

Testimony from NYCHA's Deputy Chief Real Estate Officer Heather Beck
Preserve, Produce, Empower: Positioning NYCHA to Further New York City's
Affordable Housing Agenda
Committee on Public Housing
Wednesday, April 29, 2026 – 10 a.m.
250 Broadway, 8th Floor, Hearing Room 1

Chair Chris Banks, members of the Committee on Public Housing, other distinguished members of the City Council, NYCHA residents, community advocates, and members of the public: good morning. I am Heather Beck, NYCHA's Deputy Chief Real Estate Officer. I am pleased to be joined by Brian Honan, Executive Vice President of Intergovernmental Affairs, and Dylan Baker-Rice, Deputy Chief Asset and Capital Management Officer. Thank you for this opportunity to discuss NYCHA's efforts to strengthen and preserve affordable housing across our city – the foundation of our mission to improve the quality of life for the New Yorkers we serve. Our work spans a variety of important initiatives – initiatives that both renovate our current housing stock as well as enable the creation of new affordable housing; we have rehabilitated and developed thousands of homes, and many thousands more are in the pipeline.

Innovative Housing Preservation Programs

NYCHA's aging buildings suffer from significant capital needs, and for decades federal funding has been woefully insufficient to provide them with the regular investment that all properties need. For these reasons, it's imperative that we pursue new and innovative models for funding, construction project delivery, and partnership – all with the goal to deliver to our residents the homes they deserve and to bring our buildings the investment they desperately need.

The Permanent Affordability Commitment Together (PACT) program and NYC Public Housing Preservation Trust (the Trust) are the cornerstone of our efforts to improve residents' quality of life today and to ensure our buildings will be here to serve the generations to come. Developed in collaboration with residents, and carried out with extensive resident engagement, both initiatives convert developments to the more stable Section 8 funding stream; this is worth nearly double what our developments receive from the federal government under Section 9. This healthy funding source enables us to fully revitalize or rebuild our buildings. These initiatives also ensure that NYCHA developments remain public and that residents maintain their rights and protections, including permanently affordable rent. Both programs rely on the Rental Assistance Demonstration (RAD) to make the transition to Section 8.

More than 44,000 apartments across 169 developments are in pre-development, under construction, or have completed construction through PACT; this represents over \$16 billion in capital repairs and upgrades. Our current pipeline will bring comprehensive repairs and upgrades, along with enhanced property management and social services, to a total of more than 142,000 residents through the PACT program.

The Trust will also dramatically transform residents' homes. To date, four developments have voted to join the Trust to unlock funding for much-needed renovations of their homes. Last year, the Trust signed design-build contracts for projects to modernize nearly 1,400 homes at Nostrand Houses and Bronx River Addition, representing almost half a billion dollars in building upgrades.

Centering resident priorities and expertise is fundamental to our programs. Residents are involved at every step of the planning process; they also help lead the selection of partner teams, they help us prioritize areas of investment, and they work in partnership with our PACT partners after conversion and throughout construction. Together, our partners and residents are creating detailed community plans to capture their planning and decision-making during the pre-development process.

I'd like to share some data on our conversions and progress made with our communities through this vital tool so far.

Starting in 2022, NYCHA partnered with BFJ Planning, an independent planning and consulting firm, to conduct a comprehensive survey at our converted PACT sites. As you can see on this slide, 77 percent of respondents recommend the PACT program for other NYCHA developments and nearly the same amount say they feel more stable in their living situation. This is because residents are very satisfied with the new management teams and the renovations. Seventy-seven percent of residents who responded are very satisfied with the renovations to the buildings, and even more are satisfied with the renovations to the grounds. We will continue to survey residents and collect their direct feedback on the program. Survey responses have helped us understand what is working; they also help us determine how we can improve the program so that NYCHA and our partners learn from our progress.

In our public oversight role, NYCHA collects reports from PACT partners every month to monitor their progress in closing work orders and to ensure they are being responsive to resident needs. From those reports, we can see that our PACT partners are closing work orders in a timely manner.

The PACT program provides immediate benefits to our residents by improving their living conditions – but it is also a large economic workforce generator, given the large-scale construction happening across the city. The Section 3 program sets hiring and training requirements to ensure that these opportunities go back into our NYCHA community. To date, nearly 700 NYCHA residents and other low-income New Yorkers have been hired for construction and operational jobs on PACT projects. The federal government requires that 25 percent of all labor hours are provided by Section 3 hires, and as you can see on this slide, our PACT partners exceed Section 3 requirements.

The PACT program also plays an important role in addressing the Authority's HUD Agreement pillar areas. For instance, PACT partners have abated lead in over 4,000 apartments. And boilers and elevators are either modernized, repaired, or replaced at all PACT sites. By repairing or replacing 482 boilers, our PACT projects have exceeded by nearly two-fold the HUD Agreement target of 200 boilers. And PACT projects similarly exceeded the HUD Agreement elevator target by more than two-fold, with 328 repairs and replacements.

Capital Investments

As we pursue innovative housing preservation programs, we are also strategically investing in residents' homes, and their quality of life, through our regular capital program.

Despite the limited federal funding available, NYCHA is completing more capital work annually than at any point in the Authority's recent history. From 2021 through 2025, we invested over \$5.1 billion in capital improvements across our portfolio, completing 810 construction projects and steadily increasing annual expenditures to \$1.25 billion in 2025. For residents, this has meant new roofs, heating systems, elevators, resiliency measures, waste and pest management assets, and security infrastructure as well as upgraded apartments, playgrounds, sports courts, and community centers. And this work has created the equivalent of over 620 full-time jobs for low-income New Yorkers, including NYCHA residents.

Our Comprehensive Modernization (or Comp Mod) program will complete holistic capital improvements at select developments instead of simply repairing individual building components. Comp Mod projects are active or planned at seven developments currently, where they will transform residents' homes thanks to nearly \$1.2 billion in total funding across the seven developments. Comp Mod projects typically involve full apartment and common area renovations, with heating and plumbing system upgrades as well as hazardous material abatement and elevator modernization. Site selection for Comp Mod focused on sites most in need of substantial renovations based on work orders, leak tickets, and mold complaints. The first two sites, St. Nicholas Houses in Manhattan and Todt Hill in Staten Island, are part of the City Capital Action Plan to address lead and mold in apartments. Two sites, Gowanus Houses and Wyckoff Gardens, were added to focus more on plumbing upgrades, with bathroom and kitchen renovations. These two sites were funded as priorities by the community through the Gowanus rezoning effort. The last three sites – Levitt, 1471 Watson, and Latimer Gardens – are funded federally through a Hurricane Ida FEMA grant along with CDBG-DR funding and State funds. Our ability to further scale the Comp Mod program is limited, due to funding constraints. Given current federal funding cuts to public housing, PACT and the Trust are the only major housing programs that we can scale across our portfolio.

Development of New Affordable Housing

We are working creatively to not only rehabilitate NYCHA properties but also to foster the creation of new housing for our existing residents and to build new affordable housing to help the city address our current housing crisis.

The redevelopment of the Fulton, Elliott, and Chelsea campuses represents one of the largest investments in our communities in recent history. The plan envisions a new future for NYCHA residents, one where our households have access to amenity-rich buildings that will support not only our current families but also the generations to come. Redevelopment through the PACT program will provide all existing Section 9 residents with new homes, guaranteed affordable rent, resident protections, and continued access to community services and programs through the construction of new, state-of-the-art community spaces. Redevelopment through the PACT program keeps these buildings under public ownership and oversight. The plan will also provide new affordable housing for New Yorkers in a high-opportunity neighborhood.

Last year, NYCHA released a Request for Expressions of Interest (RFEI) to solicit potential projects from partners on private land, exploring the expansion of public development opportunities that could serve NYCHA residents and low-income New Yorkers. Building on the success of programs like PACT and the Trust, this new endeavor pursues further public development and the creation of more affordable housing in all five boroughs, tapping into NYCHA's resources as the largest landowner in New York City and its roots as a public developer. The RFEI invited members of the real estate community to propose sites and existing private buildings where NYCHA can use our flexible tools to achieve these aims. NYCHA will soon identify projects that help us advance the three distinct goals outlined in the RFEI: to increase high-quality housing opportunities for NYCHA residents, generate revenue for reinvestment in NYCHA communities, and expand low-income housing opportunities for New Yorkers.

Over the past 10 years, nearly 1,600 units of affordable housing across 11 buildings have been constructed on underused land at NYCHA developments, such as parking lots and storage spaces. Many of these beautiful, new affordable buildings – such as Casa Celina in the Bronx and The Atrium at Sumner in Brooklyn – feature rigorous sustainability standards as well as community facilities and retail which serve new residents as well as the greater community. A subset of apartments in each of these buildings are set aside for current NYCHA residents.

An exciting evolution in the affordable housing construction program is our use of a HUD tool called "Transfer of Assistance." This is a federal tool, often used in other cities across the country, to offer Section 8 apartments to existing public housing residents in buildings that are constructed on the public housing authority's property or on privately owned land. Four Transfer of Assistance projects are currently in our pipeline, and we look forward to exploring how this tool can provide new housing for our residents at other developments.

In addition to affordable rental opportunities, over the past several decades, NYCHA has helped more than 300 NYCHA residents become owners of Federal Housing Administration (FHA) Homes. These are homes that NYCHA acquired in the late 1970s and early 1980s. We are currently moving forward with plans to both rehabilitate and facilitate homeownership opportunities for our remaining 123 FHA properties. This is yet another example of how NYCHA

can provide stable housing and opportunity to our residents through the creative use of federal tools.

Sustaining NYC's Affordable Housing

We are home to more than half a million New Yorkers, and with our robust work to preserve and create affordable housing, NYCHA is integral to the efforts to ensure that New York City is an affordable place to live. We appreciate the support of all our partners, including members of the Council and other elected officials, who are helping us make progress with this vital mandate.

Mayor Mamdani plans to launch the administration's housing plan soon, and we can then discuss with the Council how our efforts integrate with the plan's vision and strategies. In the meantime, we are happy to answer any questions about the Authority's comprehensive work to strengthen and preserve affordable housing in our city. Thank you.



New York City Council

Preserve, Produce, Empower: Positioning NYCHA to Further New York City's Affordable Housing Agenda.

April 29, 2026

Photo: Harlem River Houses

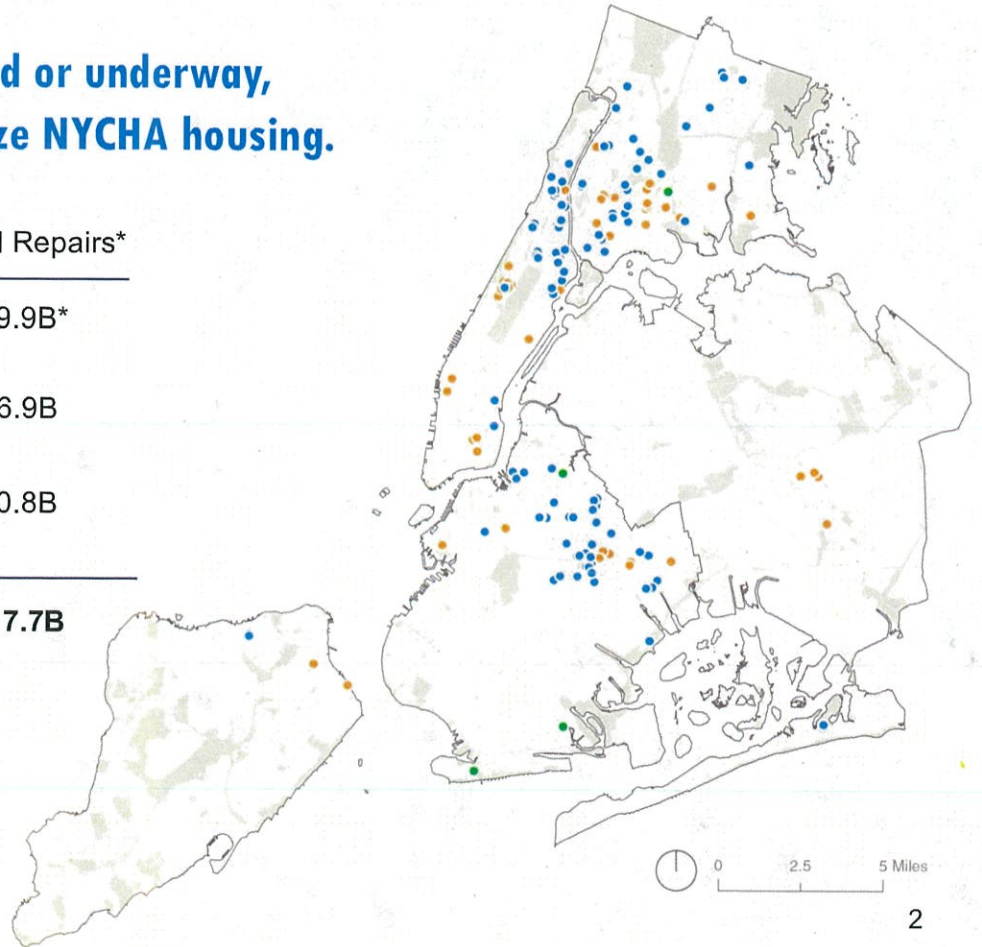


Section 8 Conversions

Over \$17 billion in capital repairs already completed or underway, using every tool to leverage investment and stabilize NYCHA housing.

	# Developments	# Units	Capital Repairs*
● PACT Construction in Progress or Complete	117	31,472	\$9.9B*
● PACT Planning and Resident Engagement	57	14,222	\$6.9B
● TRUST Planning and Resident Engagement	4	1,776	\$0.8B
Total	178	47,470	\$17.7B

* Capital Repairs for the projects that are complete or under construction reflect the combined hard and soft costs. For the projects in the planning and resident engagement phase, we use the 20-Year PNA (2023) as an estimate.





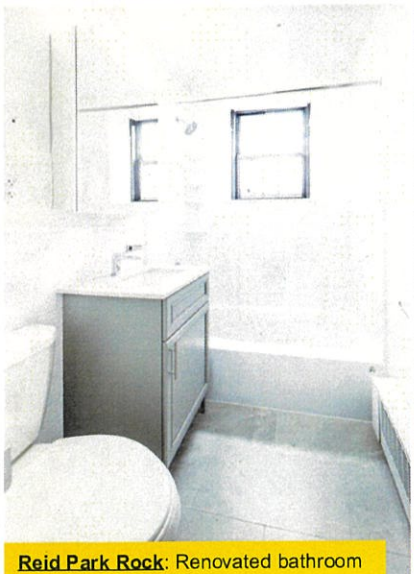
Linden: Upgraded kitchen



Baychester: Improved sites and grounds



Edenwald: Upgraded façade and windows



Reid Park Rock: Renovated bathroom



Harlem River: Renovated living room



Independence: Renovated lobby



Eastchester Gardens: Design Center



Sack Wern: Rendering of upgraded lobby



Robinson: Rendering of outdoor area



Boston Road Plaza: Model unit bathroom



Boston Secor: Model unit kitchen



Bay View: Rendering of renovated living room



Nostrand: Model unit bedroom



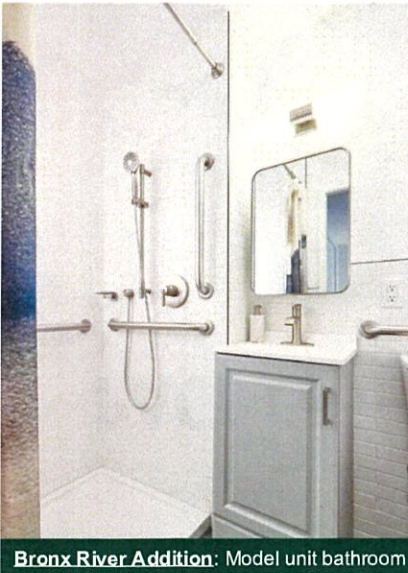
Nostrand: Model unit living room



Nostrand: Model unit kitchen



Nostrand: Model unit bathroom



Bronx River Addition: Model unit bathroom



Bronx River Addition: Model unit living room



Bronx River Addition: Model unit kitchen

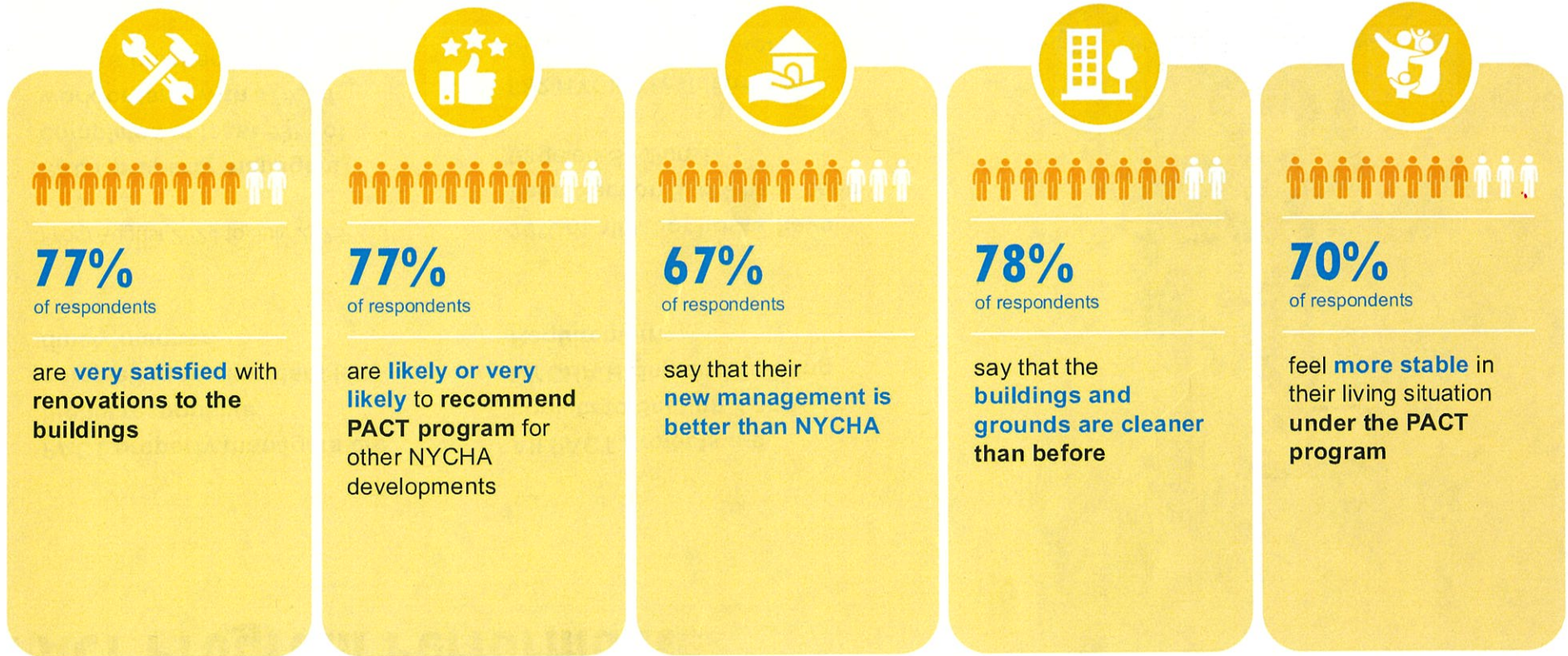
PACT Community Plans



PACT Community Plans include:
RENOVATIONS & UPGRADES PLAN
PROPERTY MANAGEMENT & SECURITY
SOCIAL SERVICES PLAN
PROJECT TIMELINE
and more!



Resident Satisfaction with PACT: Survey Results (2026)



* NYCHA has partnered with an independent planning and consulting firm to conduct a comprehensive survey of resident satisfaction at our converted PACT sites. So far, eight developments have been surveyed and 850 surveys were returned.

PACT Program Performance

PACT property managers are highly responsive, completing work orders in a timely manner.

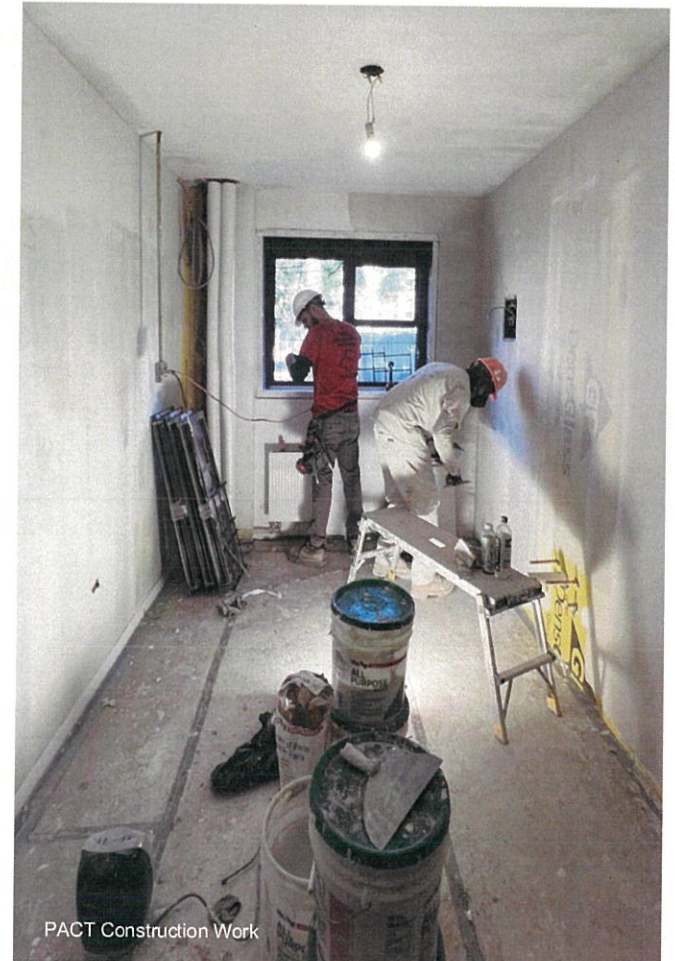
From August 2024 to July 2025:

PACT property managers completed **at least 99%** of work orders, with **87%** of repairs finished on time.

All PACT Projects are subject to Section 3 and NYCHA Hiring and Training Requirements.

29% of all labor hours have been Section 3. 8% have been targeted Section 3.

682 NYCHA residents and other Section 3 workers have been hired for construction and operational jobs in PACT projects.



PACT Program Performance

ACHIEVED

HUD Agreement Target of
200 boilers
Repaired or Replaced
by EOY 2026

HUD Agreement Target of
150 elevators
Repaired or Replaced
by EOY 2024

ONGOING

4,444 apartments
abated of lead-based paint

NYCHA policy requires that
Lead-Based Paint be abated
from all PACT developments.



Apartment unit abatement at Williamsburg Houses

\$1B+ in Comprehensive Modernization & Capital Investment

Comprehensive Modernization: \$1B+

- Large-scale rehabilitation of ~4K units utilizing design-build delivery

Typical Scope Involves the Following:

- Renovation of apartments including new interior finishes flooring, plaster, and paint*
- Kitchen and Bathroom renovation
- New Heating Systems Including
 - Elevator Modernization*
- Compactors & Waste Yards
- New windows, brickwork, and Local Law 11 repairs*
- Common area enhancements and finishes
- New security cameras and lighting*
- Lead and hazardous material abatement

* Scope is not included in all projects; scope is site specific and included where fully funded.



Comprehensive Modernization & Trust Projects

Program	Project	Construction Start	Buildings	Units
Comp Mod	Todt Hill	2/26	7	502
	Saint Nicholas	4/25	13	1,526
	Gowanus	2/26	15	1,139
	Wyckoff	TBD	3	529
Ida Comp Mod	Leavitt*	TBD	1	83
	1471 Watson*	TBD	1	96
	Latimer*	TBD	4	423
Total			44	4,298
Trust Mod	Nostrand	9/26	16	1,148
	Bronx River Addition	TBD	2	226
	Unity Towers	TBD	1	193
Total			19	1,567

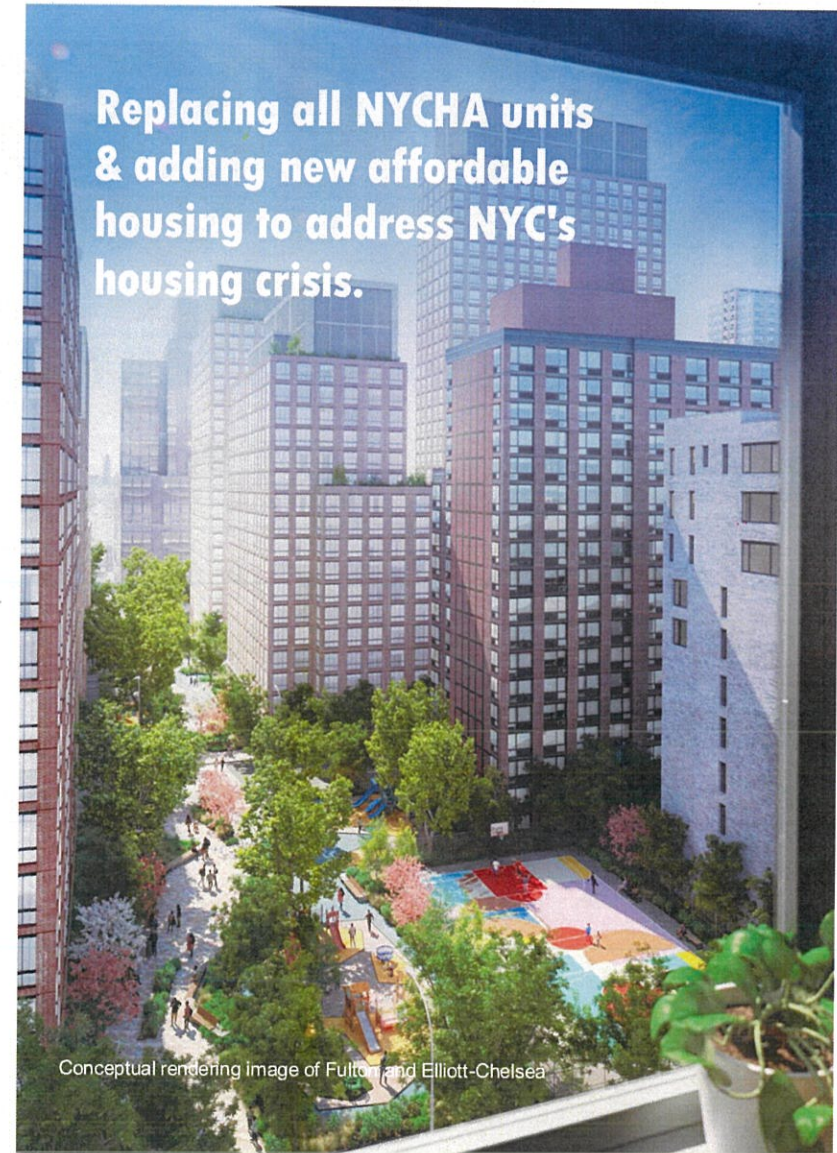
* Projects are funded through non-city, federal funding.



Rebuilding Fulton & Elliott-Chelsea

- ✓ **Rebuild all 2,056 existing units with permanently affordable housing**
- ✓ **Guaranteed right to a new home for all authorized NYCHA residents**
- ✓ Rent remains at 30% of household income, per HUD rules
- ✓ **Publicly owned land and buildings with strong oversight of private management**
- ✓ **Modern, high-quality** apartment amenities and finishes
- ✓ **Sustainable, resilient designs** with electrification, low-emission materials, and storm/flood protection
- ✓ Replace Hudson Guild community centers with new, state of the art facilities
- ✓ In later phases, build **~3,500 mixed-income apartments, including ~1,000 permanently affordable units***

* Unit counts are approximate and subject to change pending final design approval, including ULURP.



Creating New Affordable Housing for New Yorkers

Project Name	Host Development	Type	Total Units
The Corden	East 165th Street-Bryant Avenue	Supportive	62
Betances Residence	Betances V	Senior & Supportive	152
Hallets Point	Halls Point Building 7	Family	163
Soundview Coops	Soundview Phase III	Homeownership	72
Melrose North	Morrisania Air Rights	Family	171
Twin Parks Terrace	Twin Parks West	Family	182
Betances Family Apartments	Betances VI	Family	101
Linden Grove	Bushwick II	Senior	153
The Atrium	Sumner	Senior	189
Casa Celina	Sotomayor	Senior	205
Stonewall Houses	Ingersoll	Senior	145
Total			1,595



From the top to bottom: Casa Celina; Melrose North; Betances Residence

Increasing Housing Opportunities for NYCHA Residents

 = Under Construction

Project Name	Host Development	Type	TOA Units*	Total Units
 Lebechi East	Howard	Family	8	95
Sol on Park Senior	Morris I & II	Senior	80	229
Kingsborough Senior	Kingsborough & Kingsborough Extension	Senior	85	244
53-05 Beach Channel Drive	Ocean Bay Apartments (Oceanside)	Family	8	105
Total			181	673

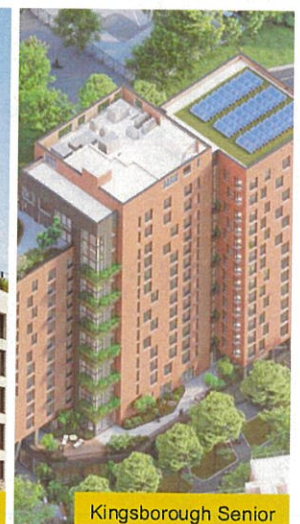
* Through Transfer of Assistance, eligible NYCHA households will have the opportunity to apply for one of these units, and if selected, transfer directly into the new building through the Rental Assistance Demonstration program as a Project-Based Section 8 participant.



Sol on Park Senior



Lebechi East



Kingsborough Senior



53-05 Beach Channel Drive

Thank you!



Photo: Wise Tower

DISTRICT OFFICE
197 BOND STREET, 1ST FLOOR
BROOKLYN, NY 11217
TEL: (718) 499-1090

LEGISLATIVE OFFICE
250 BROADWAY, SUITE 1841
NEW YORK, NY 10007
TEL: (212) 788-6969

DISTRICT39@COUNCIL.NYC.GOV



THE COUNCIL
OF
THE CITY OF NEW YORK
SHAHANA HANIF
COUNCIL MEMBER, 39TH DISTRICT,
BROOKLYN

CHAIR
COMMITTEE ON DISABILITIES

COMMITTEES
CIVIL AND HUMAN RIGHTS
SANITATION & SOLID WASTE
MANAGEMENT
SMALL BUSINESS
TECHNOLOGY
TRANSPORTATION & INFRASTRUCTURE
WORKFORCE DEVELOPMENT

Council Member Shahana Hanif

New York City Council, District 39
197 Bond Street
Brooklyn, NY 11217

April 29, 2026

Testimony of Council Member Shahana Hanif

New York City Council Committee on Public Housing Oversight Hearing: “Preserve, Produce, Empower: Positioning NYCHA to Further New York City’s Affordable Housing Agenda”

Good morning Chair Banks,

I want to begin by recognizing the scale of public investment that has been secured for NYCHA Section 9 preservation in District 39 through the Gowanus rezoning Points of Agreement. These commitments, approximately \$200 million for Comprehensive Modernization at Gowanus Houses and Wyckoff Gardens, represent a critical opportunity to improve living conditions, preserve deeply affordable housing, and deliver on long standing commitments to residents.

However, at Gowanus Houses, where Comprehensive Modernization is now in early implementation, residents are simultaneously experiencing ongoing and prolonged cooking gas outages affecting entire buildings. This raises serious concerns about how NYCHA’s capital investments, building upgrades, and day to day conditions in NYCHA buildings are being aligned in practice across its capital projects.

At 414 Baltic Street and 215 Hoyt Street, approximately 125 households, residents are currently experiencing building-wide cooking gas outages estimated to last three to six months. These are not isolated incidents. Similar outages occurred at 414 Baltic in late 2024, and across that same period, multiple buildings within Gowanus Houses, including 238 Bond Street, 426 Baltic Street, 186 Bond Street, and 182 Bond Street, experienced sustained outages. Taken together, these repeated disruptions across multiple buildings demonstrate a persistent failure across NYCHA buildings, not a one-off condition.

During these prolonged outages, seniors and families are left without the ability to cook in their own homes. NYCHA provides only one hot plate per household while continuing to charge full rent, placing an unfair burden on residents during already difficult conditions. In response, my office has had to mobilize community based organizations to provide food assistance, including hot meals and microwavable shelf stable options, further straining already overburdened community resources.

The restoration process itself places additional burdens on residents. There are multiple days when tenants are required to remain home for plumbers, riser inspections, and related access needs. This often forces residents to miss work, lose wages, or risk NYCHA drilling out their door locks to gain entry if they are not present.

More broadly, [NYCHA's own service interruption data](#) shows that cooking gas outages exceed other disruptions across the portfolio, including heat, hot water, elevators, and electricity, underscoring the systemic nature of this issue.

At the same time, NYCHA is making major capital investments at Gowanus Houses through Comprehensive Modernization, including kitchen upgrades and electrical capacity improvements. Yet residents are still experiencing months-long cooking gas outages. This raises a fundamental question, are we investing in infrastructure that continues to fail, rather than transitioning to more reliable approaches?

At Gowanus Houses alone, emergency repairs for these two building-wide outages are already estimated to exceed \$600,000.

NYCHA has indicated that restoration timelines can extend to approximately three to six months and that electrification requires significant electrical upgrades, yet a site specific cost comparison has not been provided for Gowanus Houses. From the perspective of residents experiencing repeated outages, continued reliance on piecemeal repairs raises serious questions about long term cost effectiveness.

[NYCHA's own 2026 Sustainability Agenda](#) makes clear that the Authority is committed to electrification, including a goal of installing induction stoves in 10,000 apartments, and identifies electric cooking as a way to improve indoor air quality, safety, and long term performance across the portfolio. The Agenda also emphasizes that these approaches should be integrated into modernization work and that investments should prioritize persistent conditions that impact residents' health and quality of life.

However, at Gowanus Houses, Comprehensive Modernization is proceeding with the replacement of gas stoves, while only a limited number of 504 units are receiving electric stove upgrades. This creates a clear misalignment between NYCHA's capital investments, its stated sustainability goals, and the lived experience of residents.

While NYCHA has stated a goal of transitioning toward electrification through pilots and project specific funding, the current approach remains fragmented and dependent on limited capital sources, rather than fully integrated into ongoing modernization work.

If we are upgrading kitchens and electrical capacity now, but not transitioning away from gas, we are missing a critical opportunity and potentially locking in continued outages and future costs.

Given these conditions, I am requesting that NYCHA provide clear responses on the following:

- What steps is NYCHA taking to align Comprehensive Modernization investments with ongoing cooking gas outages and conditions at Gowanus Houses and across NYCHA buildings?
- Has NYCHA conducted a cost benefit analysis comparing continued investment in gas infrastructure versus transitioning to electric or induction cooking at Gowanus Houses, particularly given the scale of recurring outages and repair costs?
- Can Gowanus Houses be included in NYCHA's induction stove pilot or any upcoming electrification pilots, given the frequency and duration of cooking gas outages at this development?
- How does continued reliance on gas align with NYCHA's long term electrification strategy, given the frequency and duration of outages across the portfolio?
- And how will NYCHA ensure that electrification, including electric or induction cooking, is fully integrated into Comprehensive Modernization projects moving forward?

Residents at Gowanus Houses should not have to endure months without the ability to cook in their homes, especially at a moment when significant public resources are being invested in modernization.

This is not only a question of service delivery. It is a question of whether NYCHA's investments are improving reliability, advancing sustainability, and meaningfully improving residents' day to day lives.

We have an opportunity to align capital investments with long term improvements across NYCHA buildings. That requires moving beyond short term repairs and toward durable and modern solutions, including electrification.

Thank you.



Shahana Hanif
Council Member, District 39
New York City Council
197 Bond Street
Brooklyn, NY 11217

Testimony

New York City Council
Committee on Public Housing
Oversight - Preserve, Produce, Empower: Positioning NYCHA to Further New York City's Affordable Housing Agenda

Wednesday, April 29, 2026

Submitted by:
SAGE

On behalf of SAGE and the LGBTQ+ elders and older New Yorkers living with HIV whom we serve, thank you to the members of the New York City Council Committee providing a platform to speak on this vital issue.

Founded in New York in 1978, SAGE is the country's first and largest organization dedicated to improving the lives of LGBTQ+ older people and helping them age with dignity and security. We provide comprehensive social services and community-building programs through our network of LGBTQ+ welcoming older adult centers across New York City – called "SAGE Centers" – and through our partners across the state. SAGE has also worked with leading developers to open New York's first two LGBTQ+-welcoming affordable elder housing developments located in Brooklyn and the Bronx, each of which house a state-of-the-art, ground-floor SAGE Center that provides comprehensive LGBTQ+-centered aging services.

NYC's affordable housing crisis is well-documented, with nearly 40% of households being rent-burdened (defined as spending more than 30% of their income on rent).¹ Affordable housing is one of the most salient issues for SAGE's constituents, who have to navigate housing discrimination and a higher likelihood of experiencing homelessness. In a recent survey, 41% of LGBTQ+ elders, including 58% of trans and nonbinary older adults, reported that they worry about having to hide their identity in order to access senior housing or avoid housing discrimination.² LGBTQ+ older adults are also more than two times as likely to report experiences with homelessness compared to their heterosexual and cisgender counterparts.³ As a result of these experiences, in SAGE's 2025 State of LGBTQ+ Aging Report, 73% of our constituents reported some level of concern about being able to find affordable housing, and these rates were even higher among low-income older adults and transgender and non-binary elders, with 82% and 80% respectively reporting some concern.⁴

¹ Siegel, J., Bram, J., and Dutta, A. (2024). Spotlight: New York City's Rental Housing Market. Office of the New York City Comptroller. <https://comptroller.nyc.gov/reports/spotlight-new-york-citys-rental-housing-market/>

² Cantave, C. (2022). Dignity 2022: The experience of LGBTQ older adults. Washington, DC: AARP Research. <https://doi.org/10.26419/res.00549.001>

³ LGBT adult's experiences with discrimination and health care disparities: Findings from the KFF survey of racism, discrimination, and health. Kaiser Family Foundation. <https://www.kff.org/report-section/lgbt-adults-experiences-with-discrimination-and-health-care-disparities-methodology/>

⁴ Flatt, J., Klenczar, B., Uddin, J., OHala, M., Rook, E. & SAGE. (2025). State of LGBTQ+ Aging: Brief Report. SAGE USA.

We are encouraged by Mayor Mamdani's plans to expand the housing supply and make housing more affordable, including his proposals to expand the Department of Preservation and Development's Senior Affordable Rental Apartments program, invest in major renovations of NYCHA housing, build more housing on NYCHA's City-owned land, and invest more in NYCHA's workforce.⁵ For all of the reasons previously mentioned, we urge the City Council to support legislation to further the Mayor's affordable housing agenda and ensure that all New Yorkers, including LGBTQ+ elders and older adults living with HIV, are able to access safe, inclusive housing. Thank you.

⁵ NYC Office of the Mayor. (2026). Mamdani Administration Launches New Program to Deliver Affordable Housing on City-Owned Land Faster. New York. <https://www.nyc.gov/mayors-office/news/2026/03/mamdani-administration-launches-new-program-to-deliver-affordabl>

April 29, 2026

**New York City Council
Hearing Before the Committee on Public Housing
Oversight – Preserve, Produce, Empower: Positioning NYCHA to Further New York
City’s Affordable Housing Agenda
Testimony of the New York Legal Assistance Group**

Greetings Chair Banks and members of the New York City Council Committee on Public Housing. Thank you for the opportunity to submit testimony on positioning NYCHA to further New York City’s affordable housing agenda. 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 injustices. 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.

NYLAG works closely with community organizations, agencies, and elected officials, and operates numerous legal clinics in locations such as community centers, courthouses, and hospitals. With the full implementation of Right to Counsel at the NYCHA Office of Impartial Hearings (“OIH”), NYLAG created the Public Housing Justice Project (“PHJP”) within its Tenants’ Rights Unit (“TRU”). NYLAG’s PHJP is the first team of attorneys in New York City solely dedicated to representing NYCHA tenants. PHJP represents tenants in both Section 9 and Permanent Affordability Commitment Together, known as PACT, developments.

NYCHA is the largest landlord in New York City. It is responsible for approximately 7% of New York City’s rental stock and is home to 1 in 17 New Yorkers. NYCHA apartments are family homes: tenancies are intergenerational and long term, averaging approximately 26 years. As NYCHA correctly notes in its 2025 Fact Sheets, these deep-seated communities are the equivalent of a city unto themselves, with more residents than Miami or Atlanta.¹

NYLAG submits this testimony in support of affordable housing reforms that will reflect tenant voices, provide economic empowerment and opportunity, and encourage transparency and stability in the NYCHA and PACT communities.

New York City’s Affordable Housing Agenda Must Reflect and Empower NYCHA Tenant Voices.

New York City’s public housing stock is a cornerstone of our affordable housing landscape, yet too often its tenants have been overlooked when envisioning the future of

sustainable, deeply affordable housing in our city. NYLAG appreciates the City's efforts to address this issue. In the face of mounting costs and federal cuts, it is clearer than ever that NYCHA tenants deserve a seat at the table and a say in the future of their households and their developments.

To achieve this, NYLAG recommends that the City take steps to 1) empower public housing residents by giving them greater agency in the preservation, management, and future of their developments by requiring votes before any development transfers from Section 9 to PACT or the Preservation Trust; 2) pilot and encourage the formation of resident management corporations; and 3) provide greater oversight of Section 3 employment compliance for capital projects and during comprehensive modernization.

NYCHA has the opportunity to place real faith and agency in the hands of NYCHA tenants by allowing them to determine the future of their housing by holding the votes before any development transfers out of Section 9 to PACT or Preservation Trust. Across the city, NYCHA tenants and tenant leaders are expressing confusion and frustration as they're told that they will have to convert to PACT with no input from their communities. NYCHA tenants must have a say in the future of their housing, and the best way to ensure this is to guarantee them a right to vote before conversions.

Out of the eight developments that have been given an opportunity to vote about the future of their communities, all but one rejected PACT, choosing instead to convert to the NYCHA Preservation Trust or remain in Section 9. Despite these stark statistics, NYCHA continues to designate developments for conversion over the wishes of the community and sometimes resident association officers. NYCHA has said that it facilitates votes in developments that are "open to voting." However, NYLAG is regularly approached by tenant leaders that have been told that they must convert to PACT, even though they want an opportunity to vote. In one development, not a single officer of the resident association had been approached about PACT before the decision was made, and none of them were in favor of it. NYCHA should honor the clear intent of the Preservation Trust Statute, and ensure every development has an opportunity to vote on its future.

NYCHA also has an opportunity to couple development and investment with economic opportunity by encouraging and supporting the formation of Resident Management Corporations (RMCs) and by enforcing Section 3 employment requirements. RMCs are resident-formed organizations that manage public housing developments. Originally conceived to help fight corruption and mismanagement, RMCs are rare but very successful. Residents who manage their own developments outperform public housing authorities across several metrics.¹ RMC managed developments have lower vacancy rates, faster work order processing, and better unit inspections and recertifications. Tenants in RMC developments are more satisfied with their housing overall and with their building's maintenance. Some RMCs are so successful that they expand beyond their own developments, even going on to manage new housing while utilizing subsidies like the Low-Income Housing Tax Credit.¹

RMCs provide professional and economic development opportunities for residents. NYCHA is the largest housing authority in the country. It employs a wide range of funding and management system across its portfolio, and has highly organized resident associations. And yet NYCHA does not have a single RMC managed development. Jersey City, whose housing authority is a fraction of the size of NYCHA, has a successful RMC managed development. NYCHA's failure to encourage and facilitate this is a lost opportunity for tenants and their communities.

Finally, NYCHA has the opportunity to empower NYCHA tenants while preserving housing by utilizing Section 3 employment during comprehensive modernization and capital improvements, or even after RAD conversion. For the past two years, NYLAG worked closely with the Gowanus Houses and Wyckoff Gardens communities as they navigate comprehensive modernization. In Gowanus Houses in particular, there is serious concern about a lack of Section 3 employment. During a time of great distrust between the public housing community and NYCHA, and at a time of rising costs across the board for all New Yorkers, it is crucial that NYCHA tenants be given opportunities for employment and economic gain, especially when it attaches to their development.

NYCHA tenants must be an integral part of New York City's affordable housing agenda. Strong resident voting rights, RMCs, and Section 3 employment are important tools not only for resident empowerment, but for community stability and economic growth.

Tenants and Advocates Struggle to Obtain Information During and After PACT Conversions

As NYCHA continues to convert more and more developments to PACT, problems remain that are at best causing significant stress and anxiety for tenants, and at worst contributing to the mounting eviction rates in PACT developments.

In NYLAG's housing court practice, PHJP regularly represents individuals living in Section 9 and in PACT in eviction cases. Sometimes, while we are representing a Section 9 tenant in housing court, their development converts to PACT and we are tasked with helping them navigate the conversion process and preserve their rights. Even with attorneys who specialize in this area of law, there are many pitfalls due to a lack of language access, poor planning, and an inaccessibility of materials. Nowhere is this more evident than during the PACT Pilot Program. NYCHA's PACT Pilot Program is a mechanism through which individuals who were not on the household composition prior to conversion can receive "authorization" and a lease in their own name. Functionally, it is a way to get succession but there is no grievance process attached to it. However, even with the support of attorneys, the process is confusing. No matter how far ahead NYLAG reaches out to Leased Housing, we are unable to get information on behalf of our clients, even ones who are elderly or have language barriers. By way of example:

1. E.P. lives in a development that is in the process of converting to PACT. She is in her late 80s and Spanish-speaking. NYLAG is representing her in a holdover in housing court where she has a Guardian ad Litem (GAL). When we found out that her development was converting, NYLAG first asked NYCHA's attorney in Housing Court if they could provide the application for us to help our client fill out. They could not. Then, NYLAG reached out to NYCHA Leased Housing to request a copy of the PACT Pilot Program so that we could help her fill it out. Leased Housing said that it was impossible to generate the packet for us, and that our client would have to wait for someone else to send her the packet. E.P. eventually received the packet, which was all in English, filled it out incorrectly and it was denied. NYLAG reached out to Leased Housing to "cure" any of the defects. The person we spoke to gave us conflicting information about what was missing from the packet and then directed us back to Section 9, which does not process these applications. E.P.'s application is still pending.
2. R.A. is in her late 80s and Spanish-speaking. NYLAG represents her in a holdover in Housing Court. She has attended all the publicized information sessions in her development, but says every meeting has been in English. All written communication she has received about the PACT Pilot Program has been in English as well, and she has had trouble understanding the instructions and responses she's received from NYCHA. She recently received a denial in part for "failure to respond," but we have reviewed all of the documents she has received and did not see any requesting additional documents. Her denial was also in part based on owing use and occupancy (U&O), even though she pays U&O every month and should have a zero balance. Finally, her denial was based in part on not providing documents to show that she lived in the unit before the tenant of record died.

NYLAG helped R.A. submit additional documents to demonstrate her co-residency with the tenant of record. However, the U&O issue remains a problem. NYLAG and R.A. have all the receipts to show that she has paid her U&O every month, however the PACT Partner is refusing to update the rent ledger, and we have no direct way to fix that. If this denial were grievable and we were able to go to the NYCHA Office of Impartial Hearings, we would be able to work with an attorney who is empowered to address these issues and resolve discrepancies. However, because the PACT Pilot Program is a "pilot" there is not opportunity to work out these times of problems.

3. V.A. has a mental health disability and has difficulty with administrative tasks. Before we were retained to represent him in the holdover, he went through the PACT Pilot program with only the help of his sister, no attorney or GAL. His sister told us that she believed he had been denied because he didn't provide the

appropriate ID quickly enough. NYLAG spoke with the PACT Partner's attorney in Housing Court, who told us that we could facilitate providing the missing documents. However, V.A. has never received a denial, or a request for more information. There has not been a notice that the application is pending, or if we'll need to explain the delay.

If this were in Section 9, V.A. would have been appointed a GAL to assist in getting the documents and help with understanding the process. Currently, NYLAG's only source of updates about the pending decision is asking opposing counsel, which puts our client at a severe disadvantage. Right now, they are being cooperative, but landlords' firms don't tend to be patient or helpful, and if they decided to be aggressive, they could just push for the case to go to trial, and we would have nothing to show for it.

4. A.J. is a client of NYLAG's that we are representing in a holdover. He submitted the PACT Pilot application before we were retained. His initial application was denied for being incomplete and for owing U&O. Attempts to cure these defects in his application were delayed because he was the victim of a crime in the summer of 2025 and experienced an extended hospitalization in the Fall as he recovered from his injuries. Shortly after we were retained, A.J. received a notice from his PACT landlord saying that it was their goal to "explore any options for continuation of residency." In response, A.J. submitted additional supporting documents. We also submitted these documents directly to Leased Housing with an advocacy letter explaining the delay and the facts surrounding A.J.'s succession claim. Those materials were sent in February, and despite three follow up emails, we have not received any confirmation of receipt from Leased Housing and have no alternatives for who reach out to.

These are just some of the examples tenants face within the PACT Pilot Program. Issues such as language access during conversion need to be addressed systemically. But issues like providing forms in a timely way and in a manner through which advocates can assist elderly clients, or clients with capacity issues, can be fixed instantly by making the forms available online or even generated through a call to the Customer Contact Center. Better language access and easily accessible forms would significantly cut down on the inefficiencies that plague the conversion process.

Conclusion

We are grateful for the City's commitment to expanding affordable housing, which is desperately needed. Thank you to the New York City Council Committee on Public Housing for this opportunity to share what we have learned through our partnership with the clients and communities NYLAG serves.

Sincerely,

Anna Luft
Associate Director for Housing Policy and Advocacy
Tenants' Rights Unit
New York Legal Assistance Group

To: Committee on Public Housing Chris Banks, Chair, Members: Elsie Encarnación, Christopher Marte, Darlene Mealy, Chi A. Ossé, Lincoln Restler and Julie Won.

Date: April 29, 2026

Subject: Oversight - Preserve, Produce, Empower: Positioning NYCHA to Further New York City's Affordable Housing Agenda.

Section 9 represents the best of NYC. From construction to management public housing shows what is possible when we build for longevity, employ unions, and provide homes that provide safety and community while being truly affordable. The private market fails to house folks with dignity, strips tenants of rights and starves families. This was the case back in the 30's when public housing was created. It is a lesson that NYC wants to forget, but is once again contending with.

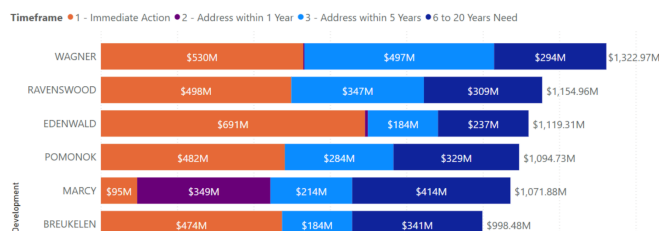
New York City can not address its unaffordability challenge without saving public housing.

No other housing program provides rents locked to 30% of income, economic empowerment, social services, and resources. During a recent roundtable with other tenant advocates I listened to folks express the challenge with rents locked to AMI, the recertification process, and unaffordable offerings on housing connect. I kept muttering "NYCHA does that". Because NYCHA, with all its faults, does it all.

NYCHA is the result of the most progressive housing policies in America. Its tenants benefit from protections, benefits and affordability. We get what renters in the private market are fighting for. This was made clear by the rental ripoff hearings and the poor living conditions the mayor has exposed since then. But the Mayor keeps overlooking NYCHA as a resource, and model. We urge you not to make the same mistake. NYCHA should be central to our housing plans and the future of NYC.

After reviewing NYCHA's Physical Needs Assessment [Save Section 9](#) and [Community Service Society](#) concluded that a majority of the increase between the 2017 and 2023 PNA stems from "market conditions and inflation". **NYCHA's need is approximately \$41.4B from 2023- 2043.** This makes NYCHA's annual need \$2.07B. On average New York City allocates 5% of NYCHA's operating budget, approximately \$250M. However, the mayor's preliminary budget allocates [\\$662M](#) to privatization via Project Based Section 8.

The following graphs show the top ten (10) developments with the highest needs.



We urge the City Council to shift the mayor's preliminary

allocation of \$662M towards Section 9 public housing comprehensive modernization, and away from Project Based Section 8/ PACT.

\$662M could address the entire fiscal needs of Wagner Houses, the development in the worst shape according to NYCHA's latest physical needs assessment. That's 22 buildings, 2,162 homes for the next 100 years. Wagner has a need of \$530M and 128 vacancies, and 16 non dwelling units. It is followed by Ravenswood Houses which has a need of \$498M and 65 vacancies, and 4 non dwelling units ([source](#)). That's 31 buildings, with 2,166 units.

We support the Council's call for additional investment from New York State and urge them to add an additional \$1 billion in capital funding each year for NYCHA over the next four years to support urgent repairs. This funding should be earmarked for comprehensive modernization based on physical needs assessment findings. Additionally, Speaker Menin **discovered \$720m found to be unspent since 2021. We urge you to allocate this funding towards comprehensive modernization.**

We urge our partners at the New York City Council to support the following revenue streams in absence of federal funding:

1. Institute a **moratorium on privatization via Project Based Section 8 (RAD/ PACT and the Public Housing Preservation Trust)**. NYCHA could use this time to assess their performance, recalibrate and refocus on their core responsibility, managing Section 9 in NYC. The moratorium should be reliant on an impact study being conducted by the Government Accountability Office as requested by Congresswoman Maxine Waters in 2023.
2. Work with the Federal Monitor to identify new guidelines for an **organizational plan**. The last plan was fiercely denounced by tenants and adopted in spite of our objections. We recommend this plan be inspired by the operational plans of 1965-1970.
3. **Encourage and support NYCHA's growth**. But, ensure that hiring focuses on securing union personnel for roles that improve tenants' quality of life. Each development should have a plumber, a carpenter, and enough building porters to assign two porters to each building. We would make plasterers and painters the second wave of hiring. These roles should provide apprenticeships to tenants and lean on Section 3.
4. **Support the Repeal Of Stock Transfer Tax Rebate** which would provide an estimated \$2B to \$3.75B annually in Section 9 units managed by NYCHA.
5. Earmark **10% of revenue from New York City Council's Fair Share Act** securing \$400M annually for NYCHA Section 9.

6. Urge federal lawmakers to earmark **10% of revenue from the Make Billionaires Pay Their Fair Share Act** securing \$22B annually for Section 9 public housing nationally.

In Solidarity,

Ramona Ferreyra
Tenant, Mitchel Houses
Founder, Save Section 9

Wednesday, April 29th

Emily Knowles Testimony:

Good morning Chair Banks and members of the committee.

My name is Emily Knowles, and I am the Tenant Association President at Conlon Lihfe. I am here today on behalf of our residents.

We want to be very clear: our residents do not want to be part of the PACT program. We are a senior community, and at this stage in our lives, we should not have to worry about being relocated or displaced from our homes. This is a time when we deserve stability, peace, and security.

I will be submitting a petition along with my testimony for the record to reflect the voices of our residents.

I am also here to ask about funding that was already allocated in 2024 to replace our elevators at Conlon Lihfe. On Thursday, March 26, 2026, Rachel Renders from the Real Estate Department informed us that those funds were moved elsewhere because

our development is now being considered for the PACT program.

This is not fair to our senior residents. We are now being told we may have to wait two to three more years for elevator replacement. When our elevators are out of service, some residents are forced to wait hours for repairs. This creates serious hardship, especially for seniors with mobility issues.

We are asking for what was already promised to us. We want our funding restored so our elevators can be replaced without delay not redirected toward a program we do not support.

Thank you for your time and consideration.

Emily Knowles

Tenant Association President

Conlon Lifhe

May 1st, 2026

Testimony for Hearing on Oversight - Preserve, Produce, Empower: Positioning NYCHA to Further New York City's Affordable Housing Agenda.

Section 9 is the only truly affordable housing in NYC and it needs to be funded and rehabilitated. The affordable housing plan in NYC cannot move forward without allocating critical funding for unit repairs, not capital, to NYCHA developments. As we have heard in Committee on Public Housing hearings for years is that PACT is harmful to tenants and is an unsustainable path forward for public housing.

We call on the New York City Council to pursue the following solutions:

1. Institute a moratorium on privatization via Project Based Section 8 (RAD/ PACT and the Public Housing Preservation Trust). NYCHA could use this time to assess their performance, recalibrate and refocus on their core responsibility, managing Section 9 in NYC. The moratorium should be reliant on an impact study being conducted by the Government Accountability Office as requested by Congresswoman Maxine Waters in 2023.
2. Work with the Federal Monitor to identify new guidelines for an organizational plan. The last plan was fiercely denounced by tenants and adopted in spite of our objections. We recommend this plan be inspired by the operational plans of 1965-1970.
3. Encourage and support NYCHA's growth. But, ensure that hiring focuses on securing union personnel for roles that improve tenants' quality of life. Each development should have a plumber, a carpenter, and enough building porters to assign two porters to each building. We would make plasterers and painters the second wave of hiring. These roles should provide apprenticeships to tenants and lean on Section 3.
4. Shift the mayor's preliminary allocation of \$663M towards Section 9 public housing, and away from Project Based Section 8/ PACT. While this amount only funds 22k PBS8 vouchers for a year, it could address the entire fiscal needs of Wagner Houses, the development in the worst shape according to NYCHA's latest physical needs assessment. That's 22 buildings, 2,162 homes for the next 100 years.
5. Support the Repeal Of Stock Transfer Tax Rebate which would provide an estimated \$2B to \$3.75B annually in Section 9 units managed by NYCHA.
6. Earmark 10% of revenue from New York City Council's Fair Share Act securing \$400M annually for NYCHA Section 9.
7. Urge federal lawmakers to earmark 10% of revenue from the Make Billionaires Pay Their Fair Share Act securing \$22B annually for Section 9 public housing nationally.

We call on the New York City Council to pursue the following organizational centered solutions:

1. Collaborate with Comptroller Levine to conduct a forensic audit of NYCHA. We need to confirm that Section 9 funding, and the income generated by infills and PACT conversions, are being reinvested in Section 9 units.
 - a. We know that NYCHA receives the developer's fee, annual administration fee, and cash flow payments after debt service from each PACT deal. But we don't know how much NYCHA is recouping via these streams.
 - b. Because NYCHA has made itself the fiscal conduit for Project Based Section 8 we also need to ensure that Section 9 funding is being managed separately from funding for PACT/ RAD and the Preservation Trust.
 - i. An exploration of NYCHA awarded contracts brings up a lengthy list of cash transfers made from NYCHA to contracts associated with conversion to the Preservation Trust. We need to better understand how these funds are distributed and where they come from.
2. Take advantage of our Faircloth allowance. As of 2024 NYC can create 24,147 additional Section 9 units. Make Section 9 an option for buildings in bankruptcy proceedings. Expand Section 9 while truly empowering and protecting tenants!
3. Educate tenants and elected officials on the consequences of privatization via Project-Based Section 8.
4. Host a joint hearing with its Albany counterparts on RAD/PACT. During this hearing NYCHA and HUD's office of Public and Indian Housing should be asked to:
 - a. 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.
 - b. An explanation of the timeline for RAD/PACT conversions highlighting when tenants have an opportunity to oppose these.
 - c. Expand on how said opposition is weighed in the larger application for RAD/PACT or Section 18.
5. Shift participants in the Neighborhood Employment Services Program, which supports community upkeep by deploying work crews across NYCHA developments towards building maintenance instead of groundskeeping.

In closing, we urge this committee and Speaker Menin to recognize the opportunity that NYCHA represents. As a city we are in a fiscal crisis. This crisis has made it clear that the private market will never provide housing that is decent, safe and affordable. For decades we've invested in bandaids subsidies and tax schemes that temporarily house those left behind by market rate rents. Meanwhile, NYCHA families have benefited from stability, resources and benefits envied by them. It's time to provide safe, truly affordable, protected and vibrant homes and communities to every New Yorker. It's time to invest in Section 9.

In solidarity,
Madison Markham

Save Section 9
Public Housing Ally

May 2nd, 2026

Testimony for Hearing on Oversight - Preserve, Produce, Empower: Positioning NYCHA to Further New York City's Affordable Housing Agenda.

I call on the New York City Council to pursue the following solutions:

1. Institute a moratorium on privatization via Project Based Section 8 (RAD/ PACT and the Public Housing Preservation Trust). NYCHA could use this time to assess their performance, recalibrate and refocus on their core responsibility, managing Section 9 in NYC. The moratorium should be reliant on an impact study being conducted by the Government Accountability Office as requested by Congresswoman Maxine Waters in 2023.
2. Work with the Federal Monitor to identify new guidelines for an organizational plan. The last plan was fiercely denounced by tenants and adopted in spite of our objections. We recommend this plan be inspired by the operational plans of 1965-1970.
3. Encourage and support NYCHA's growth. But, ensure that hiring focuses on securing union personnel for roles that improve tenants' quality of life. Each development should have a plumber, a carpenter, and enough building porters to assign two porters to each building. We would make plasterers and painters the second wave of hiring. These roles should provide apprenticeships to tenants and lean on Section 3.
4. Shift the mayor's preliminary allocation of \$663M towards Section 9 public housing, and away from Project Based Section 8/ PACT. While this amount only funds 22k PBS8 vouchers for a year, it could address the entire fiscal needs of Wagner Houses, the development in the worst shape according to NYCHA's latest physical needs assessment. That's 22 buildings, 2,162 homes for the next 100 years.
5. Support the Repeal Of Stock Transfer Tax Rebate which would provide an estimated \$2B to \$3.75B annually in Section 9 units managed by NYCHA.
6. Earmark 10% of revenue from New York City Council's Fair Share Act securing \$400M annually for NYCHA Section 9.
7. Urge federal lawmakers to earmark 10% of revenue from the Make Billionaires Pay Their Fair Share Act securing \$22B annually for Section 9 public housing nationally.

We call on the New York City Council to pursue the following organizational centered solutions:

1. Collaborate with Comptroller Levine to conduct a forensic audit of NYCHA. We need to confirm that Section 9 funding, and the income generated by infills and PACT conversions, are being reinvested in Section 9 units.

- a. We know that NYCHA receives the developer's fee, annual administration fee, and cash flow payments after debt service from each PACT deal. But we don't know how much NYCHA is recouping via these streams.
 - b. Because NYCHA has made itself the fiscal conduit for Project Based Section 8 we also need to ensure that Section 9 funding is being managed separately from funding for PACT/ RAD and the Preservation Trust.
 - i. An exploration of NYCHA awarded contracts brings up a lengthy list of cash transfers made from NYCHA to contracts associated with conversion to the Preservation Trust. We need to better understand how these funds are distributed and where they come from.
2. Take advantage of our Faircloth allowance. As of 2024 NYC can create 24,147 additional Section 9 units. Make Section 9 an option for buildings in bankruptcy proceedings. Expand Section 9 while truly empowering and protecting tenants!
3. Educate tenants and elected officials on the consequences of privatization via Project-Based Section 8.
4. Host a joint hearing with its Albany counterparts on RAD/PACT. During this hearing NYCHA and HUD's office of Public and Indian Housing should be asked to:
- a. 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.
 - b. An explanation of the timeline for RAD/PACT conversions highlighting when tenants have an opportunity to oppose these.
 - c. Expand on how said opposition is weighed in the larger application for RAD/PACT or Section 18.
5. Shift participants in the Neighborhood Employment Services Program, which supports community upkeep by deploying work crews across NYCHA developments towards building maintenance instead of groundskeeping.

In closing, we urge this committee and Speaker Menin to recognize the opportunity that NYCHA represents. As a city we are in a fiscal crisis. This crisis has made it clear that the private market will never provide housing that is decent, safe and affordable. For decades we've invested in bandaids subsidies and tax schemes that temporarily house those left behind by market rate rents. Meanwhile, NYCHA families have benefited from stability, resources and benefits envied by them. It's time to provide safe, truly affordable, protected and vibrant homes and communities to every New Yorker. It's time to invest in Section 9.

In solidarity,
Michael Lopez
Washington Houses

Submitted for the record

April 28th, 2026

Hello City Council Committee,

Hope this letter finds all members of the committee well!

I am a creative artist, writer, and optimistic strategist who happens to be a resident directly impacted by the housing voucher instability. I understand that federal funding has been cut for the EHV voucher much sooner than planned, which places me at dire risk of displacement and homelessness. I am not speaking today due to a medical procedure but I want my experience to be a part of the official record.

Housing instability does not just affect where someone lives—it affects mental and physical health. Since receiving notice about funding uncertainty, I have experienced ongoing anxiety, stress, and fear about losing my housing. This level of instability creates long-term psychological harm that is often overlooked in policy discussions.

Not only does this make me fearful of my livelihood and others, but it's also worrisome to see that we are being urged to apply for public housing with no guarantee of acceptance, no resources being provided for alternative routes to be taken to ensure our security, and seeing that HUD & NYCHA have no definitive fallback plans for us who may be left out with no other options other than possibly being evicted due to financial hardship. Being told that I am “not a priority” despite being at risk of displacement highlights a gap in how urgency is defined and addressed. Individuals facing immediate housing loss should be treated as a priority.

I urge the Council to address not only the structural aspects of housing policy but also the human impact of instability. Without immediate protections, funding changes can push people back into homelessness and crisis. I ask that individuals facing imminent displacement be prioritized for continued housing support.

Thank you for your time and consideration.

Nas Thee Artist

Submitted for the record

April 29th, 2026

Hello City Council Committee,

I am submitting this for the record as a follow-up for the written testimony. As I listened to Mr. Brian speak about the coordination with NYCHA & HUD pertaining to the termination of the EHV voucher funding, I've noticed a few things about us residents directly affected by the cut funding has not been meaningfully addressed.

Thank you chair Banks for asking the question of "will those losing their vouchers be prioritized?" Because NYCHA sent me letter notifying me that i fall in the N9 section of priority listing—the lowest priority on the list which is harrowing.

The framing of the conversation shifted to "how do we move people through the system?" But what really matters to us who are already in our apartments is "how do we stay where we are and not get destabilized?"

I've already been through that system. There is a lack of communication with us residents in subsidies and pha's with those who orchestrate these housing programs. For us with vouchers who don't live in nycha buildings, relocation isn't neutral and our hands are tied. Moving us comes with safety concerns, possibly getting a worst landlord, ending up in worst conditions, and triggering another housing search crisis. EHV was suppose to anchor us while we worked to get on our feet, this is not just about placement—its about retention for us. Some of us do not want mobility, we want security. What measures will be taken to assure us who live in subsidies, will not be able to take full sole responsibility of our leases when the EHV funding is cut in november?

Thank you for your time and consideration.

Nas T.A

City Council Testimony/Public Housing Advocacy

Before I begin, I want to acknowledge the oath we are asked to take:

“Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before the Council?”

My answer is: *I do.*

And in that truth, I have to ask:

What is the purpose of attending hearings year after year, where residents and leaders make suggestions after suggestion, request after request, demand after demand, yet continue to feel unheard?

If residents’ voices truly matter, and if partnership is genuine, then your words and your actions must be aligned.

Grand bless rising Chair Banks and members of the committee.

Usually, I observe. But today, I am here to testify for the first time.

For the past four years, I have attended hearings and visited developments. I constantly hear, “resident voice

matters.”

But the people who have been testifying for years will tell you something different they feel ignored.

I have heard residents say: *“I am tired.”*

Residents have repeatedly requested a moratorium on the PACT program, and the response they receive is: *“We’ll get back to you.”*

Meanwhile, when residents are actively testifying, NYCHA representatives have walked out of hearing.

NYCHA says it wants partnership with the residents that they serve.

But what residents are experiencing is the opposite.

If residents’ voices matter, then why has NYCHA not honored the repeated request for a moratorium on PACT and formally scheduled and documented that discussion?

NYCHA still owns the land.

NYCHA says it will step in when management fails.

Yet I have personally heard from multiple converted developments where residents’ concerns have been ignored.

Residents are not asking for silence.

They are asking for accountability and documentation.

You document NYCHA board meetings.

You document financial meetings.

You document Preservation Trust discussions.

So why not document a resident-requested moratorium on PACT?

In my research on the HUD website, I found a Resident Information Notice that clearly states:

RAD is a voluntary program under HUD. It changes assistance from public housing to long-term Section 8, to access funding for repairs.

And regardless of conversion, residents still receive rental assistance.

That language is clear.

It is transparent.

And it is different from what residents are receiving from NYCHA.

So I ask: why are residents not being given consistent, clear, federal-standard information?

Let me be direct:

What does “partnership” actually mean to NYCHA?

Because I have visited developments that have converted and residents are not happy.

Many are afraid to speak out because they fear retaliation.

I am currently working with three senior buildings in Jamaica, Queens, Conlon Lihfe Tower, International Tower, and Sheldon Houses part of the 27-development cluster under consideration.

That is what pushed me to study this issue more deeply.

I listened to the January 13, 2021, hearing under former Chair Alicka Ampry-Samuel. Her questions were intentional and direct.

And I want to echo a question asked by former Council Member Inez Barron:

What power do residents have if they say NO to PACT?

I will repeat that:

What power do residents have if they say NO?

Because right now, it does not feel like they have any.

There are also 24 CFR 964, which outlines resident rights and participation.

This is essentially the foundation for resident engagement, yet the vast majority of residents do not even know it exists.

That is unacceptable.

It should be a requirement that every public housing resident is educated on their rights.

Leaders before us fought to ensure these protections. But protections only work if people know they exist.

Public Housing demands are simple:

1. Schedule and publicly document a moratorium hearing on PACT, as requested by residents.
2. Clearly define and operationalize what “partnership” means with accountability measures.
3. Ensure all residents are educated on 24 CFR 964 rights before any conversion process.
4. Provide transparent, HUD-aligned communication to every affected resident.

Please note: Below is the Sample Resident Information Notice from the HUD website.

[PHA LETTERHEAD]

RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)
RESIDENT INFORMATION NOTICE (RIN)

[Date]

Dear [Resident Name]:

You are invited to a resident meeting to talk about [Insert PHA's name or acronym] plans to convert [insert Project Name] from the public housing program to Section 8 rental assistance under the Rental Assistance Demonstration (RAD). The meeting information is:

[Insert time and place of at least the first resident meeting – perhaps any scheduled meetings]

RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract. The Section 8 program would make it easier for us to access money to repair and improve the property, either now or in the future.

This letter describes your rights under RAD and explains how a RAD conversion might affect you.

Whether we participate in RAD or not, you will still get rental assistance.

Your Right to Information

With this letter, we have included “Attachment #1,” which is a description of our current plans for the property. At the meeting, we will describe the RAD program

and our current ideas in more detail. If we submit an application to HUD and are accepted into the program, we will have at least one additional meeting with you about our plans. You have the right to hear about major changes in the plans for the project, and we will invite you to additional meetings if key features of the plans change. You also have a right to organize and to form a resident organization to serve as your voice and to help you become well informed about the RAD plans.

Your Right to Rental Assistance

Our decision to participate in RAD does not affect your rental assistance eligibility. You are not subject to new eligibility screening. If we satisfy all HUD requirements and the property is placed under a Section 8 Housing Assistance Payment (HAP) contract, you have a right to ongoing rental assistance as long as you comply with the requirements of your lease. In most cases, your rent will not change with the conversion from public housing to Section 8. In the rare event that your rent calculation would change (most commonly, when you are paying a “ceiling rent”), the increase would be phased in over time.

Your Right to Return

You have a right to return to an assisted unit once any construction work is done. However, we may need to move you during construction and your post-construction home may be a different unit than your current home. If the plans involve the transfer of the rental assistance to a different site, you may need to move to the new site to keep your rental assistance (provided that it is within a reasonable distance of your current home), but you still have a right to an assisted unit.

You get to return to a RAD Section 8 unit unless **you choose** to move somewhere else. If you believe the plans prevent you from exercising your right to return, you have the right to object to the plans. RAD program rules require us to make sure that anyone who wants to return can do so.

Your Right to Relocation Assistance

In some situations, we may need to relocate you from your unit temporarily in order to complete repairs or do construction. Since we are at the beginning of the

planning process for the RAD conversion, we don't yet know whether you will need to move. You **do not** need to move now.

If we require you to move, you are entitled to certain relocation protections under the RAD rules, including, in all cases, advance written notice and detailed information about the move. The other specific relocation protections depend on the situation, but may include advisory services, moving assistance, payments and other assistance.

[Note to PHA – If the URA applies and project plans require resident relocation, HUD recommends that you issue the URA General Information Notice (GIN) with this letter. Otherwise, delete this paragraph.] In some cases, you have additional rights under other Federal laws, such as the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, often referred to as the “Uniform Relocation Act.” If the Uniform Relocation Act applies, we must give you a “General Information Notice” which is also referred to as a “GIN.” To make sure we are complying with the Uniform Relocation Act, we are including the GIN with this letter. The GIN describes rights you have, but may also describe situations that don't apply to you.

Don't Put Your Rights at Risk!

You are always welcome to move based on your household's needs and personal goals. However, if the RAD effort will require relocation and you choose to move from the property on your own without waiting for instructions from us, you may lose your eligibility for relocation payments and assistance. **If you want to preserve your relocation rights, please wait until you get a Notice of Relocation and instructions to move from us!**

The RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the RAD conversion, please contact [insert contact name and manner of contact], who will assist you. If you need to appeal a decision made by us, or if you think your rights

aren't being protected, you may contact [\[insert contact name and information for local PIH Field Office\]](#).

Because we are very early in the process, the plans for the RAD conversion are likely to change. We are holding resident meetings to share our current ideas and will keep you informed about major changes to these ideas as we develop our plans. You should also share with us any information you have on repairs that need to be made, since you know the property best. We will give that information to the people who are helping us figure out what work needs to be done at the property.

We hope this letter gives you useful information about your rights. We are also including with this letter a list of frequently asked questions and answers that may help you understand the RAD program better. We encourage you to come to the resident meetings to learn more about how the RAD conversion would impact your property and you.

Sincerely,

[\[Name\]](#)

Attachments: Current Plans for the Property
Frequently Asked Questions and Answers
General Information Notice [\[delete if not applicable\]](#)

Attachment #1

Current Plans for the Property

Note: These plans may change as we do more research. As we improve the plans, we will consider the following: your opinions; an independent professional's analysis of what needs to be repaired at the property; the cost to maintain the property for the long-term; and the financing we may be able to get.

[PHA to insert a general description of the conversion transaction, e.g., the Converting Project, whether the PHA anticipates any new construction or transfer of assistance, whether the PHA anticipates partnering with a developer or other entity to implement the transaction.]

Attachment #2

Frequently Asked Questions about RAD Conversions

Will a RAD conversion affect my housing assistance?

You will not lose your housing assistance and you will not be subject to eligibility re-screening as a result of the RAD conversion. You can remain in your unit regardless of your current income. However, your PHA will continue to follow its annual and interim re-examination processes, including re-examination of your income to adjust your rent. These requirements will be in your lease.

In a RAD conversion, your housing assistance will change from being public housing assistance to being Section 8 housing assistance under either the Project Based Voucher (PBV) program or the Project Based Rental Assistance (PBRA) program. The PHA chooses whether to convert the unit to PBV or PBRA.

Will a RAD conversion affect my rent?

Most residents will not have a rent increase as a result of a RAD conversion. However, if you are paying a flat rent in public housing, you will most likely have to pay more in rent over time. If your rent changes by more than 10% and requires you to pay more than \$25 per month in additional rent, your new rent will be phased in. If the increase in your rent is less than 10% or \$25 per month, the change in rent will be effective immediately.

How can I participate in the RAD planning process?

Prior to participating in RAD, HUD requires PHAs to:

- Notify all residents at the property about their RAD plans, and
- Conduct at least two (2) meetings with residents.

These meetings are an opportunity for you to discuss the proposed conversion plans with your PHA, ask questions, express concerns and provide comments. These meetings are also an opportunity to tell the PHA what you think needs to be

repaired at the property. The PHA can then consider that information when developing plans for the property.

The PHA must have at least one more meeting with all residents of the property before HUD approves the final RAD conversion. This additional meeting is another opportunity for the PHA to keep you informed and for you to provide comments about the PHA's RAD conversion plans.

In addition to these resident meetings, your Resident Advisory Board (RAB) will also be consulted and have an opportunity to make recommendations on your PHA's RAD conversion plans during the PHA Plan public hearing process.

What if I need accommodations to participate?

Your PHA must make materials available in accessible formats for persons with disabilities and must make meetings accessible for persons with disabilities.

Your PHA must also provide language assistance to persons with limited English proficiency so that you can understand materials, participate in meetings, and provide comments on the proposed RAD conversion. This may include providing written translation of the PHA's written materials and providing oral interpreters at meetings.

Will I have to move if my home or building is rehabbed?

If the repairs planned at your property are small, you will most likely be able to stay in your home during renovation. If the repairs planned at your property are more extensive, you will most likely need to be relocated during rehabilitation. Even if you are required to move during the construction, you have a right to return to a RAD-assisted unit after construction is completed.

If relocation will last longer than 12 months, you benefit from additional protections as a "displaced person" under the Uniform Relocation Act. In this situation, you will be able to choose between the permanent relocation assistance that you are eligible for under the Uniform Relocation Act and the temporary relocation assistance (including the right to return) that you are eligible for under RAD. This is

your choice and the PHA must work with you so you have the information you need to make this choice.

What changes will I see in my lease renewal process?

At the time of the RAD conversion, you will need to sign a new lease. Unless there is good cause for eviction based on your actions, your new lease will continue to renew. Under both the PBV and PBRA programs, a property owner who tries to end your lease must give you notice and grievance rights similar to the rights you have under public housing and the owner must follow state and local eviction laws.

Will RAD affect my rights and participation as a resident in the development?

RAD keeps many of the resident rights available under public housing such as the ability to request an informal hearing and the timeliness of termination notification. You also have a right to organize, and resident organizations will continue to receive up to \$25 per occupied unit each year.

Will RAD increase my ability to choose where I live?

In most cases, you will have greater choice in where to live through the RAD “choice mobility option.” This option is available under PBV after living in a RAD property for one (1) year and under PBRA after living in a RAD property for two (2) years. After the required time living in the RAD property after conversion, you may request a Housing Choice Voucher (HCV) and will have priority on the HCV waiting list when an HCV is available. **[Delete this Q&A if the PHA has been granted an exemption to the Choice Mobility requirement.]**

Will I still be able to participate in self-sufficiency programs?

The public housing Family-Self-Sufficiency Program (PH FSS) helps families obtain and maintain living wage employment (income that covers a family’s basic needs) by connecting residents to services. If you are a current participant in an FSS program, you will still be able to participate in FSS after the RAD conversion.

If your development converts to PBV, you will be automatically moved from the public housing FSS to the Housing Choice Voucher FSS program if your PHA has a

Housing Choice Voucher FSS program. The rules for both public housing and Housing Choice Voucher FSS programs are very similar.

If your development converts to PBRA, you may continue your participation in FSS until your current contract of participation ends. New participants may enroll only if the owner voluntarily establishes an FSS program at the site.

The Resident Opportunities and Self Sufficiency-Service Coordinators Program (ROSS-SC) program provides public housing residents with coordinators to connect them to supportive services and empowerment activities.

If you are a current participant in the ROSS-SC, you can continue to participate in ROSS-SC until program funding is used up. Once the grant funds are spent, your PHA cannot apply for a new grant for a RAD property.

What if I need more information?

For more information, go to the RAD website, www.hud.gov/rad.

It's not quite accurate to say that New York City Housing Authority (NYCHA) "shouldn't" be a developer at all, but there are strong arguments for why it often struggles in that role. NYCHA was created to **own and manage public housing**, not to operate as a modern real estate developer competing in complex financing and construction environments. Acting as a developer requires speed, risk tolerance, and access to flexible capital—areas where NYCHA is constrained by federal rules, procurement requirements, and chronic underfunding. This can lead to slow project timelines, cost overruns, and decisions that may not fully align with resident needs. When a housing authority takes on development directly, it can also blur accountability, as the same entity is responsible for both maintaining existing housing and delivering new projects, sometimes stretching its capacity and delaying urgently needed repairs.

Funding Section 9 public housing within the New York City Housing Authority (NYCHA) requires a mix of federal reinvestment, creative financing, and locally driven solutions to close decades of capital gaps. The most direct solution is significantly increasing annual appropriations from the U.S. Congress to fully fund operating subsidies and capital repairs through the U.S. Department of Housing and Urban Development (HUD), ensuring developments remain public without relying on privatization models. Alongside this, expanding programs like the Public Housing Capital Fund and creating a dedicated, long-term federal infrastructure-style investment for public housing would provide the scale of funding needed to address major repair backlogs.

At the city and state level, additional revenue streams can supplement federal funding. New York City could increase capital allocations through its budget, issue municipal bonds specifically for public housing preservation, and dedicate portions of real estate-related taxes to NYCHA repairs. The state could also contribute through housing trust funds or by redirecting surplus revenues toward public housing stabilization. Another solution is leveraging cross-subsidy models—such as carefully planned mixed-income developments on underutilized land—where higher-income units help finance repairs without displacing existing residents. However, these must include strong tenant protections and guarantees that public housing units remain permanently affordable.

Finally, operational efficiencies and accountability measures can ensure that new funding is used effectively. Streamlining procurement processes, improving oversight, and investing in workforce development within NYCHA can reduce costs and delays. Partnerships with nonprofit developers and community organizations can also bring in additional expertise while keeping residents at the center of decision-making. Taken together, a combination of robust federal commitment, targeted local investment, and strategic partnerships offers the most sustainable path to fully funding and preserving Section 9 public housing for current and future residents.

My name is Theresa Coles-Ragin, an active advocate for a better quality of life in the community in which I live.

I've been a resident of the General Grant Houses since 1975. The building's main entrance doors are damaged and beyond repair. It has been a daunting and unpleasant experience (these last several years) living under these horrific conditions.

I've contacted my local leaders in hopes that something can be achieved. There is a homeless invasion in the building. I have been constantly complaining for years and little of nothing is being done...my complaints have fallen on deaf ears. What are my rights as a senior citizen? The building is a breeding ground for these homeless individuals. On numerous occasions during the summer months, the doors are left wide open day and night, providing easy access for anything or anyone to venture in. New entrance/ lobby doors are mandatory and required. On 1/23/25, a homeless vagrant was found deceased on the stairwell of 430 West 125th St. on the 8th floor. This was not the first time an incident of this manner occurred. I am asking for our doors to be replaced, and with tempered-proof locks. Like the doors where the MBPO office is located inside the NYCHA development. It is possible for my neighbors and I to have doors that actually work.

Hopefully and prayerfully, by contacting the appropriate agencies, this current issue can no longer continue being ongoing. This is not conducive to anyone's well-being or mental health, totally frightening. I have to get my husband anytime I want to leave or enter my building. Hence, I have become a prisoner in my apartment these last few years.

I am tired of allowing fear to run the show, it's too much to handle, and it has negatively impacted me. I am looking forward to the necessary changes.

Testimony

Peace, Blessings, and commUNITY.

Good afternoon Chair and members of the Council,

My name is Cherokee. I am a Langston Hughes Houses resident leader, NSTAT team member, AmeriCorps alum, and Executive Director of We The People 4 The People By The People.

For over 2 years, I've been doing this work on the ground in Brownsville.

Through our NSTAT team, we helped bring in over \$30,000 last year and \$50,000 this year for community programming. We are already building solutions that center residents, youth, and families.

I also want to acknowledge the recent funding allocated to NYCHA Tenant Associations across Brooklyn by Borough President Antonio Reynoso. That investment matters.

But at Langston Hughes, we are still facing barriers when it comes to improving our community spaces.

The reconstruction of our basketball court, funded in last year's Community Board 16 preliminary budget, has still not moved forward.

At the same time, residents are ready to think bigger.

We don't need two basketball courts. We want the opportunity to reimagine one of those spaces into something that promotes health, food access, and community connection, like an edible garden and programming space.

But we need support to make that happen.

So today, I am asking for:
movement on the Langston Hughes court project,
access to promised funding,
and investment in resident-led solutions.

We are not asking to be saved, we are asking to be supported.

This is real work, for us, by us.

Thank you

Thank you for 24 CFR Part 964 which gives residents a voice