocations in each year based on the funds estimated to be needed that year, including from multiple funding sources.

Capital Projects

Capital Projects

Capital projects are larger, longer-term investments in NYCHA buildings and properties, rather than smaller or shorter-term repairs. Examples of capital projects include roof and elevator replacements, heating system upgrades, facade restorations, installation of CCTV camera system systems, new entry doors and intercoms, and community center and playground renovations.

Estimated Project Budget

The estimated project budget typically includes the costs for construction, any architecture and engineering design, construction management, environmental monitoring or other consultant services, and a 10% contingency.

Total Project Investment

The total amount of capital funding spent or budgeted to be spent for completed, active, on hold, and/or planned projects at a particular development.

Project Status on Capital Projects Tracker

- **Completed:** Construction was completed in 2017 or later.
- **Active:** Project that is currently ongoing, in the planning, design, procurement, or construction phases.
- **On Hold:** Project that has been paused in the planning, design, procurement, or construction phases due to funding, staffing, site management and coordination, or other factors.
- **Planned:** Project planned and expected to begin in the next 2 years, depending on funding, staffing, other ongoing projects at each development, and other factors.

Project Delivery Method

- **Design-Bid-Build:** The method used for most of NYCHA's projects, where a contract is awarded to the lowest responsible bidder and construction does not begin until the design process is complete.
- **Design-Build:** An alternative delivery method where the design and construction services are provided by a single entity (the design-builder) and where the design and construction phases are combined.
- **Indefinite Delivery Indefinite Quantity (IDIQ) or Job Order Contract (JOC):** Delivery methods where an overall, unit-price based contract is established with a vendor for use across multiple projects of similar scope of work but differing quantities of components, materials, and labor. This allows for an accelerated procurement phase for each project.

Project Roles (Staff, Consultants & Contractors)

Office-Based with Regular Field Visits

- **Project Manager:** The Project Manager is responsible for overseeing the end-to-end delivery of the project, including schedule, budget, safety, quality, and stakeholder engagement and coordination. The Project Manager coordinates all project team members and administers the contracts for consultants and contractors.
- **Architect/Engineer:** The Lead Architect/Engineer of Record is supported by a team of technical staff, and develops the architectural and engineering design to the budget, secures permits and approvals, and addresses any design-related issues that arise during construction. These can be primarily NYCHA staff, or a consultant firm overseen by NYCHA staff.

Field-Based

- **Construction Field Inspector(s)/ Manager(s):** During the design phase of a project, these staff or consultant(s) input on project planning and constructability issues. During the construction phase of a project, they serve as NYCHA's representative(s) at the property to ensure effective coordination with property management staff, resident leadership, and other stakeholders, and to oversee the construction contractor's work day-to-day. A smaller project may have one construction field inspector / manager, while a larger project may have several staff on-site.
- **General Contractor:** On all capital projects, NYCHA contracts with a construction company to complete construction work as per NYCHA's schedule, budget, site management, safety, environmental monitoring, quality, Section 3, Minority- and Women-owned Business Enterprise (MWBE), Prevailing Wage, and other contractual and legal requirements. The construction company is typically a general contractor that hires sub-contractors to complete specific parts of the construction work, subject in most cases to NYCHA's Project Labor Agreement with the Building & Construction Trades Council and member unions.

And then a tutorial on

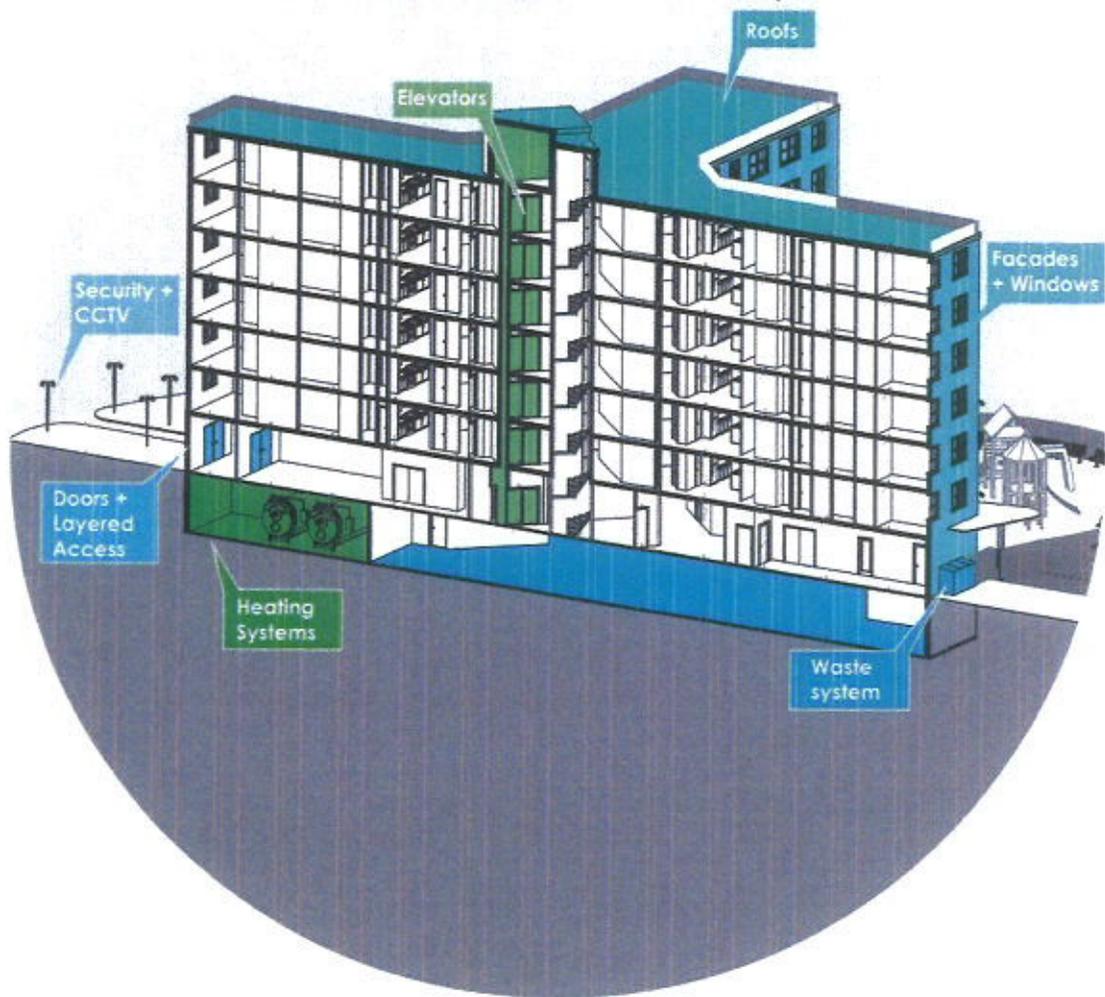
“Capital Projects

“How Are Capital Needs Determined?”

“How Are Capital Projects Prioritized?”

Capital Projects

are larger, longer-term investments in NYCHA buildings and properties, rather than smaller or shorter-term repairs



How Are Capital Needs Determined?

Every five years, NYCHA conducts a **Physical Needs Assessment (PNA)** to understand the capital investment needs at every development.

As part of the 2023 PNA, **inspectors surveyed conditions in apartments and common areas, as well as building systems** such as heating, elevators, and roofs, in a representative subset of NYCHA sites.

This data was combined with **work order, outage, and other data, and input from property staff and resident leaders, to develop condition ratings, and estimate the timing as well as the cost** to replace or upgrade a system or building area.

These **estimates are updated every year** to reflect market prices and combined with other data, including **new repair and maintenance issues, to inform ongoing planning and prioritization.**

How Are Capital Projects Prioritized?

Because NYCHA does not have the funding to address the majority of capital needs identified, **investments in areas that most directly impact the health, safety, and security of residents are prioritized.**

Within those areas, NYCHA uses the **PNA, work order, outage, and other data, along with other property staff and resident input, to assess needs across developments and prioritize projects.**

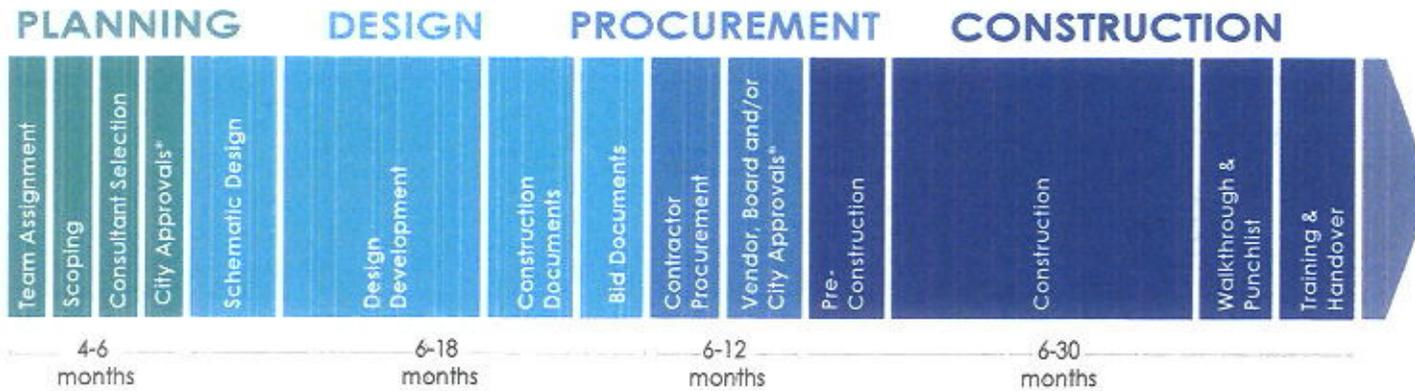
In addition, funding provided to NYCHA is often allocated only for specific projects:

Priority Project Areas	Other Project Areas
Heating	Electrical
Elevators	Plumbing
Facades + Windows	Apartment Interiors
Roofs	Community Centers
Waste + Pest Control	Playgrounds
Doors + Layered Access	Grounds
Security + CCTV	Resiliency

And importantly you get to

“How are Capital Projects Managed & Residents Engaged?”

How Are Capital Projects Managed & Residents Engaged?



PLANNING

Once funding has been allocated, NYCHA assigns the project to a project team, which is overseen by a project manager. The team engages with property staff, residents, and other stakeholders and does walk-throughs of the site to develop an initial scope. Stakeholders sign off on the scope engagement. If the project needs design, environmental inspection, or other consultants, they are procured.

DESIGN

The project team conducts an in-depth site survey, manages any environmental reviews and approvals, and works with residents and property management to develop the project design and cost estimate. Stakeholders also sign off on the design engagement after several rounds of design development and review. The NYC Department of Buildings and other agencies approve the design, as applicable.

PROCUREMENT

NYCHA puts together a package that includes the design and construction documents and advertises the contracting opportunity. Construction contractors submit bids, which NYCHA evaluates to select the general contractor. Vendor, NYCHA Board, and City approvals are completed, if required. If the project needs construction management, environmental monitoring, or other consultants, they are procured.

CONSTRUCTION

Residents and property management are engaged before the general contractor mobilizes to the site to input on construction planning. The contractor manages the construction project, with oversight from NYCHA field staff and/or construction management consultants and regular engagement with residents and property management. The completed work is quality-tested and approved by residents and property management, the Department of Buildings, and other agencies (as applicable), before being handed over to property management for ongoing operation and maintenance.

RESIDENT ENGAGEMENT TOUCHPOINTS **



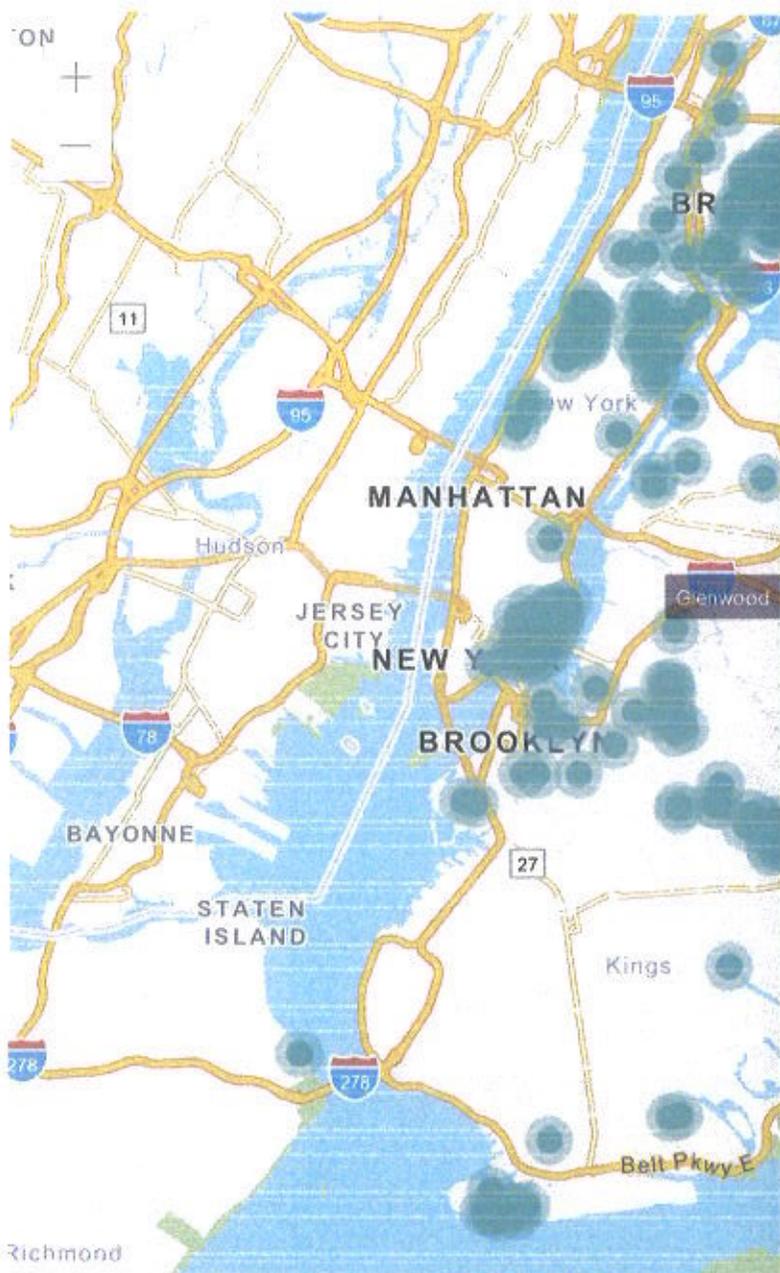
NOTES

The information here applies to most of our projects, which have a Design-Bid-Build project delivery method. Some projects use the Design-Build delivery method, where the Procurement phase comes after Planning and the Design and Construction phases are combined, or other delivery methods.

- * Projects with City funding have to go through approval processes in Planning and in Procurement with the NYC Office of Management & Budget (OMB) and NYC Comptroller, which extends the project timeline.
- ** Engagement touchpoints shown are for most projects. These may be further customized based on the scope of work, direct impact on residents, and other factors. Additional touchpoints with NYCHA property management are typically also required to coordinate delivery of the project.

That engagement is visualized in the Tracker itself
First, click on Development
We chose Gowanus and clicked onto Active and Heating System

Or click on a development from the list on the right



NYC OpenData, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EP... Powered by Esri

Developments

1162-1176 WASHINGTON AVENUE

1471 WATSON AVENUE

154 WEST 84TH STREET

303 VERNON AVENUE

45 ALLEN STREET

830 AMSTERDAM AVENUE

ADAMS

ALBANY

ALBANY II

AMSTERDAM

AMSTERDAM ADDITION

ASTORIA

ATLANTIC TERMINAL SITE 4B

BAILEY AVENUE-WEST 193RD STREET

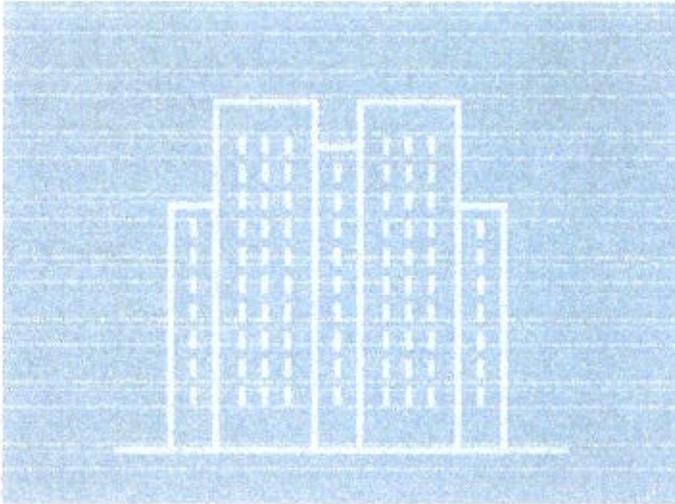
The data shown on this site is accurate as of the date shown above. Due to systems constraints, a subset of capital projects are currently not presented here: projects for which funds are not yet available to NYCHA, projects completed before 2019, emergency projects, projects on NYCHA properties managed by other government agencies or non-profits, and project records with data quality issues. Projects undertaken as part of the Superstorm Sandy recovery and storm resiliency efforts are also excluded from this site; details about these projects can be found at [NYCHA Recovery & Resilience](#).

In addition, planned start and end dates shown for each project may reflect schedule re-baselining undertaken as per NYCHA internal policies, rather than the original schedule developed for that project. Construction phase dates and progress shown for projects incorporate pre-construction preparation activities, not only physical construction, and project completion is defined as 100% physical construction completion excluding additional project closeout activities that may be required. As a result of these and other limitations, the Capital Projects & Needs Tracker is not an analysis tool and the data is intended to be used for stakeholder information purposes only.

The Capital Projects Tracker works best on the following web browsers: Chrome 93 or later, Edge 93 or later, Firefox 93 or later, and Safari 15.2 or later.



[OTHER PROJECTS](#) »



Gowanus

📍 175 Hoyt Street

Heating System

Active

Construction

NYCHA had provided so many tools to empower Residents that include the Property manager, Property Liaisons, The REES Liaisons. Get to know them!

And it requires Biweekly Project Updates and those status of the project progress is given in next page

Project Scope



The primary scope of work for this project is Heating System. Projects in this scope area may include: installing new central heating plants, ground or air source heat pumps, or high-efficiency gas boilers; decoupling of space and water heating systems; installing circulating, condensing, and other pumps, or fan coils for heat exchange; replacing distribution piping, valves, and traps; and replacing and/or removing apartment radiators.

Project Update (Biweekly)



Construction is in progress, with regular updates to stakeholders during progress meetings and through other channels, and ongoing coordination to minimize disruption on the property. Regular site management, safety, quality, and environmental (where relevant) monitoring activities are being undertaken by the project team and other, independent NYCHA teams and/or 3rd party consultants. The next planned stakeholder engagement touchpoint is a Biweekly Construction Progress Meeting.

Project Progress
(Delivery Type: Design Bid Build)

Planning 100%



Planned Start Date	04/2020
Actual Start Date	04/2020
Planned End Date	04/2020
Actual End Date	04/2020

Design 100%



Planned Start Date	07/2020
Actual Start Date	07/2020
Planned End Date	09/2021
Actual End Date	09/2021

Procurement 100%

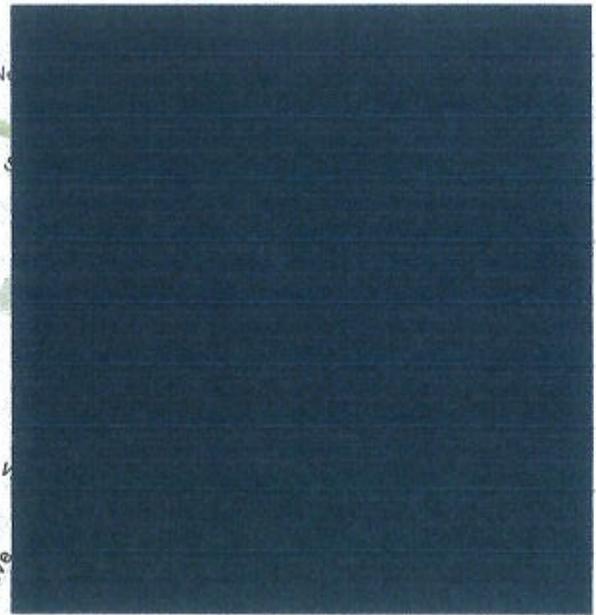
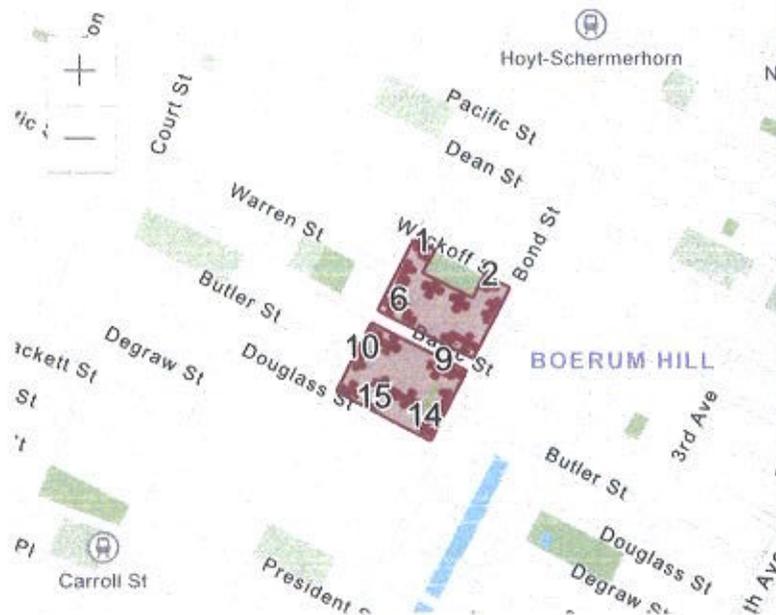


Planned Start Date	09/2021
Actual Start Date	09/2021
Planned End Date	08/2022
Actual End Date	08/2022

Construction 71%



Planned Start Date	08/2022
Actual Start Date	08/2022
Planned End Date	11/2024
Current Estimated End Date	09/2025



Finally, we get to contact and other information

Project Location:

1-175 Hoyt Street

Project Budget:

Estimated Budget:

\$39,056,772

Funding Sources:

Federal, State

Project Staff:

Project Manager:

Ayad Alkaisi

**Construction Field Inspector or
Manager:**

Aptim Engineering New York, Pc

[Contact NYCHA](#)

Project Vendors:

Architectural/ Engineering:

Lakhani & Jordan Engineers, Pc

General Contractor:

Navillus Tile Inc D/b/a Navillus
Contracting

What's missing?

Since the Funding source includes Federal, most assuredly it is Section 3 through HUD

So, like with Checkbook we encourage you to have NYCHA add Section 3 to Project Budget.

RECOMMENDATIONS

I have given much information here and would love the opportunity to meet with you to discuss a doing a pilot for Successful Section 3 Implementation and Enforcement in your district. Until then, I close with the following recommendations.

The current Executive budgets propose \$5.3 billion in NYCHA expenditures in FY25, including \$1.8 billion in personnel costs. The five-year capital plan includes \$2.9 billion, with over \$1 billion for lead, mold, and heating upgrades. That is real money—and real jobs- contracts that will require skilled and entry-level labor. But without enforcement, those opportunities disappear.

NISE Recommendations for Enforcing Section 3

Given the economic impact of government-funded housing and infrastructure projects, New York City must adopt a citywide strategy to ensure Section 3 compliance is not only a legal requirement—but a budgeted, enforced, and measured priority.

To that end, NISE recommends the following:

1. Budget for Workforce Equity

- Workforce development funding and job training pipelines must be explicitly included in the final adopted budget—not left to post-hoc programs or discretionary funds.
- Mandatory workforce development plans should be embedded in every capital line item, every procurement contract, and every agency performance report.

2. Enforce Transparency and Data Access

- Uniform compliance reporting must be part of the adopted budget language, with clearly defined metrics and deliverables.
- Section 3 performance data must be disaggregated by agency, development, contractor, and job category—and submitted monthly to the City Council.
- All Section 3 data should be made publicly accessible through a central, real-time dashboard for resident, advocate, and Council review.

3. Strengthen Oversight and Accountability

- Appoint a Section 3 Oversight Authority within the Council to coordinate enforcement, monitor outcomes, and align cross-agency efforts.
- Direct the Office of Management and Budget (OMB) to track Section 3 dollars in real time, conducting active audits and reporting on outcomes.
- Enforce consequences for noncompliant developers and contractors, including public scorecards, fines, and contract termination for repeat violations.

- Enforce consequences for noncompliant developers and contractors, including public scorecards, fines, and contract termination for repeat violations.

4. Expand Access to Opportunity

- Require visible Section 3 signage at every City-funded construction site, including job listings and QR codes for applications. For example, here is signage on Prevailing Rates.

PREVAILING RATE OF WAGES



THE CITY OF NEW YORK OFFICE
OF THE COMPTROLLER

**WORKERS EMPLOYED ON THIS WORK
SITE MUST BE PAID PREVAILING WAGES
AND BENEFITS AS DETAILED IN THE
ATTACHED SCHEDULES**



THE PREVAILING WAGE SCHEDULES ARE ALSO AVAILABLE AT
WWW.COMPTROLLER.NYC.GOV/WAGES
FOR MORE INFORMATION CALL (212) 669-4413

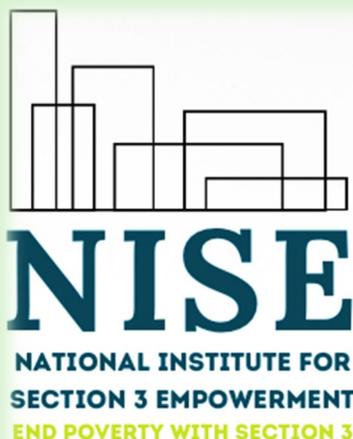


These recommendations are long overdue. Section 3 is a promise made to low-income communities more than 50 years ago. It's time we fully fund, enforce, and fulfill that promise.

Transparency is the first step toward accountability, and accountability is the pathway to equity. We urge the Council to demand a clear plan from each agency before passing of the city's budget.

Let's embed workforce equity into every capital dollar. Let's make Section 3 real.

Thank you—and I welcome your questions.



Testimony on the New York City Housing Authority and the City's Executive Fiscal Year 2026 Budget

New York City Council Committee on Finance and Public Housing

May 14, 2025

Testimony by Edna Wells Handy, JD
President

National Institute for Section 3 Empowerment

Good afternoon, Chair Banks and Chair Brannan as well as members of the Public Housing and Finance Committees. My name is Edna Wells Handy, and I am the President of the National Institute for Section 3 Empowerment, or NISE. Thank you for the opportunity to provide testimony today regarding the Fiscal Year 2026 Executive Budget and its implications for NYCHA residents and surrounding communities. As the Council reviews NYCHA's Executive Budget, I urge you to elevate one core principle: public housing investments must drive economic mobility. And that starts with jobs.

I am a former New York City Commissioner, and NYCHA's first Chief Compliance Officer. I served as a member of the former federal monitor's team. But more importantly, NYCHA is personal for me. I have spent a lifetime advocating for the economic freedom of public housing residents—because I believe the promise of public housing must include a pathway out of poverty. That's why I'm here today.

National Institute for Section 3 Empowerment (NISE)

At NISE, we are working nationally to make that vision real. We are a New York State 501(c)(3) nonprofit organization dedicated to one mission: to achieve universal knowledge, full participation, and vigorous enforcement of Section 3 of the Housing and Urban Development Act of 1968. Section 3 is an incredibly powerful, yet woefully underutilized federal mandate designed to uplift low-income communities through jobs, training, and business opportunities. Our vision is to be the global champion of Section 3 as an economic engine—from poverty to the middle class.

Council Focus on Section 3 Opportunities

As this Council reviews NYCHA's Executive Budget, I urge you to focus on economic mobility. Public housing investments must lead to public housing jobs. Section 3 is not optional, it's the law. And when NYCHA, HPD, DYCD, DDC, or DEP spend federal dollars, they are required to hire local, low-income residents. This applies across agencies—not just NYCHA—and I am asking this Council to ensure it is enforced.

Gowanus Rezoning and Section 3 Opportunities

NYCHA is not just a landlord—it is a platform for economic mobility. Right now, we are watching a defining case unfold at the Gowanus Houses. A little over three years ago, (actual date-November 23, 2021) the City Council approved the rezoning plan for the Gowanus neighborhood and NYCHA’s Gowanus Houses is included in that plan with a Comprehensive Modernization allocation of \$211 million -with a Design-Build renovation underway. It involves multiple agencies. And yet, nowhere in the budget or performance metrics is there clear data on how many NYCHA residents will be hired. That’s a problem today and that has always been a problem.

Yet year after year, Section 3 remains under-enforced. The public rarely sees job tracking data. Residents are left out of procurement conversations. And agencies default to compliance paperwork rather than real outcomes. While the Gowanus project represents a long-overdue investment in NYCHA infrastructure, it also highlights an opportunity to fully engage local residents in jobs and contracts.

Gowanus is just a snapshot of opportunities. The current Executive budget proposes \$5.3 billion in NYCHA expenditures, including \$1.8 billion in personnel costs. The five-year capital plan includes \$2.9 billion, with over \$1 billion for lead, mold, and heating upgrades. That is real money—and real jobs- contracts that will require skilled and entry-level labor. But without enforcement, those opportunities disappear.

The Role of NYCHA’s Capital Projects Tracker

One critical but underutilized tool in the fight for accountability is NYCHA’s Capital Projects Tracker—an online platform that provides real-time updates on capital construction projects at every NYCHA development. Council Members can use it to monitor the status of projects in their districts, track contractor information, and compare project timelines to budgeted goals. Residents can use it to stay informed and raise timely concerns. To be effective, this tool must be actively promoted, integrated into Council oversight, and made a core part of how we hold both NYCHA and its vendors accountable to the people they serve.

NISE Recommendations for Enforcing Section 3

Given the economic impact of government-funded housing and infrastructure projects, New York City must adopt a citywide strategy to ensure Section 3 compliance is not only a legal requirement—but a budgeted, enforced, and measured priority.

To that end, NISE recommends the following:

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- Section 3 performance data must be disaggregated by agency, development, contractor, and job category—and submitted monthly to the City Council.
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- Appoint a Section 3 Oversight Authority within City Hall to coordinate enforcement, monitor outcomes, and align cross-agency efforts.
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- Enforce consequences for noncompliant developers and contractors, including public scorecards, fines, and contract termination for repeat violations.

4. Expand Access to Opportunity

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These recommendations are long overdue. Section 3 is a promise made to low-income communities more than 50 years ago. It's time we fully fund, enforce, and fulfill that promise.

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Let's embed workforce equity into every capital dollar. Let's make Section 3 real.

Thank you—and I welcome your questions.



Section 3 Compliance Flow Chart:

1. Project Approval & Developer Selection

- **2021:** Gowanus Houses Comp Mod project approved.
- **Design-Build** method selected.

2. Track Project Phase

- **Visit:** [NYCHA Capital Tracker](#)
- **Check Current Phase:** Planning, Design, Procurement, or Construction? *(This helps anticipate job opportunities and timing.)*

3. Monitor Procurement & Contracts

- **Visit:** NYC Comptroller's [Checkbook 2.0](#)
- **Check for RFQs, RFPs, and Contract Awards** related to project.
- Identify prime contractors and subcontractors.

4A. Pull Key Contract Documents

- Resident Economic Opportunity Plan
- Staffing Plan (Pre-Award) *(Outlines hiring targets and projected job categories)*

4B. Identify Hiring Needs

- Use REOP and Staffing Plan to:
 - Forecast job types (laborers, admin, trades, etc.)
 - Define timelines and skill requirements

5. Recruit & Match Residents to Jobs

- Identify residents & local community members interested in work
- Match residents to job categories based on interest & readiness
- Engage workforce partners to provide:
 - OSHA, SST, union orientation, etc.
 - Career readiness and certifications

6. Share Eligible Worker List with Developers

- Provide a list of **qualified residents and prepped candidates** to:
 - Prime contractor
 - Subcontractors
- Reinforce requirement to **hire from provided pool**

7. Monitor Hiring & Labor Hours

- Track hires and hours through **3Comply** system
- Compare against goals in the REOP
- Ensure compliance with Section 3 hiring mandates



Gowanus

20-Year Capital Need
(2023-2042): \$639,337,519

5-Year Capital Need (2023-
2027): \$439,435,342

Total Project Investment
(Since 2019): \$211,984,154

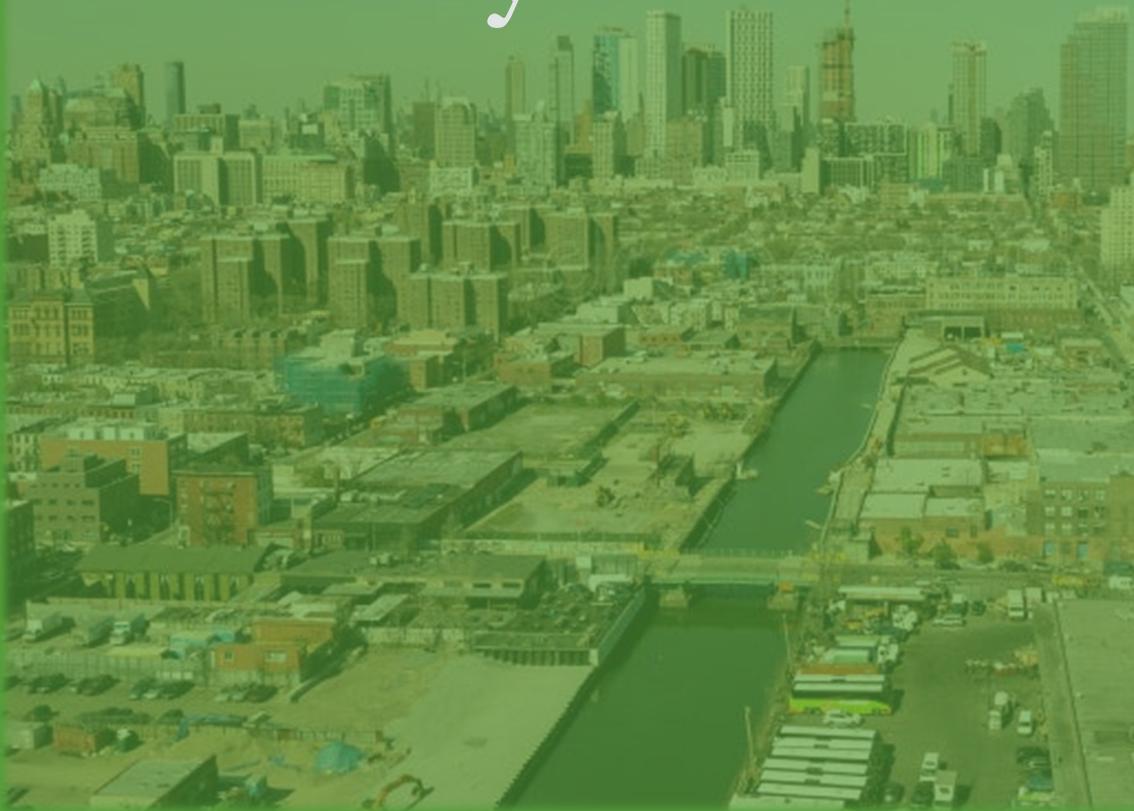
Comprehensive
Modernization Budget:
\$170,63,582

**\$170M Comprehensive
Modernization
(Comp Mod) Project**

Planning	100%	Design	40%
Planned Start Date	11/2021	Planned Start Date	09/2025
Actual Start Date	11/2021	Actual Start Date	08/2024
Planned End Date	08/2023	Planned End Date	07/2026
Actual End Date	08/2023	Current Estimated End Date	01/2026
Procurement	90%	Construction	0%
Planned Start Date	11/2022	Planned Start Date	01/2026
Actual Start Date	11/2022	Current Estimated Start Date	08/2025
Planned End Date	09/2025	Planned End Date	07/2030
Current Estimated End Date	08/2025	Current Estimated End Date	01/2030



Making Section 3 Work w/ Community



NISE

NATIONAL INSTITUTE FOR
SECTION 3 EMPOWERMENT
END POVERTY WITH SECTION 3

Demographics of NYCHA

WITH **520,808*** PEOPLE,
NYCHA IS LARGER THAN
ATLANTA, MIAMI, AND
NEW ORLEANS



SECTION 8 RESIDENTS BY THE NUMBERS



PUBLIC HOUSING RESIDENT POPULATION BY BOROUGH



Demographics of New York City

New York City Residents

Diversity

A+ Based on ethnic and economic diversity.

Population

8,516,202

Unemployment Rate 4.9%

Poverty Rate ② 17.3%

Non-Citizens 15%

Household Income Brackets

<\$25k	19%
\$25-\$44k	12%
\$45-\$74k	16%
\$75-\$149k	26%
\$150k+	26%

Income

Median Household Income

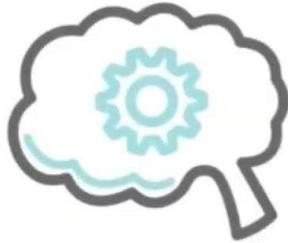
\$79,713

National \$78,538

Source: <https://www.niche.com/places-to-live/new-york-city-new-york-ny/>

NICHE is an online resource providing data information on neighborhoods, communities, cities, schools, colleges, and companies across the United States.

What is Section 3?



[What is Section 3? NISE Whiteboard](#)

Pause (k)



0:00 / 6:18



What is NISE?

A NY State 501(c)(3) nonprofit dedicated to End Poverty with Section 3.

Mission: To Gain

- Universal Knowledge,
- 100% Full Participation, and
- Vigorous Enforcement
of Section 3 of the HUD Act of 1968

Vision:

- To be the global champion of section 3 as an economic engine moving participants from low income to the middle class and beyond.

National Institute for Section 3 Empowerment

Opportunities Utilizing NYCHA's Capital Tracker

Marlboro
29 Avenue W



5-Year Capital Need
(2023-2027)
\$717,202,339

20-Year Capital Need
(2023-2042)
\$950,352,054

Total Project Investment
(Since 2019)
\$124,412,579

Project Progress (Delivery Type: Design Bid Build)

Planning **100%**

Planned Start Date	04/2023
Actual Start Date	04/2023
Planned End Date	07/2024
Actual End Date	06/2024

Design **56%**

Planned Start Date	06/2024
Actual Start Date	06/2024
Planned End Date	08/2025
Current Estimated End Date	09/2025

Procurement **0%**

Planned Start Date	08/2025
Current Estimated Start Date	09/2025
Planned End Date	12/2026
Current Estimated End Date	12/2026

Construction **0%**

Planned Start Date	12/2026
Current Estimated Start Date	12/2026
Planned End Date	03/2028
Current Estimated End Date	03/2028

Follow the Money & Construction Contracts w/ Checkbook Website!

The screenshot displays the Checkbook NYC website interface. At the top, the logo 'CHECKBOOK NYC' is on the left, and 'NEW YORK CITY COMPTROLLER BRAD LANDER' is on the right. A navigation menu includes 'Home', 'Special Analysis', 'ACFR Trends', 'Data Feeds', 'M/WBE Resources', 'Help', and 'New Features'. Below the menu, there are dropdown menus for 'Citywide Agencies' and 'Other Government Entities'. A search bar contains the text 'Search New York City information...'. To the right of the search bar are buttons for 'Search', 'Advanced Search', and 'Create Alert'. Below the search bar, the text 'Home » Search Results' is visible. A filter bar shows 'Search Term: CT180620231413696' and a 'Clear All' button. An 'EXPORT' button is also present. On the left side, there is a 'NARROW DOWN YOUR SEARCH:' section with several filters: 'BY TYPE OF DATA' (SPENDING: 7, CONTRACTS: 1), 'BY CITYWIDE AGENCY', 'BY VENDOR', 'BY VENDOR TYPE', 'BY EXPENSE CATEGORY', 'BY FISCAL YEAR', 'BY M/WBE CATEGORY', 'BY INDUSTRY', and 'BY CONTRACT ID'. The main content area displays four transaction entries, each with the following details:

- TRANSACTION #1: SPENDING**
 - Spending Category: Capital Contracts
 - Department: 400-806-900
 - Expense Category: CONSTRUCTION-BUILDINGS
 - Contract ID: CT180620231413696
 - Issue Date: April 24, 2025
 - M/WBE Category: Individuals & Others
 - Woman Owned Business: No
 - Emerging Business: No
 - Agency: Housing Preservation and Development
 - Payee Name: NEW YORK CITY HOUSING AUTHORITY
 - Associated Prime Vendor: N/A
 - Check Amount: \$3.33M
 - Sub Vendor: No
 - Budget Code: MBHE (NYCHA OWNED & OPERATED, BOUNDED BY STILL)
 - Industry: Construction Services
- TRANSACTION #2: SPENDING**
 - Spending Category: Capital Contracts
 - Department: 400-806-900
 - Expense Category: CONSTRUCTION-BUILDINGS
 - Contract ID: CT180620231413696
 - Issue Date: March 31, 2025
 - M/WBE Category: Individuals & Others
 - Woman Owned Business: No
 - Emerging Business: No
 - Agency: Housing Preservation and Development
 - Payee Name: NEW YORK CITY HOUSING AUTHORITY
 - Associated Prime Vendor: N/A
 - Check Amount: \$1.33M
 - Sub Vendor: No
 - Budget Code: MBHE (NYCHA OWNED & OPERATED, BOUNDED BY STILL)
 - Industry: Construction Services
- TRANSACTION #3: SPENDING**
 - Spending Category: Capital Contracts
 - Department: 400-806-900
 - Expense Category: CONSTRUCTION-BUILDINGS
 - Contract ID: CT180620231413696
 - Issue Date: January 7, 2025
 - M/WBE Category: Individuals & Others
 - Woman Owned Business: No
 - Emerging Business: No
 - Agency: Housing Preservation and Development
 - Payee Name: NEW YORK CITY HOUSING AUTHORITY
 - Associated Prime Vendor: N/A
 - Check Amount: \$270.94K
 - Sub Vendor: No
 - Budget Code: MBHE (NYCHA OWNED & OPERATED, BOUNDED BY STILL)
 - Industry: Construction Services
- TRANSACTION #4: SPENDING**
 - Spending Category: Capital Contracts
 - Department: 400-806-900
 - Expense Category: CONSTRUCTION-BUILDINGS
 - Contract ID: CT180620231413696
 - Issue Date: January 7, 2025
 - M/WBE Category: Individuals & Others
 - Woman Owned Business: No
 - Emerging Business: No
 - Agency: Housing Preservation and Development
 - Payee Name: NEW YORK CITY HOUSING AUTHORITY
 - Associated Prime Vendor: N/A
 - Check Amount: \$1.90M
 - Sub Vendor: No
 - Budget Code: MBHE (NYCHA OWNED & OPERATED, BOUNDED BY STILL)
 - Industry: Construction Services

Checkbook 2.0

Checkbook is an online transparency tool that places the City's day-to-day spending in the public domain.

Resident Economic Empowerment & Sustainability
& Real Estate and Economic Development Division
Compliance

REES & REED Office tracks staffing plans,
payroll & labor hours

- **NYCHA 136.122:** Resident Economic Opportunity Plan - REO
Reviews a contractor's strategy for achieving Section 3 labor hour benchmarks pre award
- **NYCHA 136.138:** Labor Hour Summary
Tracks a contractor's progress in achieving Section 3 labor hour benchmarks post award

[Staffing Plan](#)
[Sample -](#)
[Microsoft Word](#)
[- Electrical](#)
[Services - PQL](#)
[Request for](#)
[Qualification](#)
[Application -](#)
[DRAFT -11-13](#)
[pg. 12](#)
[Pre & Post](#)
[Award](#)
[Instructions](#)
[- Section-3-](#)
[REO-Plan-](#)
[OEO-Plan-](#)
[Guide-for-](#)
[eComply.pdf](#)

NISE Partnerships for Section 3 Success

To build a sustainable ecosystem around Section 3 enforcement, NISE partners with:

- Resident Leaders & Tenant Associations
- Skilled Trades Unions
- Workforce Development Organizations
- Legal and Compliance Consultants
- Local Community-Based Organizations
- Government Partners and Policy Advocates

Section 3 Can Work... But Only If You Make It Work!



RTC needs funding as evictions rates are increasing as a sign of these uncertain times for lack of funding for section 8 and 9 as well as rent arrears. HPD Commissioner stated they are stable but lack staffing and resources. Nycha commissioner Lisa Bovall- Hyatt acknowledges that arrears of over 400 million dollars but promotes Pact which violates resident's 964 regs. Both contradict what true public housing represents. Both agencies fail nycha residents with lack of information concerning resources and funding for section 3 for repairs, section 8 & 9 not given to Council as they have enough notice. They continue to evade questions, accountability, responsibility for their inactions at the detriment of residents. Also, environment impact survey should be funded and enforced ASAP ! Any funding received by nycha needs to be monitored closely as mismanagement is the norm. The overflow of overtime for work not done. They should be held with contempt at swearing in for dereliction of duty. They should be held with contempt for not providing information sought. Their culture of misappropriation of funds needs to be circumvented with swift action by Council by

auditing passport. Also, collect the uncollected fines.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14/25

(PLEASE PRINT)

Name: LAURA LAZARUS

Address: 90 BRAD ST

I represent: ANTIHOSE HOME

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LLT Res. No. _____

in favor in opposition

Date: 5/14/25

(PLEASE PRINT)

Name: Todd Baker

Address: _____

I represent: Northwest Bronx Community & Clergy Coalition

Address: 103 E 196th St Bronx

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14/2025

(PLEASE PRINT)

Name: Teresa Grant

Address: 448 W 163rd St # 27 NY, NY 10032

I represent: Parents Supporting Parents NY

Address: Same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14

(PLEASE PRINT)

Name: Annika Vesce + Martinez

Address: _____

I represent: NYCHA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14

(PLEASE PRINT)

Name: Shaan Mavani

Address: _____

I represent: NYCHA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14

(PLEASE PRINT)

Name: Eva Trumble

Address: _____

I represent: NYCHA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14

(PLEASE PRINT)

Name: Lisa Bova - Hatt

Address: _____

I represent: NYCHA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14/25

(PLEASE PRINT)

Name: Celine Miranda

Address: _____

I represent: NYCHA

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14/25

(PLEASE PRINT)

Name: Carla Hollingsworth NYCHA

Address: 720 Gates Ave

I represent: Stuyvesant Gardens RMC

Address: 730 Gates Ave Suite 1B

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

16

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14/25

(PLEASE PRINT)

Name: Manuel Martinez

Address: [Redacted] Jamaica NY

I represent: South Queens South District

Address: NYCHA

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

15

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Edna Wells Hardy

Address: 333 Schermerhorn St 55f BK 11217

I represent: The National Institute for

Address: Senior's Empowerment

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

14

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Galdea Lamack

Address: _____

I represent: HPD

Address: 100 Bull Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ahmed Tijani

Address: _____

I represent: HPD

Address: 100 Gold Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ann Marie Santoro

Address: _____

I represent: HPD

Address: 100 Gold Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Mciver Block Neibman

Address: _____

I represent: HPD

Address: 100 Gold Street

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Hannah Anousheh

Address: 2966 Fulton St, BK

I represent: East New York Community Land Trust

Address: 2966 Fulton St, BK

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Budget Res. No. _____
 in favor in opposition

Date: 5/14/25

(PLEASE PRINT)

Name: Alison Wilkey

Address: _____

I represent: Coalition for the Homeless

Address: 129 Fulton St, 10038

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Emily Goldstein

Address: _____

I represent: ANHD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Gardoa Caporaso

Address: _____

I represent: NYC HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ahmed Tigrani

Address: _____

I represent: NYC HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lucy Tofler, Deputy Commissioner for Policy & Strategy

Address: 100 Gold St

I represent: HPD

Address: _____



Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Kim Davis, Deputy Commissioner for Religion

Address: 100 Gold Street

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14/2025

(PLEASE PRINT)

Name: Tricia Lendore

Address: 260 Broadway, Brooklyn, NY 11211

I represent: Brooklyn Legal Services Corporation A

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 5/14/25

(PLEASE PRINT)

Name: Laura Lazarus

Address: _____

I represent: Anthos / Home

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Daniela Sabogal

Address: [REDACTED] Brooklyn, NY 11237

I represent: Make the Road NY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 5/14/25

(PLEASE PRINT)

Name: Pamela Herrera

Address: 5133 Queens Blvd, Woodside NY

I represent: Western Ops Ctr

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ziah Thompson

Address: 452 Hart St BK, NY 11221

I represent: The Community Science Society

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 5/14/22

(PLEASE PRINT)

Name: Will Spisak

Address: 121 W 27th Street

I represent: New Economy Project

Address: 121 W 27th Street

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Hannah Anoushkin

Address: 2966 Fulton St

I represent: East New York Community Land

Address: 2966 Fulton St Trust

Please complete this card and return to the Sergeant-at-Arms