

**Testimony from NYCHA's Executive Vice President of Property Management  
Operations Daniel Greene  
*Security Measures for NYCHA's Vacant Apartments*  
Committee on Public Housing  
Friday, April 10, 2026 – 10 a.m.  
250 Broadway, 8<sup>th</sup> Floor, Hearing Room 2**

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 Daniel Greene, NYCHA's Executive Vice President of Property Management Operations. I am pleased to be joined by Deputy General Counsel Daniel Kiss and other members of NYCHA's leadership team.

NYCHA is a vital resource of affordable housing in our city, and we strive to ensure that as many New Yorkers as possible can benefit from a safe, stable, and truly affordable home. At the same time, the community's safety and wellbeing is another top priority which drives our work. Thank you for this opportunity to discuss NYCHA's collaboration with our law enforcement partners to promote security around our vacant apartments – which we have made progress with in recent years – as well as our efforts to turn over apartments as expeditiously as possible to provide residents with safe and healthy homes. A key indicator of our progress in this area is that we have increased the number of move-ins by 76 percent since 2023.

**Safety and Security Is a Top Priority**

As a landlord, our ultimate goal is to provide safe and secure homes for the hundreds of thousands of families we serve. Our approach to promoting safe communities is multi-faceted and involves three core elements: 1) investing in infrastructure that enhances building security, such as CCTV cameras, exterior lighting, and layered access controls at building entrances; 2) collaborating with law enforcement agencies such as the NYPD, the NYC Department of Investigation (DOI), local district attorney offices, and the Mayor's Office of Criminal Justice; and 3) partnering with residents through initiatives such as Resident Watch to collaboratively address public safety.

Over 1,100 residents participate in the volunteer Resident Watch program, helping to patrol their developments and foster safety, security, and community pride in collaboration with property management staff. And NYCHA, including our Office of Safety and Security, is in

constant communication with the NYPD; nine dedicated NYPD Police Services Areas (PSA) cover NYCHA developments. Additionally, more than 21,000 CCTV cameras are installed at NYCHA developments citywide.

### **Effective Collaboration with Law Enforcement Partners**

We have taken significant steps forward in recent years to ensure safety around our vacant apartments. And we have been working with our law enforcement partners – including the DOI and NYPD – for the past several years to address security issues. In fact, the DOI’s recent report on vacant apartments resulted from our partnership, much of its data collected during the course of our work together. And thanks to the close working relationship between the NYPD Housing Bureau’s Reclamation Unit and NYCHA’s Law Department and Property Management, about 635 vacant apartments have been recovered from unauthorized occupants since 2023.

We acknowledge that there is always more to do. And so, we have accepted all five of the recommendations outlined in the DOI report, and we will continue to work with the DOI and NYPD to foster safety and security for the entire community.

The DOI recommendations that we will implement involve:

- Conducting monthly inspections of vacant apartments;
- Evaluating the feasibility of alternative locksets or security technologies;
- Requiring Resident Watch volunteers to report suspected unauthorized inhabitants or illegal activity;
- Immediate verification by Property Management of any such reports from Resident Watch; and
- Deploying additional funding we receive to reduce the time it takes to refurbish vacant apartments.

### **Turning Over Vacant Units, As Safely and Expeditiously as Possible**

I’d now like to provide some clarity on why there are vacant apartments at NYCHA as well as our efforts to turn over apartments that are safe and free of environmental hazards as quickly as possible.

Out of NYCHA's approximately 146,000 public housing apartments, there are currently 6,294 vacant apartments with turnover in progress plus 612 matched vacant units. This equates to a 4.7 percent vacancy rate, which is lower than the national public housing vacancy rate of 6.06 percent.

NYCHA has substantially increased the number of move-ins: in 2025, there were 4,702 move-ins, which represents a 76 percent increase over 2023. And we have reduced the time it takes to turn over a vacant apartment – which is currently 340 days, down from 395 days in March 2025.

Despite a lack of federal support and the need to constantly balance competing priorities, we do prioritize apartment turnover work. And in doing so, we have truly made strides to foster safe and healthy communities by addressing, for instance, the long-entrenched issue of lead paint. The turnover work includes removal of environmental hazards like lead and asbestos as well as the completion of vital repairs and renovations after a tenant leaves. Residents stay in their NYCHA apartments for an average of 25 years, so apartment turnover is a key and necessary opportunity to complete critical and required health and safety work in the apartment – as well as skilled trades work such as carpentry, plastering, and painting. And the work needed is usually considerable: the total capital needs across NYCHA's portfolio amount to approximately \$80 billion.

It takes up to six months to get an apartment ready for a new tenant. Local Law 1 requires landlords to perform lead abatement of certain components upon apartment turnover, and we go even further: NYCHA's policy is to abate all components to make an apartment lead-free for the next resident. When an apartment turns over, we conduct a lead inspection (if the apartment hasn't already been inspected for lead). If lead paint is identified, the apartment is scheduled for abatement. Additionally, an asbestos investigation is performed at apartments with damaged floor tiles or textured ceilings.

Compliance with a variety of lead and asbestos abatement-related requirements and regulations is not only time consuming but is also costly – the average cost to turn over an apartment is about \$52,000 (\$25,000 for asbestos abatement, \$17,000 for lead abatement, and \$10,000 for general renovations). However, the time and cost involved in apartment turnover means that

every resident will move into a refreshed apartment that is safe and free of environmental hazards.

Another reason for vacancies is that we fulfill thousands of resident requests each year to transfer to another apartment for a variety of reasons, including domestic violence and other emergency situations. On average, nearly 60 percent of our move-ins each year are from transfers – so another apartment becomes vacant every time a resident transfers. In addition, some apartments are held for residents who need to temporarily relocate when their apartments undergo major renovation and modernization work – that is, our efforts to invest in, strengthen, and preserve our buildings and improve residents' quality of life.

We continue to work with our partners in all levels of government to obtain every available resource to get New Yorkers into our deeply affordable apartments. We appreciate the City's ongoing support, including its funding for the Vacant Unit Readiness program – the City has made over \$222 million available to NYCHA for this program for fiscal years 2026 through 2030.

### **Commitment to the Community**

All of our work is driven by our mission to provide safe homes and foster safe communities. While the obstacles are many, we are making progress, thanks to partners like the DOI, NYPD, and City Council. We appreciate our collaboration and are always looking at ways we can continue to transform as an organization and better serve New Yorkers and New York City.

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



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**TESTIMONY OF:**

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**Presented before**

**The New York City Council Committee on Public Housing**

**Oversight Hearing on Security Measures for NYCHA's Vacant Apartments**

**April 10, 2026**

My name is Evan Ma, and I am a senior staff attorney with Brooklyn Defender Services' (BDS) Civil Justice Practice. BDS is a public defense office whose mission is to provide outstanding representation and advocacy free of cost to people facing loss of freedom, family separation and other serious legal harms by the government. We want to thank the Committee on Public Housing and Chair Banks for the opportunity to testify about ensuring vacant apartments managed by the New York City Housing Authority (NYCHA) are safe and made available to eligible residents.

For 30 years, BDS has worked, in and out of court, to protect and uphold the rights of individuals and to change laws and systems that perpetuate injustice and inequality. After 30 years of serving Brooklyn, we expanded our criminal defense services to Queens. We represent over 40,000 people each year who are accused of a crime, facing the removal of their children, or deportation. Our staff consists of attorneys, social workers, investigators, paralegals and administrative staff who are experts in their individual fields. BDS also provides a wide range of additional services for our clients, including civil legal advocacy, assistance with the educational needs of our clients or their children, housing and benefits advocacy, as well as immigration advice and representation.

BDS' Civil Justice Practice aims to reduce the civil collateral consequences for the people we serve who are involved with the criminal, family, or immigration legal systems. Our practice combats housing instability in a variety of ways: we defend people from eviction in housing court and provide proactive relocation assistance and benefits advocacy. We work with clients who are entering the shelter system as well as shelter residents attempting to secure stable housing. Through this work we see the profound challenges New Yorkers face in securing safe, affordable, and permanent housing.

**DEFEND • ADVOCATE • CHANGE**



## **Background**

BDS supports the goal of creating more safe and affordable housing in the city and ensuring that truly vacant NYCHA apartments are filled by new tenants. However, we are concerned about some of the methods the Department of Investigation identifies, particularly as it related to the removal and eviction of occupants of NYCHA apartments in conjunction with the NYPD.

While BDS supports reducing the wait time for applicants and tenants to be able to access vacant NYCHA apartments, we caution this committee against expediting NYCHA's vacant unit reclamation process without important procedural safeguards. BDS has represented several people in the past year who have been removed directly from NYCHA apartments by the NYPD in plain violation of their due process rights, which demonstrates the clear dangers of circumventing the existing administrative and judicial eviction processes and the profound need for procedural guardrails in any situation where NYCHA seeks to evict people from apartments, particularly in circumstances where they are collaborating with the NYPD.

## **Existing NYCHA Regulatory Structure is Insufficient in Determining Eligibility and Remaining Family Members**

Today's hearing on security measures and apartment turnover in NYCHA cannot be separated from the overall context of NYCHA's underfunded and understaffed reality. Critical processes, like determining eligibility of a family member to be added to a household composition, are complex and opaque. People seeking to become authorized occupants in a NYCHA apartment must navigate both the NYCHA administrative system and the local development management office. We regularly hear from the people we represent that attempts to be added to their family's apartment household composition were rebuffed for unofficial or unclear reasons. These denials have led to our clients being deemed unauthorized occupants and eventually led to their eviction, judicial or otherwise. To better assess whether apartments are actually vacant and, where they are not, who is living in those apartments, NYCHA needs more trained staff to assess these situations and more procedural safeguards to prevent violation of New Yorkers' constitutional due process rights.

## **Unauthorized Occupants are Entitled to Due Process Protections**

Unauthorized occupants residing in NYCHA apartments are often still entitled to due process protections, regardless of their long-term eligibility for NYHCA housing. BDS represents a wide range of NYCHA tenants and occupants. These New Yorkers have procedural rights that must be protected regardless of whether NYCHA ultimately deems them eligible to continue living in their homes. If the tenant of record vacates that apartment, there must be stronger protections for the unauthorized occupants they leave behind—and certainly the determinations regarding their right to stay in the short or long term cannot be made by the NYPD. In many cases, these

unauthorized occupants have been living in an apartment for months, years, or decades but are not formally on the household composition. If the tenant of record moves, leaves, or died, the unauthorized occupant is often deemed a dangerous person. As public defenders, we are all too familiar with the existing process for dealing with individuals that are perceived to be dangerous by NYCHA—the police are called, a person is arrested and arraigned in criminal court for trespassing, orders of protection that exclude individuals from their homes during and sometimes beyond the pendency of their trespassing case. Instead of using available administrative and judicial pathways to challenge occupancy, NYCHA frequently deputizes the NYPD to remove people from their homes. NYCHA must not circumvent the due process rights of occupants in NYCHA apartments by using NYPD to remove residents and illegally locking out people without going through the civil legal process that exists for this very purpose. NYCHA should cease its collaboration with the NYPD to permanently evict individuals residing in NYCHA apartments.

### **Case Example of Illegal Eviction**

In the fall of 2025, BDS represented Mr. A who was residing in a NYCHA apartment who was wrongfully removed from the apartment by NYPD and subsequently illegally locked out by NYCHA. He had lived with the tenant of record in their home until that person moved out. Upon the tenant of record's vacatur, Mr. A was provided with the Remaining Family Member (RFM) grievance paperwork by his development management office. Despite having submitted this paperwork, NYCHA had the NYPD enter the apartment without warning, advised our client that he was no longer permitted to live there, and arrested him for trespassing. After he was released, NYCHA informed him that he was not permitted to re-enter the apartment and was provided with a form entitled "NYPD Public Housing Apartment Reclamation Request Form." On our advice and in order to expedite his restoration, our client filed a *pro se* illegal lockout proceeding in housing court and was restored immediately on NYCHA's consent after they consulted with their attorneys. Mr. A slept on the streets for weeks while his housing court case was pending. His housing may not have ever been restored to his home if he did not have access to legal counsel. NYCHA was acutely aware of who he was—they had supplied him with paperwork in his name for complete the RFM process. This illegal eviction was effectuated after a NYCHA employee signed off that any remaining people in the apartment have "no occupancy rights in this apartment." Regardless of his eligibility under the NYCHA RFM process, Mr. A client was entitled to the same procedural rights in housing court as any other tenant in this city. If nothing else, the eviction process in housing court affords New Yorkers the dignity they deserve to find alternative housing before being evicted from their homes. But in some situations, these occupants may have justiciable claims to succession, even if they have not been able to follow every NYCHA guideline along the way. NYCHA should promulgate processes for addressing unauthorized occupants that do not involve the NYPD due to the severe harm that residents, authorized and otherwise, suffer when their due process rights are ignored.



## **Expand RFM Process to allow for Some Unauthorized Occupants to Succeed**

In most cases, only authorized occupants who have been added to the household composition while the tenant of record lives in the apartment are eligible to succeed a NYCHA tenancy. In limited cases, unauthorized occupants have been able to demonstrate that they made reasonable efforts to be added to the household composition, but were met with bureaucratic barriers. NYCHA should consider creating a more generous policy and process to provide NYCHA residents who are not strictly eligible for the RFM process with an opportunity to succeed to their family's home. For example, The Permanent Affordability Commitment Together (PACT) Pilot Program allows unauthorized occupants who are residing in a NYCHA apartment when their building converts into the PACT program to succeed to the tenant of record's now-Section 8 voucher and tenancy. This is a clear demonstration of NYCHA's recognition of the reality that there are New Yorkers who are deserving of affordable housing, who are currently living in NYCHA apartments, and who have been unable to successfully navigate NYCHA's administrative processes. This is particularly salient for those who have been incarcerated and are seeking another chance at a stable life. Expanding the RFM process to allow for some unauthorized occupants succeed their family's tenancy would lead to more equitable outcomes in often messy situations and still accomplish this city's goal of reducing homelessness and increasing access to affordable housing.

## **Conclusion**

BDS supports this committee's efforts to ensure that NYCHA housing continues to improve its internal policies to maximize the availability of safe and affordable housing stock to all New Yorkers. However, we have serious concerns regarding the involvement of the NYPD in expediting the eviction of unauthorized occupants in NYCHA apartments, particularly where there is no clear policy for determining apartment vacancy. If NYCHA is to be permitted to circumvent the typical eviction process for unauthorized occupants in rare circumstances, there must be clear guidelines and that process must be documented every step of the way. There must also be a clear internal appeals process that allows these occupants a formal review of their eviction and an opportunity to be heard by an impartial third party. Finally, NYCHA's administrative abilities are overtaxed and under resourced—this committee should continue to advocate for increased resources for NYCHA to ensure that the agency is able to effectuate its rules, process applications, and protect its residents as designed.

BDS is grateful to New York City Council's Committee on Public Housing for your time and consideration of our comments. We look forward to further discussing these and other issues that impact the people and communities we serve. If you have any additional questions, please contact Anya Mukarji-Connolly, Managing Director, Policy & Advocacy, at [amukarjiconnolly@bds.org](mailto:amukarjiconnolly@bds.org).

**From:** [Save Section 9](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Hearing: Oversight - Security Measures for NYCHA's Vacant Apartments.  
**Date:** Friday, April 10, 2026 4:07:56 PM

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**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 10, 2026

**Hearing:** Oversight - Security Measures for NYCHA's Vacant Apartments.

**Subject:** Investment is Security

At a time when our shelters overflow and families struggle to afford rent we should all be angry that NYCHA is warehousing apartments. And what NYCHA is doing is *warehousing*. It is a tactic used by multiple housing authorities around the country. We saw it in Chicago before Cabrini crumbled. We saw it in St. Louis before the implosion.

It is a strategic. It is purposeful. It is diabolical. It is slumification disguised as ineptness.

NYCHA will tell you that the unoccupied units are a result of lead abatement, and internal transfers creating a backlog. This is not true. There are *6,800 unoccupied units at NYCHA* because their organizational plan deprioritized their original mission. Instead of providing safe homes and communities that support upward mobility NYCHA has transformed into a real estate broker.

NYCHA used to employ enough DC9 Local 1969 glaziers, DC9 Local 1969 painters, SEIU Local 246 auto mechanics, UBCJ Carpenters, IUOE Local 15 Oilers, IBT Local 237 roofers, IBT Local 237 plasterers, CWA Local 1180 administrative managers to provide adequate services and rehab units.

Now they don't.

Instead they contract out critical roles, making rehabilitation more expensive and lengthier. According to Daniel Greene, Executive VP for Property Management Operations, a turnover takes four to six months. He explains on NYCHA's Instagram

how the process is comprehensive and lengthy. But lead abatement for an apartment typically takes **3 to 11 days**. To that we must add permitting, clearance and testing so lets say 20 days.

But it takes NYCHA four- six months?

Yes, NYCHA puts the unit through extensive rehabilitation. But they do so by hiring contractors to fill the voids left by a shrinking union labor force. Depending on the development NYCHA must contract plumbers, carpenters, painters, or plasterers. That's the root of the delay. NYCHA plays jenga with these contractors while units remain vacant, or are taken over by squatters. This deteriorates our quality of life and endangers tenants. But not every squatter is a threat.

In December 2024 a mom moved into an empty unit at Ingersoll Houses. She and her daughter were there four months before management noticed. This story is heartbreaking because it demonstrates the systemic impact of this slumification. Working families are waiting on lists, and in shelters, for these units. Empty units are not monitored or secured by management. Squatters move in. Some bring crime. Others hope. So what do we do?

### **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:

1.

Provide insight on the success of the program nationally, success should be defined on improved quality of life for previous Section 9 tenants living in a specific property.

2.

An explanation of the timeline for RAD/PACT conversions highlighting when tenants have an opportunity to oppose these.

3.

Expand on how said opposition is weighed in the larger application for RAD/PACT or Section 18.

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,

Ramona Ferreyra  
Founder  
Save Section9  
Tenant- Mitchel Houses

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Save Section 9

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[Click to join our bi-weekly Wed 7:00pm Zoom meeting](#)

[Join our Facebook Group](#)

P.S. If you aren't already receiving 1-2 emails from us a week, you aren't on our mailing list! Opt in by replying and requesting that we add you! If you'd like to stop receiving our emails, please reply "Unsubscribe."



Metin N Sarci

[REDACTED]  
New York, NY 10031

April 13, 2026

The Honorable Chris Banks Chair, Committee on Public Housing  
New York City Council  
City Hall New York, NY 10007

RE: Security Measures for NYCHA's Vacant Apartments

*Good afternoon, Chair Banks and Members of the Committee on Public Housing. My name is Metin Sarci. I serve as the Co-Chair of the Housing, Land Use, and Zoning Committee for Manhattan Community Board 9. I am also an employee of the New York City Housing Authority; however, I am testifying today in my personal capacity and the views expressed in this statement are my own and do not reflect any official position or policy.*

To solve the issues around vacancies, we must address the causes rather than the symptoms. While securing a door may prevent a trespasser, it does not address the underlying systemic delays in unit turnover or the disconnect between physical site management and capital planning. The failure of the current model is not merely a failure of funding; it is a failure of stewardship. Last year, a significant budget fight secured nearly \$7 million to fund security guards for senior buildings. However, the results have been underwhelming.

The failure of the current security model is a structural one. According to the March 2026 [DOI report](#), the Housing Authority's reliance on generic, development-wide "move-out keys" means that one compromised key grants access to every vacant unit on a campus; in some instances, "65 keys" used for utility and management offices have even been found in the hands of unauthorized occupants. Furthermore, while we have over 100 Resident Watch groups, they accounted for only 28 of the 548 reclamations over the last three years. This confirms that the current "contracted-out" security model is failing both residents and the Authority's fiscal health.

Because the external contract model has failed, I continue to propose a federally sanctioned alternative that keeps oversight internal and accountable: [Resident Management Corporations \(RMC\)](#). Under [24 CFR § 964](#), RMCs are empowered to professionalize resident-led oversight within the Section 9 framework. I recommend that the Housing Authority reform the current Resident Watch from a passive volunteer program into a resident-contracted security and management program via RMCs.

Public-nonprofit partnerships have proven to be successful models to address social impact issues. As a 501(c)(3) nonprofit corporation, an RMC not only has the ability to strengthen community policing but possesses the unique capacity to partner with other nonprofits, leverage strategic partnerships, and directly address capital project needs. Furthermore, RMCs serve as a vital workforce engine; by partnering with [NYCHA REES](#) and workforce development entities, RMCs can recruit and train residents for state-certified security roles, effectively acting as a pipeline for Section 3 Business Concerns and improving M/WBE procurement goals.

This localized presence improves police relations, enhances communication with the Housing Authority's Safety and Security department, and acts as a vital extension to address issues that the Authority cannot respond to without additional staff. By utilizing HUD "Resident Savings" provisions, RMCs can retain operational surpluses for site-specific repairs, offering a vital cost-avoidance strategy against projected budget gaps.

This is not a hypothetical solution; it is the infrastructure needed to support collaborative strategies that have already yielded successful outcomes. The [Connected Communities Initiative Guidebook](#) serves as a vital blueprint, demonstrating how intentional space design improves safety and security through community partnerships. We have seen successful models of this coordination through the [Public Housing Community Fund](#), the [Mayor's Action Plan \(MAP\)](#) and Office of Neighborhood Safety, and [Participatory Budgeting](#). Additionally, as nonprofit entities, RMCs can pursue external funding currently inaccessible to the Housing Authority directly, such as the [Nonprofit Security Grant Program \(NSGP\)](#). By empowering an RMC to implement these designs, we marry professional oversight with resident-led stewardship.

Drawing from my experience as a Housing Specialist for former Council Member Stephen Levin, I cannot overstate to this Committee the value of active representation at capital project meetings. Strategic mediation between stakeholders allows for real-time pivots, ensuring that capital allocations, negotiated in good faith with resident leaders, are redirected toward high-impact projects. This is where the work of my colleagues in Capital Projects becomes essential; their collaboration with external partners is the backbone of successful site stabilization.

To ensure the success of these initiatives, I recommend the following immediate actions:

- **Pilot RMC-Contracted Security:** Instead of renewing failed external security contracts, pilot a program where RMCs manage site-specific safety initiatives.
- **Centralized Stakeholder Directories:** Provide external partners and RMCs with accessible contact lists for property management to ensure continuity during turnover.

- **Proactive Field Engagement:** Prioritize site visits to establish direct relationships with local Operations and Capital staff.

We must empower residents who choose to stay in Section 9 with the professional tools to manage their own environments. I urge this Committee to support the RMC program as the legitimate, third-path solution for the Housing Authority's future.

**From:** [Madison Markham](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Investment is Security  
**Date:** Sunday, April 12, 2026 2:25:56 PM

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April 10, 2026

Testimony for Hearing on Oversight - Security Measures for NYCHA's Vacant Apartments.

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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

**MADISON MARKHAM** she|her  
Art Services and Production & [More Art](#) Staff  
Thinking @ mw

[weekdaymad@gmail.com](mailto:weekdaymad@gmail.com)



Vacant apartments in the [New York City Housing Authority](#) highlight a critical gap between available housing and the urgent needs of thousands of families. While demand for affordable housing continues to rise, many units remain empty for extended periods due to delays in repairs, inspections, and administrative approvals. These prolonged vacancies are not just a logistical issue—they represent missed opportunities to provide stable housing and reduce homelessness using existing resources.

One of the primary challenges is the time it takes to prepare units for re-occupancy. Many apartments require significant rehabilitation due to aging infrastructure, including issues like mold, lead paint, and outdated plumbing or electrical systems. Combined with staffing shortages and inefficient workflows, these conditions can leave units vacant for months or even years. Additionally, inconsistent data tracking has made it difficult to accurately measure progress, an issue repeatedly flagged by oversight bodies such as the [U.S. Department of Housing and Urban Development](#).

Addressing these challenges requires both immediate and long-term solutions. In the short term, NYCHA can accelerate unit turnover by creating dedicated vacancy reduction teams, expanding the use of private contractors, and prioritizing units that need only minor repairs. Streamlining internal processes and adopting real-time tracking systems can also improve efficiency and accountability. Federal oversight has already pushed for clearer benchmarks and greater transparency, helping ensure that progress is measurable and sustained.

In the long term, significant capital investment is essential to address the root causes of vacancy. Programs that bring in additional funding for comprehensive renovations can transform severely deteriorated units into safe, livable homes. Ultimately, improving the management of vacant apartments is one of the fastest and most cost-effective ways to expand access to affordable housing. By focusing on efficiency, accountability, and investment, NYCHA can better fulfill its mission and make meaningful progress in addressing New York City's housing crisis.

**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: 4-10-26

(PLEASE PRINT)

Name: Ron Kenn McLaughlin

Address: \_\_\_\_\_

I represent: Crisis Action Center

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: Carla Hollingsworth

Address: \_\_\_\_\_

I represent: Stuyvesant Gardens 1 Tenants Assoc.

Address: 730 Gates Ave Suite 1B Brooklyn NY

11221

**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: \_\_\_\_\_

I represent: Reverwood RA

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: April 10, 2026

(PLEASE PRINT)

Name: Reginald H. Bowman

Address: \_\_\_\_\_

I represent: Citywide Council of Presidents

Address: NCHA

**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: 4/10/26

(PLEASE PRINT)

Name: Metin (Meh-teen) Sarci

Address: \_\_\_\_\_

I represent: N/A

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Zulay Velazquez

Address: \_\_\_\_\_

I represent: Jacob Riis Tenant ASS.

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: Nigel Dupree

Address: \_\_\_\_\_

I represent: CB 18

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: Ramona Ferrera

Address: \_\_\_\_\_ Bronx ny 10454

I represent: Save section 9

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: Manuel Martinez

Address: \_\_\_\_\_ Jamaica NY

I represent: South Jamaica Houses Resident Association

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: Annette Tomlin (PLEASE PRINT)

Address: \_\_\_\_\_

I represent: Self

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: 4/10/26

(PLEASE PRINT)

Name: Isabel Greenberg

Address: \_\_\_\_\_ Brooklyn, NY 11201

I represent: Center for Employment Opportunities

Address: 50 Broadway, NY, NY, 10004

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Oversight Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Erin Ma

Address: 177 Livingston St. Brooklyn 11201

I represent: Brooklyn Defender Services

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: Adelo Ramirez

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

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: HERMAN M. FRANCIS JR.

Address: [REDACTED] Alexander Ave Ave

I represent: \_\_\_\_\_

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: The Legal Aid Society, Lucy Newman

Address: [REDACTED] NY NY 10007

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: \_\_\_\_\_

(PLEASE PRINT)

Name: JERRY M. CAMPUZANO

Address: 99 EAST 1<sup>ST</sup> STREET NYC

I represent: MELTZER Tower NYCHA

Address: 99 EAST 1<sup>ST</sup> NYC NY 10003

**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: Celina Miranda

Address: [REDACTED] 10th ave

I represent: \_\_\_\_\_

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 - EVP for Government Affairs

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: Daniel Kiss

Address: \_\_\_\_\_

I represent: NYCHA - Deputy General Counsel

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: James Secreto

Address: \_\_\_\_\_

I represent: NYCHA - Vice President of Public Safety

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: Daniel Greene

Address: \_\_\_\_\_

I represent: NYCHA - Executive Vice President of Property Management

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: Deputy Chief William Gallagher

Address: \_\_\_\_\_

I represent: NYPD

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: April 19, 2026

(PLEASE PRINT)

Name: Brendaliz Santiago

Address: [redacted] 3rd St NY, NY 10009 [redacted]

I represent: The First Houses Development

Address: LES consolidation

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