

**Testimony from NYCHA's Chief Executive Officer Lisa Bova-Hiatt
RAD/PACT, the Trust, and the Future of NYCHA
Committee on Public Housing
Tuesday, October 24, 2023 – 1 p.m.
New York City Hall Committee Room**

Chair Alexa Avilés, members of the Committee on Public Housing, 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 Vlada Kenniff, President of the NYC Public Housing Preservation Trust, and Jonathan Gouveia, NYCHA's Executive Vice President for Real Estate Development.

Thank you for this opportunity to discuss our mission to bring billions of dollars of desperately needed investment to residents' homes. These critical efforts will improve the quality of life for NYCHA families today and for the generations to come, and they will ensure that we remain a bastion of affordable housing in our city. I would like to acknowledge the comments we heard from residents who are benefitting from this work – every day my colleagues and I strive to make a difference for the families we serve, and this is exactly the impact we're endeavoring to make.

Every NYCHA stakeholder is painfully aware of the need to take action now with bold and innovative housing preservation programs: There are currently more than \$78 billion worth of capital needs across our portfolio, as manifested daily – to the detriment of residents – by leaking roofs, bursting pipes, failing heating systems, inoperable elevators, and mold and lead that needs abating. Simply put, we need more federal funding to provide residents the quality of life they deserve. Today I'll provide an overview of our plans to address these significant needs and issues through the Trust, PACT, and our capital investment program – strategies that will strengthen communities and ensure the longevity of public housing in New York City.

The NYC Public Housing Preservation Trust

Our housing preservation programs comprehensively renovate residents' homes while ensuring that residents retain all their rights and protections, including permanently affordable rent. These strategies also keep our developments public and make resident engagement a key focus of the process. The New York City Public Housing Preservation Trust is an exciting, first-of-its-kind path for public housing. The Trust, a public agency that was created last year and signed

into law by Governor Kathy Hochul, will completely transform the homes of up to 25,000 NYCHA families, subject to residents' votes.

Under the Trust model, NYCHA remains the permanent owner of the land and buildings; NYCHA enters into a long-term ground lease with the Trust while residents convert to Section 8 project-based vouchers, a subsidy worth double NYCHA's current federal subsidy. Similar to how other government entities raise revenue for capital improvements, the Trust will secure financing to fund comprehensive building renovations, guided by input and partnership from residents at the development. Additionally, the Trust can employ procurement enhancements like design-build or "construction manager at risk" to bring better value to residents. After the renovations, the Trust will work with NYCHA to operate the properties, preserving the municipal workforce, many of whom are NYCHA residents.

Resident participation is a fundamental component of the Trust's establishing framework – residents will have a true role in deciding the future of their homes. From the very beginning, residents were involved in shaping the legislation that established the Trust as well as the procedures for the voting process required by the legislation.

Starting next month, residents of our first voting site, Nostrand Houses, will be able to decide whether they want to have their development renovated through the Trust or PACT, or whether they want to remain in the current Section 9 program; residents will be able to vote online, by mail, or in person. As outlined in the Trust voting procedures, the 30-day voting period follows a 100-day resident engagement period where residents can get any questions answered in a series of meetings and events at their development. As of today, we have had individual conversations with over 67 percent of eligible voters through door-knocking, phone-banking, meetings, and events. We even opened a dedicated office at Nostrand to assist and inform residents. It's an exciting moment, and we look forward to announcing additional voting sites soon.

While we've been engaging Nostrand residents on this historic vote, we've been building the infrastructure of the Trust as a public agency. Earlier this year, Mayor Adams and NYCHA appointed seven members of the Trust Board, including two residents. Last month, the Trust Board appointed Vlada Kenniff as President of the Trust. Ms. Kenniff, who spearheaded critical sustainability advancements while serving as NYCHA's Senior Vice President for Sustainability, is overseeing the Trust's day-to-day operations. Jillian McLaughlin, who previously served as

NYCHA's Deputy Chief of Staff, recently joined the Trust as its Chief Operating Officer. Lisa Lim, a veteran in the sphere of real estate law and affordable housing (and a NYCHA alum), was selected as the Trust's General Counsel.

The Permanent Affordability Commitment Together (PACT) Program

The PACT program also leverages the more dependable and lucrative Section 8 funding stream to comprehensively renovate residents' homes, providing them with brand-new kitchens, bathrooms, windows, and apartment floors; updated common areas and building systems such as elevators, boilers, roofs, windows, and facades; and improved grounds, including landscaping, lighting, security, and playgrounds. In addition to comprehensive repairs and building updates, including abatement of environmental hazards, our PACT partners bring residents professional property management and enhanced on-site social services and community programming.

After conversion, all PACT developments remain under public control: NYCHA remains the permanent owner of the land and buildings, administers the Section 8 subsidy, and continues to monitor conditions at a development following its conversion to Section 8. Under PACT, residents keep all their rights and protections, including permanently affordable rent, succession rights, and the right to organize.

NYCHA ensures that residents are involved at every step of the PACT planning process. To keep residents informed and answer any questions, we host regular meetings (including monthly meetings with resident associations) and conduct tabling, office hours, open houses, info sessions, and workshops. A PACT Resource Team is available to support residents by connecting them with trusted, third-party advisors and consultants, and free legal assistance is available to residents via a PACT hotline operated by the Legal Aid Society.

And we seek resident expertise and input to plan investments based on resident priorities. Starting in 2020, resident leaders now select the developers, general contractors, property managers, and social services providers who will elevate their quality of life. In 2023 alone, resident leaders across 30 developments, representing over 14,000 residents, have selected PACT partner teams to provide their communities with tailored investments through the

program. Together, our partners and residents have started to create detailed community plans to memorialize their planning and decision-making during the pre-development process.

Overall, 138 NYCHA developments comprising more than 37,000 apartments are in pre-development, are under construction, or have completed construction through the PACT program. We are on track to comprehensively modernize a total of 62,000 apartments through PACT, dramatically improving the quality of life for more than 142,000 residents.

As Betances Houses Resident Association President Sabrina Hill once told us: *“When [PACT] came in, it changed a lot of our lives; everything was upgraded, from the bath fittings to the cabinets to the kitchen, the flooring – it’s been amazing. I feel that due to the change, this is a better way of living. It’s a big shift, and we love where we are.”*

This sentiment is shared by residents across our portfolio whose homes have been completely rehabilitated through PACT. NYCHA has worked with an external consultant to survey residents at those developments over the past year, and residents have expressed strong satisfaction with the renovations to their apartments, buildings, and grounds. The majority of residents who responded to the survey have also expressed satisfaction with their new property management company. We are committed to evolving the program and changing our approach to engagement and oversight as we hear directly from residents about what is working and what we can improve.

Investing in Residents’ Homes

At the same time we’re pursuing these vital housing preservation initiatives, we’re putting the capital funding we receive to good use for residents, investing more than \$1 billion annually over the next several years through a range of capital programs. While it’s a fraction of the needs, this work complements our PACT and Trust efforts to repair and preserve residents’ homes in the near term – upgrading hundreds of roofs and heating, elevator, and waste management systems; installing CCTV, lighting, and other security and safety enhancements at many of our properties; abating lead-based paint in thousands of apartments; and completing comprehensive modernization of several of our large properties.

Investing in Posterity

The majority of our properties are more than a half century old and have not received the regular investment that all buildings need. Making piecemeal fixes is neither sufficient nor sustainable, and we must use every tool and resource available to improve residents' quality of life. By comprehensively renovating our buildings, transforming them into brand-new homes, we can wipe out the ever-escalating repair backlogs, provide safe and healthy homes, and implement the latest sustainable technologies, benefitting not just residents but our city as a whole – all while providing jobs and other economic opportunities for the community.

The future of public housing in New York depends upon the actions we're taking now. It is indeed a pivotal moment at the Authority, and we appreciate your support as we continue down this path of stronger communities and longevity for public housing. Of course, we will continue to work closely with all our partners, including residents and the Council, as we make progress.

NYCHA is committed to transparency – it is one of our guiding principles – and we look forward to collaborating with the Council on Intros 646 and 648, regarding NYCHA's PACT program and vacant units.

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



Testimony by The Legal Aid Society
Before the New York City Council Public Housing Committee
Oversight Hearing: RAD/PACT, The Trust & the Future of NYCHA

October 24, 2023

Introduction

The Legal Aid Society (“the Society”), the nation’s oldest and largest not-for-profit legal services organization, is more than a law firm for clients who cannot afford to pay for counsel. It is an indispensable component of the legal, social, and economic fabric of New York City – passionately advocating for low-income individuals and families across a variety of civil, criminal, and juvenile rights matters, while also fighting for legal reform. This dedication to justice for all New Yorkers continues during the COVID-19 pandemic. The Legal Aid Society has performed this role in City, State, and federal courts since 1876. It does so by capitalizing on the diverse expertise, experience, and capabilities of more than 2,000 attorneys, social workers, paralegals, and support and administrative staff. Through a network of borough, neighborhood, and courthouse offices in 26 locations in New York City, the Society provides comprehensive legal services in all five boroughs of New York City for clients who cannot afford to pay for private counsel. The Society’s legal program operates three major practices — Civil, Criminal, and Juvenile Rights — and receives volunteer help from law firms, corporate law departments and expert consultants that is coordinated by the Society’s Pro Bono program. With its annual caseload of more than 300,000 legal matters, The Legal Aid Society takes on more cases for more clients than any other legal services organization in the United States. And it brings a depth and breadth of perspective that is unmatched in the legal profession. The Legal Aid Society's unique value is an ability to go

beyond any one case to create more equitable outcomes for individuals and broader, more powerful systemic change for society as a whole. In addition to the annual caseload of 300,000 individual cases and legal matters, the Society's law reform representation for clients benefits more than 1.7 million low-income families and individuals in New York City and the landmark rulings in many of these cases have a State-wide and national impact.

The Society is counsel on numerous class-action cases concerning the rights of public housing residents. Additionally, staff in the Society's housing law units represent individual New York City Housing Authority ("NYCHA") residents throughout the five boroughs in proceedings in New York City Housing Court and in termination of tenancy administrative proceedings at NYCHA.

We thank Chairperson Aviles and members of the Public Housing Committee of the New York City Council for the opportunity to testify and for their leadership and support of New York City's public housing homes and communities.

Background- NYCHA's Preservation Needs and Some Potential Strategies

NYCHA's Financial Situation and History of Underfunding

For decades, Congressional appropriations for public housing have been, even in good years, at starvation levels. This has contributed to creating a dire financial situation at NYCHA with many thousands of units of NYCHA's public housing now being distressed- often with unhealthy and dangerous living conditions. In June 2023, NYCHA announced new results from its most recent Physical Needs Assessment (PNA) which estimates the Authority's unmet capital needs at approximately \$78 Billion. This is a huge increase from its previous 2017 PNA which estimated \$42 Billion in capital needs backlog.

The underfunding of NYCHA's public housing doesn't just lie at the Federal level. Indeed, the City and State have for years failed to adequately fund NYCHA - including for public housing units that were built by the City and State. Piling on to NYCHA's financial problems, for years, until the De Blasio Administration stopped it, NYCHA was obligated to pay the New York Police Department over \$100 Million per year for policing services that were provided for free to all other individuals in New York City.

NYCHA's funding issues are not fully to blame for the poor conditions that residents are forced to live with in their homes. The Authority has a history of mismanagement that culminated in the appointment of a Federal Monitor. As the Agency continues to address its preservation needs, the most important thing to keep in mind is that New York's public housing is home to over 600,000 New Yorkers many of whom have called NYCHA "home" for decades and for others, generations. Preservation strategies and models are not simply transactions and should never be seen as such - each choice has a huge impact on the lives of families and communities living in NYCHA developments.

RAD & PACT

In 2011, Congress created the Rental Assistance Demonstration Program (RAD) to help public housing authorities (PHAs) across the U.S. address unmet capital repair needs in the public housing stock. The RAD program enables a local PHA to apply to the U.S. Department of Housing and Urban Development (HUD) for authorization to convert its source of funding from the Public Housing Program (Public Housing and/or Section 9) to the Section 8 Program (Section 8). By converting the funding source from Public Housing/Section 9 to the Section 8 Program, a PHA and its new development partner have the ability to raise funds to make and meet critical repair needs at a particular development.

In 2017, NYCHA completed its first RAD conversion at Ocean Bay Apartments (Bayside). The conversion was unique in that NYCHA was able to leverage \$194.4 Million in U.S. FEMA funds after damage to the development caused by Superstorm Sandy and was given access to Low Income Housing Tax Credit equity (\$170 Million) to create large sums of funding to ensure comprehensive repairs to the homes of over 1,395 households in Far Rockaway, Queens, an area that had been devastated by the Storm.

What made NYCHA's Ocean Bay RAD conversion unique was *not just* the funding sources available to NYCHA and its development partners to make such a comprehensive repair plan for the development - but the work that went into ensuring that residents of Ocean Bay were protected by rights, obligations and enforcement mechanisms that supplement those provided by the Federal RAD Statute. In 2016 the RAD Roundtable was commenced - a working group of NYCHA leadership, NYCHA residents, legal experts, policy experts and other stakeholders and in June 2016 the Roundtable released its set of "Guiding Principles" to govern RAD preservation

projects. At the same time, NYCHA announced its commitment to additional RAD conversions throughout its public housing portfolio and gave the program a new name, “Permanent Affordability Commitment Together” (PACT.)

In November 2018, NYCHA announced the expansion of its PACT program and committed to convert up to 62,000 units of public housing to Section 8 under its PACT umbrella. To date, NYCHA has completed over 15,000 conversions of public housing to Section 8, has another 4,000 in the pipeline. Unless announced otherwise, we currently expect NYCHA to continue its path of conversions under PACT.

The New York City Housing Authority Preservation Trust

In May 2022, the Legislature in Albany passed legislation known as the “NYCHA Public Housing Preservation Trust” which was signed into law by Governor Hochul in June 2022. The legislation authorizes the creation of a Public Housing Preservation Trust (the Trust), a New York State law enabled authority. Additionally, the legislation authorizes NYCHA to convert up to 25,000 units of public housing by long-term lease to the Trust, thereby accessing Section 8 program long-term funding. Significantly, the Trust legislation requires that if NYCHA hopes to convert a public housing development to Section 8 under the Trust, a vote must be held at which at least 20% of all eligible residents (as defined in the Trust legislation) must participate.

In August 2023, NYCHA announced its first proposed public housing development for potential conversion under the Trust - Nostrand Houses, Brooklyn, New York. On November 8, 2023, NYCHA will send a 30-day Notice to Vote to residents of Nostrand Houses. The Legal Aid Society, together with many residents and other stakeholders, was part of a committee established to draft the Voting Requirements and Policies for the Trust votes. Additionally, The Legal Aid Society, together with the Community Service Society and supported by the Center for Urban Pedagogy, has developed a handbook for households facing a vote under the Trust to describe the three choices offered at the vote that include: (1) Conversion to the Trust; (2) Conversion under PACT; and (3) to remain as a Public Housing/Section 9 development.

There are some key differences between a conversion from public housing to Section 8 under the Trust compared with that under the PACT program. For instance, the Trust is a public entity (much like the School Construction Authority or Metropolitan Transport

Authority). Additionally, any construction work and ongoing property management will be undertaken and staffed by Unionized labor.

NYCHA's Physical Needs Assessment

In June 2023, NYCHA publicly announced its latest Physical Needs Assessment (PNA). The new PNA staggeringly increased from \$32 Billion in 2017 to \$78 Billion in 2023. This PNA number is used in multiple ways to explain the needs of the Authority in restoring and preserving its housing stock. Sadly, this number is sometimes used to build a public narrative that public housing is beyond saving and that there's no appetite for funding its preservation and/or no funding to secure its future.

The PNA is used by NYCHA, potential private development teams and future Trust investors to estimate funds needed to fully restore public housing to ensure that it is safe and habitable. Significantly, the most recent announcement that listed NYCHA's needs at \$78 Billion failed to clearly spell out that over \$30 Billion of those estimated outstanding needs were scheduled to be addressed by the Authority's current preservation strategies of PACT and Trust conversions. Once addressed by those two potential preservation strategies, the PNA looks more like \$40 Billion. Not so insurmountable!

In June 2023 NYCHA also announced a new plan at its Fulton, Elliott and Chelsea Houses (FEC) in Manhattan. Its plan now calls for the demolition of all units at FEC and the construction of new housing units for the public housing residents and new infill construction of over 2,500 market rate units and up to 1,000 units with affordability structured pursuant to the City's Mandatory Inclusionary Housing levels. The new proposals at FEC are deeply worrying for many reasons. One is that NYCHA and the development team, The Related Companies claim that the PNA that was used to inform the Request for Proposals (RFP) issued by NYCHA for a PACT conversion at the sites and that The Related Companies and other bidders relied upon to respond to the RFP was grossly inaccurate and underestimated the needs at the developments. This begs the question- how can anyone rely on the PNA as an accurate

assessment of the unmet capital needs throughout NYCHA? Not just for the FEC sites but for all proposed PACT and Trust site conversions.

Impacts of PACT and a Potential Trust Conversion on a Resident Household

As mentioned above, LAS has been at the forefront of ensuring that residents facing, undergoing and living in a development after a PACT conversion are protected from displacement and eviction, that their rent remains affordable and that they receive repairs to their apartments that ensure they live in *safe, habitable* housing.

Residents of a NYCHA public housing development take on a lot when the housing converts from the Public Housing Program to Section 8 via PACT. Many public housing households have called NYCHA public housing “home” for decades and generations. Suddenly, they are faced with changes in subsidy, program rules and landlord. At Legal Aid, we have been assisting residents undergoing PACT conversions since 2017 and over time have seen many improvements in the process of conversion- but understand that there are many issues that can be improved that will ensure that residents of NYCHA are protected when facing PACT conversion.

Temporary Relocation and Vacancies:

Historically, NYCHA planned for repair work to be done with tenants remaining “in place” in their apartments. Recently, several of the planned preservation projects require residents to temporarily relocate from their homes for repair work to be completed more comprehensively and safely. It is our understanding that to prepare for the temporary relocations of residents at a particular development, NYCHA has been keeping an increasingly large number of units vacant in such development and indeed, portfolio-wide so that they have units available for residents during planned repair work. To date, from our conversations with NYCHA, we have learned that while the goal is to relocate within the development, at some sites this is impossible and so while some residents may have to be relocated to a hotel or other privately owned site, NYCHA also looks to using vacant apartments within its portfolio to house those residents while work is done in their permanent homes.

While keeping units vacant to make available units for temporary relocations is necessary, it means that there are fewer units available for new applicants and transferees to move into,

thereby taking fewer households off the lengthy public housing wait-list and preventing those in need from accessing valuable, stable public housing. The time that it is taking for NYCHA to “turn-around” vacant apartments and make them ready for occupancy has increased dramatically in the past couple of years. NYCHA metrics as of January 30, 2023, indicate that in December 2021, the average turnaround days was 120. As of December 2022, the average turnaround time is 260 days (about 8 and a half months). Significantly, this huge increase in delays negatively impacts those NYCHA residents looking to transfer to another apartment within NYCHA on an emergency basis. Such delays pose a real safety (physical and environmental) concern for households.

Switch Between NYCHA’s Public Housing Unit and Leased Housing Department

When a household is part of a PACT or possible Trust conversion, their Federally subsidized rental assistance will switch from public housing (Section 9) to Section 8. Historically within NYCHA, public housing and Section 8 (under its Leased Housing Department) have existed institutionally under the same umbrella but on a day-to-day basis do not have much overlap of programming.

For years we have seen the confusion, both within the Authority and for residents undergoing PACT conversions engendered by the conversion from public housing to Section 8 funding. Under a PACT conversion, a NYCHA public housing resident has to get used to having a new private property manager, with different addresses for rent payment, different numbers to call for repair needs, a different lease and House Rules. Add to that a switch in subsidy from paying a monthly rent to being a Section 8 tenant with a “Tenant Portion of the Rent” and a “Contract Rent.” Significantly, NYCHA still plays a major role in a household’s life as administrator of the Section 8 subsidy and there are program rules under the Section 8 program.

Below are comments on the Proposed City Legislation and our recommendations.

Recommendations:

- NYCHA should complete an audit of outstanding intra and inter-development transfer requests and an audit of vacant apartments and bedroom size at a development that is facing a PACT and/or Trust conversion in order to ensure that they maximize transfer

requests and ensure that community members are able to stay within a particular development or have access to other public housing developments throughout the City.

- In order to make the process of planning for preservation work more transparent, we ask NYCHA to publish data frequently about the number of vacancies that it is holding at particular developments for use as temporary units for preservation work.
 - The data should include the number of days/months that the unit has been vacant.
 - Updates on any work that is being done in the vacant apartment to “ready it” for occupancy.
 - The data should cover both those developments that are in the PACT pipeline pre-conversion and those that are being held empty for other preservation work under NYCHA’s other programs.
- NYCHA needs to continue integrating its public housing and Leased Housing Departments to ensure seamless conversion of subsidy streams from public housing to Section 8. This conversation between the NYCHA public housing property management and the PACT development team and Leased Housing needs to occur early in the process of conversion- households in NYCHA should not be administratively burdened by the conversion of funding.
- We urge NYCHA to perform a more specific PNA directed to a particular development prior to consideration for a conversion under PACT or the Trust. PNAs are more and more becoming difficult to gauge the real needs of a preservation project. What allegedly has happened at FEC with its PNA is troubling and we still await information on the new PNA, including how it was conducted.
- We urge NYCHA to make a copy (digital or physical) of each public housing tenancy file for a household residing in public housing prior to a specific conversion to Section 8 housing. After a conversion, residents routinely need access to their files to address issues that arise with a change in property management and the change in rental subsidy. Currently, a tenant is required to submit a FOIL request for their public housing tenancy file- usually this takes a long time to obtain and is also prohibitively expensive for most residents.
- NYCHA has a legal obligation as a landlord in New York City to ensure that residents of its housing are living in safe and habitable housing. For those units that are expected to

convert to Section 8 under the PACT program or the Trust, we hear routinely from residents that in the years prior to proposed conversion, NYCHA is deliberately not making the repairs necessary to apartments. This is unlawful and threatens the lives of so many people living in substandard conditions.

- We urge the City Council to introduce legislation to require that the City's Department of Housing Preservation and Development inspect and issue violations against NYCHA's public housing stock, as it does with every other privately owned rental unit in New York City. All units that have converted under PACT are publicly searchable for outstanding housing code violations and NYCHA's public housing residents should have the same rights and enforcement mechanisms that all other New York City renters have.
- **Intro 0646-2022: Report on PACT Program.** We fully support the proposed legislation requiring reporting on PACT converted properties.
- **Intro 0648-2022: Vacant Housing Units Report.** We support the proposed legislation and urge the Authority to speed up its turnover of vacant units.

Conclusion

Thank you again for the opportunity to testify. I am happy to answer any questions from the Committee.

Respectfully Submitted:

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**STATEMENT OF THE INNER CITY GREEN TEAM ECONOMIC & ENVIRONMENTAL DEVELOPMENT
BEFORE THE NEW YORK CITY COUNCIL
COMMITTEE ON SANITATION AND SOLID WASTE MANAGEMENT &
COMMITTEE ON PUBLIC HOUSING**

**RE: RECYCLING OUTREACH/EDUCATION, WASTE DIVERSION, RAT MITIGATION INITIATIVE,
REMOVING ON-SITE OPERATIONAL BARRIERS, EXPANDING RESIDENT RECYCLING
PROGRAM FOR RESIDENTS AT NEW YORK CITY HOUSING AUTHORITY and RAD/PACT**

October, 24 2023

Good day Committee Chairs – and Councilmembers! Thank you for the invite to testify.

I am Brigitte Charlton-Vicenty, a life-long South Bronx NYCHA resident and Founder of Inner City Green Team Economic & Environmental Development (ICGT). **Inner City Green Team is a nonprofit environmental organization focused on poverty alleviation and community development. Our mission is to protect the environment and help transform the lives of residents living in New York City Housing Authority (NYCHA) developments through recycling outreach/education, job training, and paid work that can lead to a lifetime of employment and civic engagement.**

When first testifying before this Committee-was because as a law abiding citizen, I thought I was doing the right thing by placing my recyclables in the appointed bins at my development until 2006.

That is when I witnessed my recyclables being thrown away with the garbage. I was shocked to learn that all my efforts over the years were in vain, because NYCHA was not in compliance with the recycling laws of NYC. Afterwards, I began taking my recyclables to my children's school in Harlem. Being that this effort was just a drop in the bucket I knew something had to be done.

I had a vision in 2011 after discovering that NYCHA's recycling program was nonexistent and found the perfect opportunity (at least I thought) to help establish a recycling program in my development when I came across a NYCHA posting urging residents to get involved with Commissioner Lopez's "Green Agenda". Consequently I started a Resident Green Committee (RGC) in my development with the confidence of fulfilling the Commissioner's agenda to help green public housing. Towards that end:

- I held public meetings and events to raise awareness and educate NYCHA residents about recycling and energy efficiency.
- Conducting door to door surveys to ascertain residents interested in learning and participating in a recycling program.
- Organized a recycling rally to mobilize residents around the issue.
- Created the Door-to-Door/Floor-to-Floor Recycling Pilot Project which proposes a unique solution not only to help NYCHA come into compliance with New York City recycling law.

Fight for the Right to Recycle - For twelve years, I've led battles in trenches for me and my fellow resident's "Right to Recycle". I wanted to do the right thing; all while working to prove my concept, but the first eight years were riddled with a host of setbacks from being threatened with eviction, ICGT filing a lawsuit with the Natural Resource Defense Council to force NYCHA to come into compliance, battling with a slew of adversaries, and not being fully funded or supported by City agencies.

Addressing the Issue - I envisioned an at-your-door recycling collection service model which proposed a unique solution not only to help NYCHA come into compliance with recycling law, but build a model for residents to become educated about how and why to recycle. and create sustainable green collar jobs to help address high unemployment rates amongst NYCHA residents. Under this initiative, NYCHA residents will be hired to go to each unit in the development to collect the recyclables residents set-out. This "white glove service" approach incorporates education, outreach, ease of use, accessibility, digitized data, and rewards to influence behavior change.

Getting a pilot program in NYCHA - In 2017, an international competition (NYCx Co-Lab Challenge; Zero Waste in Shared Space) sought solutions to improve recycling capture rates at NYCHA developments, increase resident engagement, mitigate litter, reduce the amount of time that NYCHA employees spend dealing with waste and involve the community in a meaningful way. I applied and won \$20K to implement my program at the Brownsville Houses and in just four months the recycling rates tripled! More than 7 tons of recyclables were diverted from the waste stream during the pilot. Lessons learned from the pilot demonstrated that this community-based recycling program can yield impressive results within a short period. An additional 10 tons were also diverted at the end of the pilot period.

A Resistant NYCHA - it was a struggle to keep the program running when being flouted by then NYCHA Interim Chair/DSNY Commissioner Kathy Garciano who functioned as our nemesis and used her authority to intercept our progress. Through fundraising and using **my personal savings** I was able to run the program for another year until COVID shut us all down.

Resiliency Pays Off - in late 2020, I had the opportunity to present my solution to former NYCHA Chair Gregory Russ at a NYCHA Town Hall. He expressed interest and wanted to know more about the work. With enduring support from Vlada Kenniff (then VP of Sustainability) ICGT was awarded an RFP to implement the program at the Wagner Houses the following year. Since my first testimony to this Council in 2013, my organization has made strides to increase residential recycling at NYCHA developments in Brownsville BK and East Harlem, NY. At the Wagner Houses alone we have diverted over 100,000 lbs. of materials from landfills. As a resident-led organization and Section 3 vendor, my organization has officially been in contract with NYCHA since June 2022. The staff consists of five NYCHA residents and Targeted Sec 3 team members who collect resident's recycling and conduct outreach/education activities on a weekly basis.

Challenges on Campus - although we now have the dedicated support of my fellow residents and sincere commitments from the Office of Sustainability at NYCHA, it's not enough. The past year has been daunting to operate effectively on the Wagner campus. The recently dismissed PM made reckless and hellish efforts to stop our operation. After she was prohibited by the legal department from shutting down our first Earth Day event in 2022, she was on a vengeance filled warpath-fabricating slanderous statements about operations on campus and changing the locks of the rooms where she initially permitted us to utilize. In meeting after meeting she could not justify the reason for her actions.

Limited Operational Capacity - Wagner Houses is a 26-acre campus with dozens of underutilized rooms-which many have sat dormant for decades. We originally operated in three rooms for admin use, store equipment, engage with residents, and sorting the recyclables. Being housed on campus is imperative and residents witnessing us in action has been an effective way to convert residents' thoughts and behaviors.

Office of Security and Safety (OSS) - recruits resident volunteers to patrol the lobby and buildings in an effort to deter crime and they have jurisdiction over the Resident Watch rooms). *Given the crime rate at MAP sites like Wagner, many residents like myself feel it is not in their best interest to patrol their buildings for the sake of their safety. We feel the initial purpose of these rooms are antiquated and ineffective.*

Last fall the Office of Security and Safety (OSS) made coordinated efforts with the PM to shut us out - stating they were looking to reactivate all of the tenant rooms. Since the PM was removed, we continued to be threatened with stoppages to our operations and eviction through the OSS.

Assistant program manager (Tracy Lovelace) and VP (James Secreto) threatened to give away our redeemables to the homeless and have management discard all our equipment and supplies. By their order, we were being forced out, but with the support of Vlada Kenniff, we have been conducting our operations in one small cramped space.

This off-putting “Evilene-like” culture is notorious with NYCHA staff and is a never ending complaint amongst NYCHA residents. My organization has been met with bureaucracy and outright disdain to environmentally, economically, and socially improve my neighborhood. Throughout most of our disenfranchised experiences, it seems most of the people we have called on for help don’t appear to have the power to reign in the numerous Property Managers and department heads who go rogue with their authority. As a resident it is my right to help improve my neighborhood, but time after time my right to perform my civic duty is being thwarted. What’s more disheartening is that some of the culprits are POC. I find it to be an oxymoron when residents are asked to make a difference, yet are met with unprofessional and incredibly resistant staff.

Waste Management at NYCHA - in NYCHA communities all over the city, recyclable materials are still being thrown in the trash! With little to no response, we steadily implored some sort of advocacy from NYCHA’s Waste Management Dept. who was initially supportive. However, we recently learned that the department is rolling out a recycling pilot program to revisit putting recycling bins back near the buildings (where they were) prior to the last multi-million dollar plan (NYCHA Recycles!) which moved the bins away from buildings. *(This is a thorough example of continually wasting time, resources, and spending millions of dollars to solve problems with old ideas instead of providing funding and support to organizations like ICGT that work).*

A new program, NYCHA First includes a recycling pilot which will be conducted at three developments. One of the three developments is...you guess it Wagner Houses!! Although the heads at the Waste Management dept. are thoroughly knowledgeable about our program and participated in an open forum to support our initiative, we had to hear about NYCHA First through the grapevine. What’s more incredible is that after we made a huge stink about it being competitive and totally opposite of our scope of work, we were then asked for our participation and insight-which we thoroughly declined as we witness the materials collected were STILL BEING THROWN AWAY AS GARBAGE.

Modern Solutions for Old Ideas - This innovative solution to a very old problem has demonstrated much promise, yet instead of all departments working to accelerate and expand this program, we are met with setbacks, restrictions, and obstructive tactics. The persistent marginalization gives me pause to an agenda to see my organization fail because an African-American woman living in public housing envisioned a proven solution to increase recycling at NYCHA. I literally feel oppressed and at times harassed by those who simply don’t care about the fate of our communities or planet. Battling the naysayers who don’t believe our only planet is in peril while walking about with their heads up their

butts. According to some reports, we are past the precipice of not being able to reverse the effects of climate change, so wouldn't it make even sense for **all of us** to do whatever we could to save our only home?!?

Expansion Plans - recycling at NYCHA developments has not been given the priority which has been a detriment to the thousands of residents who deserve these services like any other New Yorker. We are working to amplify our waste prevention structure to the next level by constructing One-Stop-Drop Recycling and Eco-Education Center on NYCHA campuses. OSD can broaden the types of materials we collect from NYCHA resident's waste streams which includes food scraps, electronics, textiles, along with other types of materials (i.e. batteries, light bulbs, toothpaste tubes, and toothbrushes) not deemed recyclable in the NYC sanitation system. The center will also enable us to implement concentrated educational and engaging initiatives around issues of sustainability for every age. We are on a continuous search for funding to continue our general operations and purchase steel containers to be retrofitted to create an "environmental emporium." Its design will be eco-friendly-utilizing solar panels to produce energy for essential utilities, HVAC systems, storage, have administrative space, and a sorting facility. After the completion, we look to operate a minimum of 5 days per week.

Recycle Right - program is a once-a-week door to door recycling collection service for residents living in multifamily dwellings. Our program is designed and is consistent with NYC recycling rules. We provide Sort N' Store Recycling stations to each unit for convenient separation and storage of metal, glass, plastics, paper and cardboard. Each resident enrolled receives a recycling training and special scanning code to track their participation. Our service is coupled with a reward-based program where residents are credited each time they recycle.

Textile Collection - Re-fashionNYC is a convenient in-building clothing donation and textile recycling service. Every year NYC residents throw away approximately 195,000 tons of clothes and other textiles. This clothing reuse program makes textile donations as easy as possible. We have made many requests to have these installed and manage the bins, but the conversation has fallen on deaf ear.

E-Waste Collection - we currently bring the e-waste we collect from residents to LES Ecology Center events since we have been unable to get permission to utilize one of the rooms to store e-waste.

sRATegy MitigationTM - the onus is on every citizen who throws out food waste which must be diverted to help mitigate the rodent population. You Bred "Em, When You Feed "Em is the tagline for our rat mitigation campaign. It's an outreach program slated to combine the strategic solution for rat reduction coupled with the need to create organic collection programs to redirect food waste for composting which eliminate food waste being thrown on the curb in plastic bags and decrease the hot summer garbage smell that NYC is notorious for.

Cardboard Recovery - we've had discussions with Wagner Houses Grounds Supervisor to train our ICGT staff to operate the bailer. This would help to free up maintenance time and increase cardboard recycling rates.

Resident-led solutions at work! - the reason we are in a contract with NYCHA is simple-the program is working. According to the former Chair of the Sanitation and Budget Committee and now BK Borough President Antonio Reynoso, "ICGT has done more for recycling at NYCHA than any agency in the entire City." When it comes to recycling we are the only ones doing it-and quite well I might add. For a program that has all the benefits of addressing environmental injustices, creating jobs in low income communities, and improving social inequities, the question-WHY NOT?!? If a program created to serve residents is deemed viable then there should be an exception to the rules of utilizing these spaces. The insipid culture of NYCHA managers must be stopped and the bureaucratic tape must finally be removed in order for us to operate impactfully on the property. For a more rapid build-out, we need support from every department at NYCHA

Allocalades - we have appeared in the NYCHA Journal Newsletter and Office of Sustainability on many occasions championing and promoting our work, won a international competition to increase recycling at the Brownsville Houses, awarded Fellowships and grants to support our work, awarded an RFP to implement the program at Wagner Houses, won \$5000 Climate Action Network grant through a partnership with Public Housing Community Fund and just yesterday the announcement was made that ICGT has been honored to receive the 2023 Environmental Leadership award by the Northeast Recycling Council.

You would think with all this winning, a red carpet should be rolled out every time we show up. Although my dream to create an innovative recycling infrastructure has come to fruition a decade later, it has been an uphill battle at every turn.

Scaling - the sheer scale of NYCHA housing means that a program like this, if implemented city wide, will not only have a positive impact on NYCHA communities, where it is needed the most but on the overall city's economy as well. If our program is scaled up to cover all of NYCHA and RAD/PACT campuses we can potentially create hundreds if not thousands of sustainable green-collar jobs, recycle millions of pounds of recyclables generated at NYCHA each year – save the City over millions in export costs and reduce NYC's carbon footprint annually by hundreds of thousands metric tons of Co2 . Also, we can put millions of dollars, through savings and discounts, back in the pockets of some of NYC residents who need it most. The success of the pilot program illustrates that when recycling is made more convenient, NYCHA residents will recycle and can have a positive impact on the city and planet. It also showed that NYCHA residents do care about recycling and are interested in ideas of

sustainability, they just need information and access to a program that works for them. The combination of convenience, jobs, discounts, and savings for some of our most cash strapped citizens who desperately need them makes this recycling program a win-win for everyone.

The Ask

Dear members of the Council, I implore you to do what is necessary to stop this prime example of what a contradiction looks like.

I plead with the Council to:

- Hold NYCHA managers and departments more accountable and comply with all NYC waste management laws and rules.
- Allow adequate space at developments wherever space is not being utilized to fulfill ICGT contractual obligations and work with intention to provide our residents all the services they need and deserve.
- Make stipulation for ICGT to be fully supported at every NYCHA development we serve
- Follow through with Local Law 49 (2017) - requires DSNY and NYCHA to consider implementing a pilot incentives program to increase recycling rates in public housing and collaborate on a review of voluntary recycling incentive pilot. If the department concludes that such a program is feasible and would increase recycling rates, it must implement such a program and report on its effectiveness and whether it should be made permanent after two years.
- Help Mayor Adams' hold up his candidacy pledge to "fully fund recycling" at NYCHA developments and implement ICGT into the city's waste management budget.
- Repurpose unutilized funds earmarked for NYCHA Capital Projects for ICGT operations

Power to the People!



Chair and esteemed City Council members, I want to express my gratitude for the opportunity to address you today. My name is Tamika Mapp, District Leader for the 68th Assembly District, Part D, and State Committeewoman. I am here to speak on behalf of the NYCHA tenants in my community, who are deeply concerned about the potential conversion of New York City Public Housing to RAD/PACT or the Preservation Trust program.

NYCHA is a vital lifeline, representing the very essence of true affordable housing in our great city. It serves as a sanctuary for thousands of families who would otherwise struggle to find a place they can call home in a city where the cost of living continues to rise. We stand at a critical juncture where the preservation of NYCHA is paramount.

The consequences of converting NYCHA to alternative programs are dire. We risk exacerbating the already critical issue of homelessness, potentially adding to the overwhelming burden placed on our shelter system, which is already at capacity. It is our moral duty to safeguard these homes, these lifelines for countless New Yorkers.

But our responsibility doesn't end with preservation; it extends to accountability. NYCHA has been plagued by years of mismanagement and neglect, resulting in deplorable living conditions for many residents. It is unfathomable that individuals and families are living in homes riddled with mold, mildew, and without adequate heating, despite faithfully paying their rent each month. This is an injustice that cannot go unaddressed. If any other landlord subjected their tenants to such conditions, they would be held accountable, and NYCHA should be no exception.

I implore this City Council to act swiftly to fully fund Section 9, ensuring that the financial resources are available to address the pressing issues facing NYCHA. We must allocate the necessary resources to repair and maintain these public housing units, guaranteeing safe and dignified living conditions for all NYCHA residents.

Furthermore, we must establish an independent audit board to rigorously oversee every dollar that NYCHA spends. This board will ensure that taxpayer funds are used efficiently and effectively, with a focus on quality work rather than quick fixes. Such oversight is critical to rebuilding trust within the community and ensuring that the hard-earned money of New York City residents is put to good use.



In conclusion, preserving NYCHA is not just a matter of policy; it's a matter of justice and compassion for those who rely on these homes. By fully funding Section 9 and establishing robust oversight, we can transform NYCHA into a symbol of hope and dignity for all New Yorkers, rather than a symbol of neglect and despair. Thank you for your time and consideration.

Tamika Mapp

District Leader, 68th AD, Part D

State Committeewoman 68th AD

-----Original Message-----

From: Cora Lite <celinesmiranda75@gmail.com>
Sent: Wednesday, October 25, 2023 8:00 PM
To: NYC Council Hearings <hearings@council.nyc.gov>
Subject: [EXTERNAL] Oct 24 public housing testimony

From Celines Miranda a tenant from the Elliott Chelsea buildings.

Question:

At Fulton and Elliot Chelsea houses there were no official meetings where all residents were notified and invited to review the proposed RAD/PACT conversion and raise concerns. As this is a requirement mandated by HUD we think it is important to have more transparency over how these initial RAD/PACT meetings are held. This is the only opportunity for residents to raise concerns and our comments are supposed to be delivered to HUD following the two meetings. That never happened at Fulton or at Elliott Chelsea Houses. The question to pose to NYCHA is, who at NYCHA is keeping track of when and how the first two meetings, as mandated by HUD, are happening at any RAD/PACT proposed site? Where is the record of those meetings? If the answer is there is no record or oversight, then a fully public system for viewing when and how those meetings happen needs to be implemented before further RAD/PACT conversions take place.

Sent from my iPhone

City Council Hearing, October 24, 2023

(Dana Elden)

Good Evening Councilwoman Aviles, members of the council and NYCHA and my constituency. Peace & Blessings. I'm Dana Elden, President of St Mary's Park Houses Resident Council. I'm here today to voice my dismay and disapproval of privatization of public housing; including the usage of private developers and investors who will capitalize off our homes. RAD/PACT and the Trust is has become a master plan to end public housing and ultimately displace thousands of families and seniors from their homes. Here at St. Mary's, we have 73 vacancies versus 6 vacancies from 2 years ago, as I was alerted to this by Councilman Salamanca at the last Housing hearing. No Breakdown of Section 8 versus Section 9 apartments has been given. Why isn't NYCHA working towards fixing those apartments?! That's revenue that my development is missing out on! And why is it that I keep hearing about millions of dollars that NYCHA received and

not seeing where the money has gone? WHY?! An independent Auditor is needed to access where the money is being spent. A week after the Trust Bill was passed, we held a meeting to examine how residents felt. Unanimously it was decided to remain Section 9.

We want to continually make the point that NYCHA residents do not want their homes privatized here. Additionally residents must be able to make the decision for the future of their homes. The immediate solution is for all levels of government to fully fund NYCHA under Section 9. Needless to say, I'm appreciative of Ms. Trimble, Ms. Bova-Hyatt and Mr. Hoonan for accepting St. Mary's Park Houses wishes, to date, to remain Section 9. However, I'm cautious as to how long that understanding will remain as such. I question the adoption of the 964 in relation to the State Law passed.

The Social & Economic impact on many of our low income residents will endanger their ability to

service in a community where mixed income placements will influence how merchants in they price merchandise, etc. Also, the movement of residents throughout the city will impact how the senior population especially will have to adjust everything in their lives. From shopping to doctors and everyday activities will be impacted. Some of these adjustments can impact the residents so drastically that it can be life threatening. And quite frankly, 70% of the residents that I have spoken to do not want to be relocated! The residents should have a say as to what happens to them! No one person or group, other than the residents themselves, should make the decision to go with a conversion under Section 8 and/or with the Trust. Transparency is paramount in explaining the differences between Section 9, Section 8 RAD/Pact and Section 8 with the Trust conversions.

Quite frankly, 90% of the residents, citywide, that I have spoken to do not know exactly what

RAD/PACT or the Trust is, nor the changes that would occur with their leases and their rights to represent themselves. And NYCHA insists upon telling residents their prospective; actually, there are no "Pros & Cons" to their representation of converting to Section 8 & Section 8 under the Trust. I'm sorry, but a bunch of new cabinets, floors, shiny refrigerators and a gardens just doesn't satisfy my palate. My rights are more important to me than those things. Especially when you're talking about my home. It's not the Taj Mahal, but its' my sanctuary and I want to keep it and the community I live in just the same.

Dana Elden

St. Mary's Park Houses

My name is Hector Vazquez, and I am here today to speak as a resident of NYCHA Fulton Houses and former resident of Elliot Chelsea Houses for over 30 years. I am also a Disabled Veteran raising two children in deplorable conditions that we have been forced to endure for a long time. Mine is one of many families who are forced to live in conditions that pose serious risks to our well-being and that of the children.

There are people living here that are in Violation of their lease who are fighting against this redevelopment plan. They have a lot to lose and know that if these plans go through, they will be investigated, and their activities will be discovered. What they don't understand is that these things will happen regardless of if we move forward with this plan or not. These regulations come from a federal level that will be enforced now, whether we like it or not. There are also those who have an interest in working with lobbyists and those who stand to gain financially from ensuring that new buildings are not built for the residents. New buildings and facilities that would change for the better our lives.

I am truly disappointed in folks who speak out against this plan due to their ignorance. Individuals that don't even live here. These disruptors are not here to look out for our interest and claim there are other ways to save our developments. I and others who do live here have challenged them to produce the money needed but all we hear is excuses and misinformation. These Disruptors for so many years never suffered the indignities of living in poor and unsafe conditions such as Lead, Asbestos, Black mold Contamination, Broken elevators, broken doors, leaking plumbing, no heat, no water, no cooking gas, no electricity, and much more. They never experienced being harassed daily and even assaulted by people that don't even live here. The urine and waste left on our doorsteps, in our hallways, elevators, and stairs. I had to explain to my daughter once, why there were used condoms and syringes found on a regular basis in our buildings. I challenge anyone that states they know what's best for us and our families. This plan being proposed is a real and solid plan that can happen very soon and it's all in writing and provided to each resident involved. These are not fake promises and lies these disrupting hypocrites are trying to spread to our families, friends, and neighbors. I have nothing more to gain than a better quality of life for us all. A life we deserve for putting up with all the injustices and stigma of living in housing. Do not deny us this opportunity.

They are working against our community by spreading baseless lies resulting in fear among some residents. Residents who no matter how you assure them this is the best way forward for all of us; they fear that they will lose their homes. I and other residents spent many hours on a mostly weekly basis rewriting the script and ensure that all of us would be protected. We have made every effort possible to inform and educate the residents. Information on the facts in writing. The process has been transparent throughout the many years we have worked on this. This was done through every media possible; Flyers, Table discussions, postings in every building and every floor both mailed and left under every door, at the monthly Tenant association meetings, at town hall meetings, at workshops about the choices they have in the future of their homes and community. We live in disgusting unsafe conditions which continue to get worse every day. The longer we delay this solid plan, the greater the risk that we will lose our homes because they will become uninhabitable.

From: jacqueline lara <jackielara1963@gmail.com>
Sent: Tuesday, October 24, 2023 10:03 PM
To: Testimony
Subject: [EXTERNAL] Fulton

Hi my name is Jacqueline Lara I came from a homeless shelter with my children and I made Fulton my forever home. I love my community. My children grew up in Fulton . I still remember the fresh paint when the housing assistant showed us our new home it was the best day of the year when we prayed for miracles to happen. I moved to Fulton December 2002. I have fond memories of Fulton. I don't trust our TA leader and nycha and related. Please help stop the demolition of Fulton and Elliot Chelsea. They say it's just a proposal but related employees have an office in both developments in a first floor apartment , not fair what they are doing behind our back. Thank you Jacqueline Lara.

October 23, 2023

Good afternoon, City Council Speaker Adrienne Adams, Councilwoman Alexa Aviles and member of the City Council Committee on Public Housing

My name is Princella Jamerson. I am a public housing resident. I am here today fighting for my home and the future of public housing. I am urging you to use your oversight authority within the city council to hold the New York City Housing Authority accountable.

I am here to share some of my concerns and issues from my neighbors.

Throughout the years NYCHA's residents' engagement process has been to push and assert proposals to the residents without clarity or true engaging mechanism.

NYCHA's Resident Engagement staff usually are trained and directed to only share scripted messages to the residents.

NYCHA resident engagement department strategy and communication efforts only benefit the Housing Authority, not the Residents.

NYCHA does not provide any opportunities for collaboration or comprehensive communication for engagement or a feedback loop process to leverage the voice of the residents.

When Gregg Russ was pushing the Blueprint/ Trust Legislation there wasn't any true resident engagement included in the process of developing the plan because we were in the midst of battling COVID-19.

The Blueprint / Trust Legislation is a knockoff of what was done in other cities across the states and in the UK that eventually ended up failing the Residents where it was implemented.

Resident engagement has been deploying disinformation approved by NYCHA leadership without any true engagement or input from the residents.

Resident Engagement staff do not educate residents on the tradeoffs of RAD/ PACT, the Trust or Section 9 public housing! During the town hall presentation for the Trust voting process "Residents Engagement" has proven to be incapable of addressing residents' questions and concerns. Further, NYCHA refused to provide the transcript from the town hall meeting to the participants.

During informational meeting held by NYCHA the Resident Engagement Staff was unable to answer questions regarding residents' rights as it relates to the 964 regulations and oversight over the voting process.

NYCHA Resident Engagement Department should provide factual data and training to every resident on including the details of section 18, resident management process and timeline.

Residents need to know that it would take days of training, not one to two hours of slide shows to properly educate and prepare residents.

- NYCHA implements changes to policies without any outreach or input from residents on decisions that affect public housing residents.
- NYCHA's never follows the 964 Rules and regulation that requires resident involvement and participation at the beginning of any planning stage.
- NYCHA has to stop telling resident that true 964 regulations, and succession rights applies under conversions to RAD / PACT/ and the Preservation Trust:
- What has NYCHA Done with the ~80% of capital funding NYCHA has not utilized. Where's the interest being reallocated for unused funds and the unpaid fines by NYCHA?

Future of NYCHA

- NYCHA residents stand against the privatization of their communities through any means – PACT, the Trust, or otherwise. NYCHA residents have been organizing in opposition to the Preservation Trust for years. We are committed to a future of NYCHA that is publicly funded under Section 9, supported, and strengthened through all levels of government and with true resident leadership.

Please use your oversight authority to implement a 3rd party independent monitorship organization or an residents non -profit group of to study NYCHA's moves to implement the conversions of Public Housing Developments, to avoid deliberate manipulation of these conversions proceedings that's taking place.

I 'am also asking the City Council Members, to request from HUD in writing the true definition of the 964 regulations and what part of that Law applies under RAD / PACT and the Trust.

P.S. All City Councils Members, should get the true definition of what 964 Regulations Means! The information should only come directly from HUD Secretary Marcia Fudge, so that no one can give the Councils Members, falsehood statements about theses definition “ **that only Protect Section 9 Public Housing Residents**”

NO STATE OR CITY LAW SUPERSEDE FEDERAL LAWS OR MANDATES = NYCHA WANTS THE CITY COUNCIL MEMBERS TO THINK THAT THESES REGULATIONS CAN BE MOVE AROUND LIKE A GAME OF CHESS:

Thank you.
Princella Jamerson,
Millbrook Houses

- ***RAD/PACT Conversions are undemocratic.*** Prior and current RAD/PACT conversions have been implemented without resident decision making on whether to enter the program or not. Residents facing the Preservation Trust could vote, but this has not been extended to PACT conversions, making it an undemocratic process. Several individuals on a Resident/Tenant Association Board should not be making unilateral decisions for thousands of people and families. Every resident should have a say in the future of their homes beforehand.
- ***RAD/PACT processes are not transparent.*** RAD/PACT conversions have already demonstrated a concerning number of adverse impacts on residents, from lacking communication with new private property-managers, issues with substandard renovations, and increased rates of eviction. Oversight for property-managers is lacking and unclear for residents. Despite assurances that residents would not lose any of their Section 9 rights, residents in converted developments have no clear mechanism for grievances, reasonable accommodation requests, or transfer requests.
- ***NYCHA residents struggle to exercise their Section 9 rights once there .*** Moreover, converted developments lose oversight from the federal monitor.
- ***RAD/PACT private development impacts our union workforce and does not honor Section 3.***
- ***RAD/PACT inspections are not clear and consistent.*** Considering that RAD/PACT units can and will waive HUD's new NSPIRE inspections, it is unclear how we can ensure new renovations under PACT will meet healthy home standards. We want clear and consistent inspections that include resident input and access to findings.
- ***Added charges in PACT leases hurt residents on fixed incomes.***

Future of NYCHA

- NYCHA residents stand against the privatization of their communities through any means – PACT, the Trust, or otherwise. NYCHA residents have been organizing in opposition to the Preservation Trust for years. We are committed to a future of NYCHA that is publicly funded under Section 9, supported, and strengthened through all levels of government and with true resident leadership.
- NYCHA residents refuse the demolition of their communities, and superficial resident engagement processes that dismiss resident concerns and undermine resident leadership, as in the case of Fulton, Elliot, Chelsea, and Chelsea Addition.

- Public Housing (Section 9) is the most stable and secure form of housing for residents who experience unemployment, underemployment, and seasonal employment. If a resident loses their job, they are not at risk of homelessness like many neighbors in private housing.
- We want full, comprehensive repairs for Section 9 units, including new pipes and wiring throughout the development, with
- ~80% of capital funding NYCHA has not utilized.
- ***The Preservation Trust needs an independent monitor.*** Since the Federal Monitor will not oversee that repairs and renovations adhere to mandates from the *Baez* case, we want to ensure there is oversight and accountability of the renovation and maintenance of our apartments and developments at-large. Additionally, we want to make sure these units are truly habitable, so they are not susceptible to Section 18 demolition.
- ***RAD/PACT conversions should be paused until we know the impact on residents.*** RAD was intended as a demonstration program. RAD/PACT conversions should not continue without substantive investigation of the costs, impacts, and outcomes of its implementation at NYCHA. We ask that City Council requests a moratorium on all RAD/PACT conversions under planning and engagement so we can meaningfully evaluate the impact of RAD/PACT thus far, including but not limited to:
 - Social & Economic impact– how will this impact surrounding communities? How do residents feel?
 - Racial Impact– how will this
 - Environmental and Health Impacts of Renovations and Construction

Siide Gil-Frederick

**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: Andrew Kaplan

Address: _____

I represent: NYCHA Chief of Staff

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: 10/24

(PLEASE PRINT)

Name: Banee Keitel

Address: _____

I represent: Elliot Chelsea

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: Prigittie Community

Address: _____

I represent: NYCHA Community Development

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: Eva Trimble

Address: _____

I represent: NYCHA COO

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: 10-24-23

(PLEASE PRINT)

Name: Joel Gross

Address: Division Ave Brooklyn NY

I represent: Williams Plaza T.A Pres.

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: Brian Honan

Address: _____

I represent: NYCHA, SVP of Intergovernmental

Address: Affairs

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: Christina Chaise

Address: 35th Ave - Ravenswood

I represent: Ravenswood R.A. Houses

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: 10/24/23

(PLEASE PRINT)

Name: John Mudd

Address: 6038st

I represent: Alidton South Community Council

Address: _____

Oppose Demolition!

**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: 10/24/2023

(PLEASE PRINT)

Name: Marni Halasa

Address: W. 34th St

I represent: Fulton & Elliott Chelsea Tenants Against

Address: Fulton & Elliott Chelsea Nycha Demolition

**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: 10/24/23

Name: Gloria Tull (PLEASE PRINT)

Address: Falton Ave

I represent: Claremont / Franklin

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: 10/24/23

Name: RAY SERRANO (PLEASE PRINT)

Address: REV JAMES A POITE AVE

I represent: STEBBINS HEWITT HOUSES

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: 10/24/2023

Name: Barbara McTadden (PLEASE PRINT)

Address: Ave X Brooklyn NY 112

I represent: CCop and the Trust

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Fulton PACT/RAD Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Hector Vazquez

Address: West 18th St W.Y.N.Y

I represent: Fulton Tenants Association

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: _____

(PLEASE PRINT)

Name: Livlada Kenhiff

Address: _____

I represent: 'Public' Housing Preservation Trust,

Address: President

**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: Lisa Bova-Hiatt

Address: _____

I represent: NYCHA CEO

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: Jonathan Gouveia

Address: _____

I represent: NYCHA EVP for Real Estate

Address: Development

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Pro. Section 9 Date: 10/24/23

(PLEASE PRINT)

Name: Maisha Morales

Address: Clermont Ave

I represent: NYCHA Residents

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: 10-24-23

(PLEASE PRINT)

Name: Tanika Yapp

Address: E 194th St

I represent: myself

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: Lucy Newman

Address: _____

I represent: The Legal Aid 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: 24-10-23

(PLEASE PRINT)

Name: Brigida Gutierrez

Address: TEN Eyck walk

I represent: Brooklyn N.Y. 11206

Address: 176 Maurer St. Williamsburg Houses
(Wavecrest)

**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: 10-24-2023

(PLEASE PRINT)

Name: Eddie C. Allen

Address: Schole St

I represent: Williamsburg Houses Wavecrest

Address: 176 Maurer St Bk Ny 11206

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: _____

Name: Alixia Cruz (PLEASE PRINT)

Address: West 25 St NYC

I represent: _____

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: _____

Name: _____ (PLEASE PRINT)

Address: _____

I represent: _____

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀