

COMMITTEE ON PUBLIC HOUSING

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CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON PUBLIC HOUSING

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March 10, 2025

Start: 10:39 a.m.

Recess: 2:10 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: Chris Banks, Chairperson

COUNCIL MEMBERS:

Alexa Avilés
Erik D. Bottcher
Justin L. Brannan
Darlene Mealy
Rafael Salamanca, Jr.

OTHER COUNCIL MEMBERS ATTENDING:

Yusef Salaam
Gale A. Brewer
Kristy Marmorato

A P P E A R A N C E S

Lisa Bova-Hiatt, Chief Executive Officer of New York City Housing Authority

Eva Trimble, Chief Operating Officer of New York City Housing Authority

Annika Lescott-Martinez, Executive Vice President of Finance and Chief Financial Officer of New York City Housing Authority

Shaan Mavani, Chief Asset and Capital Management Officer at New York City Housing Authority

Brian Honan, Executive Vice President of Intergovernmental Affairs at New York City Housing Authority

James Alcivar, Tenant Association President for Cypress Hills Houses

Trenton Price, Executive Director of the Salvadori Center

Daren Sealey, Associate Director of the Housing Resource Center at the Red Hook Community Justice Center

Manuel Martinez, President of South Jamaica Houses Resident Association

Noah Cohen, VOCAL-NY

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

Richard Soohoo, Tenant Services Coordinator at 64
Norfolk HDFC at the Chinese American Planning
Council

Laura Lazarus, Co-Founder and Chief Executive
Officer of Anthos Home

Elizabet Rodriguez, tenant at Jacob Riis Houses

Jesse Maldonado Koklas, New York City Regional
Director for Citizen Action of New York

Arlene Geter, tenant at Stapleton Houses

Christopher Leon Johnson, self

Sharon Brown, Rose of Sharon Ministries

Jeremy Bunyaner, Executive Board of the
Association of Legal Advocates and Attorneys,
United Auto Workers Local 2325

Imane Cherif El Farissy, delegate from Camden
Legal Services Workers United at the Association
of Legal Advocates and Attorneys

Tanesha Grant, Executive Director of Parent
Supporting Parents New York and Moms United for
Black Lives New York City

Dana Elden, St. Mary's and Residents for the
Preservation of Public Housing

We the People, tenant at Jacob Riis Houses

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2 SERGEANT-AT-ARMS: Testing, testing. This
3 is a sound check for the New York City Committee on
4 Public Housing. Recorded in the City Hall Committee
5 Room by Sergeant Ben Levy on March 10, 2025.

6 SERGEANT-AT-ARMS: Good morning, and
7 welcome to the New York City Council hearing of the
8 Committee on Public Housing.

9 At this time, can everybody please
10 silence your cell phones.

11 If you wish to testify, please go to the
12 back of the room to fill out a testimony slip.

13 At this time and going forward, no one is
14 to approach the dais. I repeat, no one is to approach
15 the dais.

16 Chair, we are ready to begin.

17 CHAIRPERSON BANKS: [GAVEL] Good morning,
18 and thank you for attending today's hearing on the
19 City's Fiscal Year 2026 Preliminary Budget and the
20 New York City Housing Authority's Five-Year Operating
21 and Capital Plans for 2025 to 2029. I am Council
22 Member Chris Banks, and the Chair of the Public
23 Housing Committee, and I'm joined by my fellow
24 Colleagues, Councilman Brannan.

25

NYCHA has operated the largest public housing program in the nation for over 75 years, providing affordable housing to over half of a million working class and low-income New Yorkers throughout both Section 9, public housing, and Section 8, voucher programs. There is no doubt that NYCHA is a precious and critical resource in an increasingly unaffordable city. However, longstanding disinvestment from successive federal, state, and city administrations alongside a deep organizational mismanagement and, at times, outright fraud have resulted in an ongoing deterioration of public housing. On top of this legacy of federal disinvestment, NYCHA, together with New York City, faces profound uncertainty from Washington when it comes to federal funding. And despite the turn away from federal support for public housing over the past 70 years, federal funding today is a critical resource for the Authority. In New York, we are proud of our public housing and its resilient and dedicated tenants.

Today, the Committee is interested in hearing about how NYCHA will respond to the uncertainty from Washington regarding federal funding

2 and what contingencies it has put in place both today
3 and for future plans. We are also interested in
4 hearing about how NYCHA is working with City and
5 State partners to address any funding needs due to
6 the City's budget process.

7 After NYCHA, we will hear from members of
8 the public, and I would like to remind everyone who
9 would like to testify today to please fill out the
10 witness slips with the Sergeant-at-Arms so we can put
11 you on the speaker's list.

12 I will now pass it to our Committee
13 Counsel to swear in NYCHA leadership before turning
14 it over to testimony.

15 COMMITTEE COUNSEL: If you could all raise
16 your right hand, please.

17 Do you affirm to tell the truth, the
18 whole truth, and nothing but the truth before this
19 Committee and to respond honestly to Council Member
20 questions?

21 CHIEF EXECUTIVE OFFICER BOVA-HIATT: I do.

22 CHIEF ASSET OFFICER MAVANI: I do.

23 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
24 I do.

25 CHIEF OPERATING OFFICER TRIMBLE: I do.

Thanks. You may proceed. And before you speak, if you could say your name and your title for the record, that would be great. Thank you.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: Chair Chris Banks, Members of the Committee on Public Housing, and other distinguished Members of the City Council, NYCHA residents, community advocates, and members of the public, good morning. I'm Lisa Bova-Hiatt, NYCHA's Chief Executive Officer. I am pleased to be joined by Chief Operating Officer Eva Trimble; Executive Vice President of Finance and Chief Financial Officer Annika Lescott-Martinez; Chief Asset and Capital Management Officer Shaan Mavani, and other members of NYCHA's leadership team.

Thank you for this opportunity to present the Authority's adopted budget, which was approved by NYCHA's Board of Directors in November. I would also like to discuss our efforts to transform NYCHA as an organization and improve residents' quality of life. My colleagues and I are laser-focused on the work required to keep NYCHA on the stronger, sustainable path that we are currently on so we can better serve the residents now and in the future. We have overcome significant challenges and continue to make progress

in critical areas that most impact residents, including mold and lead abatement, and comprehensive renovations through innovative housing preservation programs. At the same time, substantial challenges persist. On top of the escalating impacts of decades of federal disinvestment, our rent arrears remain enormous. Rent arrears have increased four-fold since the year before the pandemic. They currently stand at over half a billion dollars across approximately 67,000 families, which is nearly half of all households. NYCHA is collecting only 63 percent of the rent owed, including arrears, over a 12-month period, and HUD expects housing authorities to collect 100 percent of the rent. Our top priority is to keep residents housed, and so we continue to inform residents about the various ways they can get assistance with rent payments, and we continue to work with residents experiencing economic hardship. We are implementing two new and critical rental assistance programs, the State's CRA program and the federal HOME-ARP program, which will provide up to 185 million dollars to cover arrears that resulted from the pandemic. And thanks to our tireless advocacy, in collaboration with our partners,

including residents and elected officials, NYCHA has received 161 million dollars in ERAP funding from the State. We have applied 150 million dollars to over 25,000 households to date. Together, these much-needed programs are helping to stabilize rent arrears. Rent payments constitute one-third of NYCHA's operating budget, and this revenue is essential for maintaining our developments and providing residents with the quality of life they deserve.

We are also grappling with the fact that our rapidly aging developments need about 80 billion dollars in major repair work. To address these challenges, and considering the limited federal funding available, we are pursuing innovative programs that are bringing top-to-bottom renovations and repairs to a significant portion of our portfolio.

I would now like to discuss a few details related to NYCHA's budget. Please keep in mind that NYCHA's budget runs on a Calendar Year rather than the City's Fiscal Year. Thanks to the hard work of every department, especially our finance department, we adopted a balanced budget for 2025. This is a

significant achievement, and it follows a balanced budget in 2024 despite an initial forecast of a 35-million-dollar deficit. However, with the increased needs and continued rent arrears, an annual deficit is expected in the coming years.

Federal funding comprises two-thirds of NYCHA's operating revenue. This year, we expect to receive about 1.29 billion dollars in federal operating subsidy. As I mentioned, rent revenue accounts for one-third of our operating revenue, and we expect to collect about 1.05 billion dollars in rent revenue this year, including approximately 125 million in HOME-ARP funding. Rent revenue is approximately 110 million dollars less than we should be collecting. Our 2025 budget assumes a proration factor of 97.5 percent for the operating subsidy, 32 million dollars less than what NYCHA is eligible to receive. We anticipate 287 million dollars in City operating funds for Calendar Year 2025. We expect to receive about 2.29 billion dollars this year for Section 8 vouchers and the associated administrative fees. It's anticipated that HUD will announce the funding renewal rate by May of 2025. Current proposals range from 88.6 to 97.5 percent of our

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2 Calendar Year 2024 expenditures. This falls short of
3 the current funding level of 99.5 percent and could
4 impact the number of households served by the
5 program. The projected expenses for 2025 are
6 approximately 2.1 billion dollars in Section 8
7 payments to landlords, 1.86 billion in salaries,
8 fringe benefits, and overtime, 410 million in
9 contracts, 585 million in utility payments, and 426
10 million dollars for expenses such as leases,
11 supplies, vehicles, and equipment.

12 Chief Financial Officer Annika Lescott-
13 Martinez will now provide some additional information
14 about NYCHA's 2025 budget and financial outlook.

15 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
16 Good morning. My name is Annika Lescott-Martinez. I'm
17 the EVP and Chief Financial Officer of NYCHA.

18 CHAIRPERSON BANKS: Make sure the red
19 light is on, please.

20 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
21 I'm sorry?

22 CHAIRPERSON BANKS: Make sure the red
23 light is on so we can hear you. Thank you.

24 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
25 Can you hear me now? Now? Thank you.

Good morning. Just going to give you a few short updates on the NYCHA 2025 to 2029 Financial Plan. Next slide, please.

Our rent arrears through February 28, 2025, stands at 545 million dollars. That means that approximately 67,000 households, or around 46 percent of all NYCHA households, owe some portion of arrears. This is after we successfully advocated for and received 161 million dollars in ERAP funds through the State with 150 million already being applied to tenant accounts. This data does not yet reflect the COVID Rental Arrears Program or the HOME-ARP Program. Data indicates that our cumulative 12-month rent collection rate is relatively steady at 63 percent. This includes new charges as well as arrears. This may mean that while some households have not yet been able to completely catch up on their arrears, more households are back to making regular rent payments each month, which demonstrates an important step in the right direction. Next slide, please.

I won't spend too much time here. This is our 2025 sources and uses. Lisa went through it in her testimony. The key pieces here to note is that NYCHA's budget is 5.4 billion dollars. It assumes 1

billion dollars in rent revenue, including 125 million in HOME-ARP funding to support our tenant arrears, and that is a program that we are actively working through. In terms of our uses, 1.86 billion dollars of personal expenditures provides for salary and fringe for 12,051 full-time employees as well as a 182-million-dollar overtime budget. In great news, we do expect a balanced budget at the end of Calendar Year 2025. Next slide, please.

While we have been able to balance our budget in 2025, significant deficits loom in the outyears so NYCHA will implement additional cost-saving measures through the years to mitigate our deficits in 2026 and beyond. We do go through an annual budget process where we adjust all of our estimates for sources and uses, and so we do expect to be able to make meaningful progress towards closing our deficits in the outyears. And lastly, on our capital budget, our five-year capital plan includes 7.8 billion dollars in sources. 6 billion will be invested in minor and major capital repairs at NYCHA properties. In 2025 alone, that means 3.4 billion dollars in funds will become available, of which 3 billion will be invested in major and minor

capital repairs at NYCHA properties. We are really grateful for our City support. The City is providing 1.7 billion specifically for the HUD-SDNY agreement so we can continue to make meaningful progress towards our compliance goals. Thank you.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: Thank you, Annika. I will now discuss a few details regarding NYCHA's capital investment program. In 2025, about 3 billion dollars is available for capital investments in our properties, including approximately 731 million in expected 2025 federal capital funding, 1.3 billion in City capital funding available for the 2025 City Fiscal Year, and other federal, state, and city funds allocated from prior year awards. We greatly appreciate the City's support, which is helping us transform residents' homes and quality of life. We are also grateful for the State's commitments of over 1 billion for boilers, elevators, and façade improvements.

Although this capital funding is only a fraction of the 80 billion dollars needed to fully restore our properties, we are making a difference for residents with the funding we receive. Last year, we expended 1.03 billion dollars, about 86 million

dollars per month, on major physical renovations, completing 135 capital projects. More than 650 capital projects are currently underway across the city, and we are targeting 1.1 billion dollars in expenditure and completion of 135 projects this year. We have spent almost 3.2 billion dollars on Sandy recovery work, providing thousands of residents with new roofs, flood-proofed electrical equipment, boilers, backup power generators, and flood protection, along with exterior lights, CTV cameras, and security systems. In support of our HUD agreement targets, we have replaced 138 boilers and 192 elevators through capital investments. In 2025, construction work is underway at scores of developments to replace an additional 100 boilers and 83 elevators. We have renovated 405 interior trash compactor rooms with new equipment, and 21 waste yards with new interior compactors. Thirty waste yards are currently in construction. We have replaced 545 roofs through our roof replacement program since 2018, and an additional 275 roof replacements are in progress.

We have also completed or advanced a range of smaller projects, from CCTV and lighting to

playgrounds and community and senior centers, funded through Mayoral, discretionary City Council, or Borough President allocations. This includes 38 of the City Council-funded projects that we had to pause two years ago due to staffing constraints. Overall, we more than doubled our City capital funds commitments in City Fiscal Year 2024 to 862 million dollars, or 89 percent committed. Over the next five years, we plan to invest an additional approximately 1.3 billion to update heating systems, 1.1 billion for comprehensive modernization projects, 700 million to repair roofs, 400 million to repair façades, 409 million to replace elevators, 150 million for plumbing upgrades, and 400 million in waste management systems, along with many other critical capital improvements.

Our mandate is not only to strategically invest limited funding in residents' homes to improve their quality of life, but also to transform our organization, improving how we operate. Our transformation plan guides our efforts to better serve residents in various ways. For instance, it has enabled us to create smaller property management portfolios that are easier to manage and offer

increased accountability and resources. We have also applied the neighborhood model to operations like heat and pest management, enhancing oversight and fostering better coordination with property management. Through our work order reform initiative, work orders are being scheduled more efficiently, and we are making progress in closing them, including skilled trades repairs. Last year, HUD inspection scores regarding our properties improved in every borough. We achieved another important milestone last year, abating lead in more than 10,000 apartments, providing families with the peace of mind they deserve. To date, we have tested more than 100,000 apartments for lead using the City's stricter standard. We completed over 32,000 mold inspections since the beginning of 2023, and mold complaints are down by 23 percent since then, due to our work to replace roof fans, clean vents in apartments, and install fire dampers. And we continue to significantly reduce both the number and duration of heat and elevator outages.

We are not only addressing the issues of the past, but are also strategizing for the future. For instance, our sustainability team is helping to

address the climate crisis while enhancing residents' quality of life. The Clean Heat for All Challenge is spurring the production of new energy-efficient heating and cooling systems for apartments. Two manufacturers completed pilots in NYCHA apartments and are currently scaling the initiative for full building installations. The Induction Stove Challenge is similarly catalyzing production of energy-efficient electric induction stoves to explore the possibility of replacing gas stoves in NYCHA apartments. At Polo Grounds Towers, we are in the final stages of construction of the first-ever pneumatic waste collection system in a public housing development. Once fully complete, the system will reduce the time staff spends transporting trash, enabling them to focus their efforts elsewhere.

We are forging new frameworks for bringing our aging developments the funding they desperately need. Last year, PACT closed on the financing for eight developments, representing 1.7 billion dollars in comprehensive renovation for nearly 7,600 residents. In October, we announced that the next phase of work is beginning at one especially notable PACT project at Fulton and Elliott Chelsea

Houses, following years of community engagement there. A total of nearly 7 billion dollars has been invested in NYCHA properties to date, thanks to the PACT program. Overall, 146 NYCHA developments, representing nearly 39,000 apartments, are in pre-development, are under construction, or have completed construction through the program. We are on track to bring comprehensive repairs and upgrades, along with enhanced property management and social services, to a total of more than 142,000 residents through PACT.

The New York City Public Housing Preservation Trust will also dramatically improve the quality of life for residents. The Trust and NYCHA recently released RFPs for major capital renovations and repairs at Bronx River Addition and Nostrand Houses, the first two developments whose residents voted to join the Trust. Resident votes have also been held, or soon will be held, at Throgs Neck Addition, Randall Avenue-Balcom, Highland Houses, Coney Island Houses, and Coney Island 1, Site 1B.

Developed in collaboration with residents, both the Trust and PACT bring developments the more stable Section 8 federal funding, which is

worth nearly double what Section 9 apartments receive. These initiatives also ensure that NYCHA developments remain public and that residents maintain their rights and protections, including permanently affordable rent.

Our Comprehensive Modernization Program will complete holistic capital improvements instead of simply repairing individual building components. Launched at four developments so far, the program is supported by 678 million dollars in our City Capital Action Plan and 212 million dollars from the Gowanus Neighborhood Rezoning. Design-build teams are on-site, initiating renovations at St. Nicholas and Todt Hill Houses, and teams have been selected for Gowanus Houses and Wyckoff Gardens.

NYCHA is confronting serious challenges. Rental arrears are at record levels, while federal funding is not keeping pace with the ever-increasing costs of repairing and maintaining decades-old buildings. Yet we know that NYCHA is a venerable institution serving a vital role in our city, providing decent and affordable homes to hundreds of thousands of New Yorkers, and so it must be strengthened and preserved. That is why we are hard

at work to make the best use of limited funding, while also implementing creative strategies for generating desperately needed new revenue, such as PACT and the Trust. Thank you for your partnership as we continue to make progress in addressing the challenges and ensuring NYCHA is here to serve the coming generations of New Yorkers. We're happy to answer any questions you may have. Thank you.

CHAIRPERSON BANKS: Thank you for your opening statement. We've been joined by Council Member Brewer, Salaam, Bottcher, Brooks-Powers by Zoom, and Kristy Marmorato.

Okay, we're going to get straight into this. First of all, thank you again. Good to see you again and, to the executives, it's always a pleasure.

We see that the Preliminary Plan includes very minimal changes with NYCHA's Fiscal 2026 budget, and that leads me to my first question. What have been some of your conversations with OMB and the Administration about City funding in Fiscal Year 2026?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: Thank you for that question, Council Member Banks. We are always in conversation.

CHAIRPERSON BANKS: Can you move the mic closer so I can hear you? Thank you. Thank you.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: Thank you. We are always in conversation with OMB and our City Hall partners regarding our programming. The City supports NYCHA quite generously, and this funding relationship is not seen in other PHAs across the country. The actual preliminary budget provides an additional 846 million dollars over 10 years for NYCHA, and we're very grateful for that support.

CHAIRPERSON BANKS: Were there any new needs that you requested from the Administration that were not included in this particular plan?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: We continuously speak to them about our programming and our new needs. We actually received 175 million dollars via City of Yes alone, and so, again, we found that the City has been very grateful and responsive to us.

CHAIRPERSON BANKS: And what new needs are you requesting from the City to be included in the Executive Plan?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: We're still under negotiations with the City, so we

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2 don't have specific proposals for the Executive Plan
3 as yet.

4 CHAIRPERSON BANKS: Okay. When it comes to
5 the City capital funding increases, the City of Yes
6 and the Fiscal Year 2025 Adopted Budget, as part of
7 the City's Fiscal 2025 Adopted Budget, the Council
8 negotiated for an additional 2 billion in capital
9 funding for affordable housing across Fiscal Years
10 2025 and 2026. Included in this package was 700
11 million for NYCHA, 350 million in each Fiscal Year.
12 Can you give the Committee an update on how the
13 funding will be used in the up-and-coming Fiscal
14 Years?

15 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
16 So with regard to the City of Yes funding, we
17 received 175 million in additional capital funds for
18 various projects through Fiscal Year '26 through '28.
19 It includes repairs for vacant units, critical
20 infrastructure, and environmental hazard mitigation.
21 OMB, NYCHA, and City Hall are all currently in
22 discussions about the exact allocation of these
23 funds, and all parties will have to agree to the
24 allocation before work proceeds. We're happy to
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2 provide an update to the Council when those
3 allocations have been decided on.

4 CHAIRPERSON BANKS: We definitely
5 appreciate that. The Council also negotiated for more
6 funding flow to NYCHA as part of the City of Yes/City
7 for All. As a result of the Council's advocacy, the
8 Administration committed to an additional 200 million
9 in capital funds to support vacant unit readiness and
10 Section 8 repairs. Specifically, the Administration
11 committed 175 million to ready vacant units. 75
12 million of this was committed to Fiscal Year 2025 and
13 Fiscal Year 2026. However, the Preliminary Capital
14 Commitment Plan shows no variances in vacant unit
15 readiness in those years. Can you explain when the
16 Council can see these funds added?

17 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
18 Sure. I can't speak to the process of OMB adding the
19 funds, but I can tell you that for the Vacant Unit
20 Readiness Program, we have 111 million in City Fiscal
21 Year 2025 and 2026. Through the five-year horizon, we
22 have 193 million dollars. We're working pretty
23 diligently on that program, and Eva can speak more to
24 that if you'd like.

25 CHAIRPERSON BANKS: Yes.

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2 CHIEF OPERATING OFFICER TRIMBLE: Thank
3 you, Council Member. I know we've had many
4 conversations here about our vacant unit production,
5 and I'm very happy today to share that in 2024, our
6 production was 24 percent higher than the previous
7 year. We had just over 4,000 vacant unit move-ins in
8 Calendar Year 2024, and again, that's 52 percent
9 higher. So, as we've stated in these hearings, we've
10 been laser-focused on this program and turning that
11 around. We are doing now approximately 430 turnovers
12 a month.

13 CHAIRPERSON BANKS: The State also
14 committed to including 25 million to support these
15 efforts. Was this included in the Governor's
16 Executive Budget, and how confident are you it will
17 be included in the enacted budget?

18 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
19 Yes. We can confirm that there is 25 million in the
20 Governor's Executive Budget.

21 CHAIRPERSON BANKS: And was this included
22 in the Governor's Executive Budget?

23 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
24 Yes, sir.

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2 CHAIRPERSON BANKS: Well, how confident
3 are you that this will be included in the enacted
4 budget?

5 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
6 We're very confident and hopeful.

7 CHAIRPERSON BANKS: Okay. When it comes to
8 rent arrears, the rent obviously is a critical
9 resource of revenue for NYCHA, and the disruption in
10 the rental payments as a result of the COVID pandemic
11 has been a challenge for the Authority. Can you
12 update the Committee on the progress you're making
13 with rental arrears, what trends are you seeing and
14 what concerns you may have, and is NYCHA's financial
15 plan reflects the rental revenue of over 1 billion in
16 2025, but approximately only 920 million in 2026. Can
17 you explain the drop, and does it have anything to do
18 with the ERAP funding?

19 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
20 Sure. Thank you so much for that question, Council
21 Member Banks. So as of February 28, 2025, our rent
22 arrears stood at 545 million. This is after we
23 applied 150 million dollars of the State ERAP funds.
24 On average, the households that are in arrears owe
25 around 8,116 dollars, which is a considerable sum for

low-income residents. Our rent collection rate is around 63 percent through February 28, 2025. The percentage is more or less the same or slightly lower than what we've seen in 2024 and 2023, but what's really important is that we're actually collecting more dollars. So, for example, in 2024, at a 65 percent rate, we collected 993 million dollars. In 2023, at a 65 percent rate, we collected 962 million dollars. So, there is some progress that's being made. What's drowning out the collection rate is the arrears balance. It is large. It is difficult for residents to manage. The good news is we do have two programs we'll be implementing this year. The first is the COVID Rental Arrears Program through the State. That's around 35 million dollars. We are already submitting a payment file to the State. We've started to receive some funds, and we'll be applying those to tenant accounts. We also have a HOME-ARP program of, it's a total of 150. We conservatively estimate 125 million dollars, and we're working with our HPD, City Hall, and OMB partners on that program. So, we expect that after those two programs, our rent arrears should drop to around 360 million dollars.

Again, large, some certainly, but much progress as to where we are today.

CHAIRPERSON BANKS: What do you think is the reason why our tenants are not paying rent?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: Well, I don't think it's fair to say they're not paying.

CHAIRPERSON BANKS: I mean, there are some situations where tenants are not paying rent because of the services.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: I think what we've seen at least is that when we look at the monthly collection, our tenants are trying to keep up with the new charges every month, and where they're struggling is on the rent arrears. So, if you are a low-income family, you make 30,000 dollars, owing 8,000 dollars is difficult. In our payment plans, you can only pay up to 40 percent of your income, as opposed to 30 percent normally so it will take a family a considerable number of years to pay down an 8,000 balance. That's why HOME-ARP is important. That's why ERAP is important. That's why COVID Rent Arrears is important. If we apply those large programs, we hope that it will bring the

arrears down for our tenants, and those monthly payments that they make, they'll be able to catch up again.

CHAIRPERSON BANKS: Would you agree that there are some residents who are withholding rent because of lack of service?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: I do not know of that circumstance, but it could be possible.

CHAIRPERSON BANKS: Okay. We are going to move on to my Colleagues who have questions, and we're going to start with Council Member Brewer.

COUNCIL MEMBER BREWER: Thank you very much, and thank you, NYCHA, because I think we write you about 500 letters a week, so we appreciate the answers, and we also appreciate Brian Honan, of course.

The vacancies, there's two kinds of vacancies. There's the apartment vacancies, and then I think there's also commercial vacancies. I know in one development I got 40 vacancies. I know you have a capital budget challenge, but how are you addressing the vacancies? Because it's hard for the public to

understand we have a housing crisis and there are vacant apartments.

CHIEF OPERATING OFFICER TRIMBLE: Yes, thank you, Council Member Brewer. As I just mentioned, we have been very focused on our turnover.

COUNCIL MEMBER BREWER: I saw your number, but there's a lot more to go. Go ahead.

CHIEF OPERATING OFFICER TRIMBLE: Yeah, there's definitely more to go. One of our biggest challenges is that 60 percent of the vacancies go to transfers so we also have a significant number of emergency transfers and other transfer needs, so every time we move someone in, another vacant unit opens up, and so that's really why it's hard to see the overall number of vacancies go down because of the level of transfers that we're doing.

COUNCIL MEMBER BREWER: I know, but there's still a number of vacancies, fire, mold, etc., ones that need to be restored, renovated. What's that number?

CHIEF OPERATING OFFICER TRIMBLE: Our total number of vacant units is just over 8,000.

COUNCIL MEMBER BREWER: Okay.

2 CHIEF OPERATING OFFICER TRIMBLE: That
3 includes about 1,600, almost 1,700 that are off the
4 rent roll temporarily awaiting some form of
5 modernization or rehab, about 600 that are vacant but
6 already matched to a resident to prepare for move-in,
7 and then about 5,700 is what we call vacant and
8 available so that's our turnover universe. And that
9 5,700, we're working on about 430 turnovers a month,
10 but again, with 60 percent of those going to
11 transfers, it's hard to make headway on the overall
12 number.

13 COUNCIL MEMBER BREWER: Okay. How long
14 does it take when fixed up, renovated, how long does
15 it take to get somebody into an apartment?

16 CHIEF OPERATING OFFICER TRIMBLE: It
17 varies, and we're doing a lot of data work around
18 that turnover time.

19 COUNCIL MEMBER BREWER: I get complaints
20 about that, just so you know.

21 CHIEF OPERATING OFFICER TRIMBLE: Yeah.

22 COUNCIL MEMBER BREWER: It depends from
23 what to what?

24 CHIEF OPERATING OFFICER TRIMBLE: It
25 depends on residents having, again, for transfers or

new admissions, they still right now have to come up with rental fees, particularly for new admissions, the security deposit first month, and many times they work with HRA to get some of that assistance, and then, of course, moving costs. And so we match to a unit after the turnover is complete so they see a renovated apartment, but then they still have to come with the funding available to sign the lease and get their keys and then do their move-in, and so sometimes there are delays in that side of the process.

COUNCIL MEMBER BREWER: Then how about commercial vacancies? How many do you have?

CHIEF OPERATING OFFICER TRIMBLE: I'm glad that you asked about it. I don't have the commercial vacancy number on me right now.

COUNCIL MEMBER BREWER: I've been complaining about this for a long time.

CHIEF OPERATING OFFICER TRIMBLE: I'm happy to say that we have just started a new working group to focus on some of our commercial spaces. We are looking at both commercial and community spaces to understand what the capital needs are of those spaces, what the potential opportunities are for

rental. It's just starting now, so I can't say any further, but we're happy to follow up with you more about that work.

COUNCIL MEMBER BREWER: You don't know how many you have?

CHIEF OPERATING OFFICER TRIMBLE: We do know. I just don't have that number with me today.

COUNCIL MEMBER BREWER: Okay. And then the other thing is I want to thank your staff because we just had a meeting on the west side with all of the developmental leaders, NYCHA agencies. It was excellent. In fact, I would recommend it for every neighborhood. And the doors, D-O-O-R-S, you break them, you fix them, you break them. So it's about 70,000 per door. So what are we going to do about that? It needs a different approach. What do you suggest?

CHIEF OPERATING OFFICER TRIMBLE: Two things that we're focusing on with doors right now. The first is to ensure that property management is made aware as soon as a door is broken because we do have significant CCTV cameras across the portfolio, and we have had some success in actually catching vandalism of the doors so working with our partners

at NYPD and our CCTV team in order to identify who's breaking the door. So that's one thing. So as soon as we have that notice, the better so that we can deal with it. The second is we are working to improve our training of maintenance workers to be able to fix the doors so we're hoping to work with just in-house rather than having to rely on vendors more, but that does require retraining our maintenance workers on some of the door technology, and that's something we're hoping to start soon.

COUNCIL MEMBER BREWER: My understanding is a lot of the cameras are not focused on the door, though. So in other words, you need a camera that's focused on the door. Is that something that you're looking at?

CHIEF OPERATING OFFICER TRIMBLE: Yes, we do have significant cameras focused on the lobby doors.

COUNCIL MEMBER BREWER: My understanding is not in the developments that I'm talking about. So that could be looked at?

CHIEF OPERATING OFFICER TRIMBLE:
Absolutely. We're happy to follow up and get the list of developments.

2 COUNCIL MEMBER BREWER: All right. Thank
3 you very much.

4 CHAIRPERSON BANKS: Next, we'll have
5 Council Member Marmorato.

6 COUNCIL MEMBER MARMORATO: Thank you,
7 Chair. So, I have to tell you, I have about five
8 NYCHA developments in my District in the Northeast
9 Bronx, and you guys are not doing enough. It says
10 it's going to take about 1.8 billion dollars just to
11 repair and bring them up to speed for the capital
12 projects. And, you know, it's devastating to have to
13 go into these NYCHAs, and I go twice a month with my
14 family, we do food pantries, we do events constantly,
15 and just to see what these people are dealing with
16 and how they're suffering is unacceptable, okay? I
17 think that you guys got to do better on that stuff.

18 As far as your Fiscal 2026 Preliminary
19 Budget includes 374 million in City tax levy support,
20 but residents continue to experience slow response
21 times for repair, security concerns, and
22 deteriorating building conditions. Where is this
23 money going?

24 CHAIRPERSON BANKS: That's the question.
25

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

So, I'm sorry, can you just repeat the question?

COUNCIL MEMBER MARMORATO: Where is the money going that you're getting from the City tax levy?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

Oh, sure. So, in terms of the funding for City tax levy, a large portion of that funding goes to collective bargaining payments for union workers, Vacant Unit Readiness Program as well as some smaller programs in support of things like Woodside Senior Center, organics expansion, food and nutrition services. We have a long list that we're happy to share if you'd like specifics on programs.

COUNCIL MEMBER MARMORATO: Absolutely, definitely. I'd like to see that. And as far as like the doors, the issue with the doors, I know you had said that you have CCTV video and usually they are told to fix it immediately. That's not true. It takes, I have to start calling, I have to go to these developments myself, and I have to take pictures and start sending it to the higher ups just to put it on their radar, because whoever's there to fix it is not doing their job. They're not coming through and

helping these people, and it's constant. At one building, the door was broken three times in one week, and this is from a resident who doesn't even live and not on the lease of the building, and this person is still in the building. What are you doing to remove? And then another one, we had a shooting. We have somebody subleasing an apartment in another building, okay, who then subleased it to somebody else, and there was a shootout. There are families that live here with children. What are you doing to remove these individuals who are violating all of your agreements to get rid of them? What are we doing here?

CHIEF OPERATING OFFICER TRIMBLE: Thank you, Council Member. I understand how frustrating some of these situations are to our families. So first let me start with the doors. Unfortunately, right now with the doors, there can be delays in fixing them because we do require vendors to fix many of the magnetic technologies and layered access components.

COUNCIL MEMBER MARMORATO: But this is people's safety.

2 CHIEF OPERATING OFFICER TRIMBLE: I
3 understand.

4 COUNCIL MEMBER MARMORATO: You have to
5 have fast track.

6 CHIEF OPERATING OFFICER TRIMBLE: We are
7 doing our best to make sure that the vendors are
8 responsive and coming in there, but as you said, too,
9 we bring them in to repair the doors, and they often
10 get broken again, which is why we're very focused on
11 coordinating our efforts with NYPD, with our CCTV
12 cameras, in order to try to prevent that vandalism so
13 that the investment we make with our vendors in
14 repairing the doors actually holds, and that's
15 something I'm happy to come to the site with you and
16 walk with you and identify the specific areas that
17 you're talking about so that we can make sure that we
18 have the right focus on it.

19 COUNCIL MEMBER MARMORATO: We're going to
20 be put together a whole day for that.

21 CHIEF OPERATING OFFICER TRIMBLE: I'd be
22 happy to. I'd be happy to.

23 Regarding the unauthorized occupants,
24 that is something we are also working very closely
25 with NYPD on. They have a task force that we've been

successfully working with to remove... we've removed I think over 200 unauthorized occupants, and we've reclaimed those apartments, and so that is also something I'm happy to work with your team on. It's been a very successful partnership. It is a very difficult process. Obviously, we have to make sure we've followed up within the timeframe that we can before we have to go through kind of a housing court type process.

COUNCIL MEMBER MARMORATO: Okay. All right.

Now, we have routine complaints about leaks, mold, rodent infestations, and it takes months to be addressed, months. What's the oversight to hold on the contractors and the maintenance and the staff? What's the accountability here for these delays?

CHIEF OPERATING OFFICER TRIMBLE: Yes, and again, I definitely want to get more details from you after this hearing of the specific situations that you're referring to.

COUNCIL MEMBER MARMORATO: But this is like hundreds of apartments that this is constantly happening for. It's not like, oh, I can give you one instance or I could give you one address. We're

inundated with complaints to my office, and even when I go there, I have to have women showing me that she has mold growing on the incinerator wall, which is on the other wall of her bedroom. These are things that even though they put a ticket in through NYCHA, they're still calling my office because nothing is getting done about it.

CHIEF OPERATING OFFICER TRIMBLE: And that's why any examples you can give me, I know that it's widespread, but those examples are helpful for us. Overall, we have increased our productivity across every single trade in the portfolio. Seventy-five percent of our work orders are getting done with work performed at that time, so there's no more high instances of sequencing. We're really trying to focus on getting the work done when we show up. We've also been able now to stay on top of our annual demand. We're closing 96 percent of the work orders that we are getting on a year-over-year basis, so our productivity changes that we've put in place over the last few years are starting to show improvement in every single trade. We are working very hard to ensure that we are getting everything scheduled that we can, so we encourage residents to work with their

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2 neighborhood planner to get on the schedule. We know
3 that our schedules are far out, and that has to do
4 with our limited staffing. But once you're on the
5 schedule...

6 COUNCIL MEMBER MARMORATO: Didn't you just
7 cut your staff?

8 CHIEF OPERATING OFFICER TRIMBLE: Did I
9 what?

10 COUNCIL MEMBER MARMORATO: The staff
11 headcount is being cut.

12 CHIEF OPERATING OFFICER TRIMBLE: We have
13 not cut our headcount on skilled trades. We are
14 focused on having the skilled trades there to do it,
15 but we are unable to grow that headcount because of
16 our funding limitations.

17 CHAIRPERSON BANKS: You can have another
18 minute if you need?

19 COUNCIL MEMBER MARMORATO: I'll go for the
20 second round. Thank you.

21 CHAIRPERSON BANKS: We'll come back for
22 the second round. Thank you.

23 We have been joined by Council Member
24 Avilés, and we'll go to Council Member Brannan with
25 questions.

COUNCIL MEMBER BRANNAN: Thank you, Chair.

I wanted to ask about the capital needs. I see there's a little over 78 billion in capital needs. Is that right? Okay. But the five-year capital plan is around 7.8 billion. So I guess two questions. If the capital need is 78 billion, five-year capital plan is barely 8 billion, how are we going to prioritize and triage those needs?

CHIEF ASSET OFFICER MAVANI: Sure. Thank you, Council Member Brannan. So with the current capital plan and since the HUD agreement in 2019, we focus the capital investments on core compliance areas that relate to resident health and life safety. So under the HUD agreement, we have our focus pillars, the heating, elevators, waste and pest management, leaks and mold abatement, and then a few other areas. That's where most of our capital funding is allocated. So of our portfolio today, which is about 6 billion active investment, 2 billion is in heating, over half a billion is in elevators and some of those statistics that were in the testimony. But basically, we focus most of our investment in the pillar areas. Obviously, in addition to that, we have a number of programs that have been funded by the

City that are very critical. So we have a 1.5-billion-dollars roofing program. We have over half a billion dollars in façade work and brick work that's critical as well. And then we obviously have generous contributions from City Council Members that typically are focused on things like community centers, playgrounds, and other amenities on the campus. It's only about 1 percent of our budget, but it is a significant number of projects. And so largely, our funding goes directly to specific areas we're required to invest in for compliance and for resident health and safety.

COUNCIL MEMBER BRANNAN: I mean, that sounds great, but the pillars, it sounds like it covers just about everything. So how do you triage within that bucket?

CHIEF ASSET OFFICER MAVANI: Sure. So maybe I'll just make two comments. Out of our 78 billion dollars of need, about a third of it is within apartments so everything from windows to flooring to fixtures, and that's where we're not able to invest because it doesn't directly relate to those compliance areas so there's a significant portion of need that we're not able to meet today that relate to

kind of day-to-day apartment quality of life. Within each area, we have prioritization that's based on that type of asset. So, as you would imagine, for something like heating, our prioritization is based on things like the rate of heating outages, work orders that are put in, and then what we typically call the remaining useful life of the asset. So, in a heating system, whether it's the boilers or the piping or other types of components, they have a typical life, anywhere from five years up to 80 years. And as those assets get to the end of their life, they start to have a lot more problems, they fail more frequently, we have to continually repair them, and so when we're prioritizing funding in any area, we look at the key factors that should drive where the systems are in most need of investment, and then we invest on that basis.

COUNCIL MEMBER BRANNAN: And how much of that would be covered by PACT?

CHIEF ASSET OFFICER MAVANI: When we put out the 2023 Physical Needs Assessment, which is where that 78-billion-dollar number comes from, at the time we were able to project that about half of that need, 40 billion, would be addressed through our

2 PACT program as well as the Public Housing
3 Preservation Trust, so those tools allow us to
4 address about half of that need as we go, and
5 otherwise we're looking for either extending those
6 strategies or looking for additional capital
7 investment for the remaining need.

8 COUNCIL MEMBER BRANNAN: Okay. Thank you
9 very much. Thank you, Chair.

10 CHAIRPERSON BANKS: Thank you. We have
11 Council Member Bottcher.

12 COUNCIL MEMBER BOTTCHEER: Thank you so
13 much. You said a short while ago that 200
14 unauthorized occupants had been removed from NYCHA
15 apartments. By unauthorized occupants, are you
16 referring to individuals who are squatting in empty
17 apartments?

18 CHIEF OPERATING OFFICER TRIMBLE: Yeah, so
19 we can clarify the terminology for you between
20 squatter versus unauthorized. Obviously, squatters
21 have rights after 30 days, and so these are
22 apartments where there are unauthorized occupants
23 that have not yet reached 30 days and squatting so
24 it's slightly technical. We can certainly send you
25 the breakdown of the work that we're doing with NYPD.

2 COUNCIL MEMBER BOTTCHER: So, an
3 unauthorized occupant is someone who is living in a
4 vacant apartment for less than 30 days.

5 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Thank
6 you for the question. I want to just make sure that
7 we're using the terminology carefully. So, I think
8 it's best for us to speak to the NYPD and get back to
9 you because I think there are terminology that's used
10 differently by the NYPD than we do, and so I just
11 don't want to misstate anything.

12 COUNCIL MEMBER BOTTCHER: Putting the
13 terminology aside, there are people who have occupied
14 empty NYCHA apartments, and they are now there.
15 They're not leaseholders. How many of those exist
16 throughout the NYCHA portfolio? How many units are
17 occupied from folks who just moved in without
18 permission?

19 CHIEF OPERATING OFFICER TRIMBLE: I don't
20 have the total number of squatters across the
21 portfolio. I don't know if that's something we are
22 tracking comprehensively, so I don't think we have
23 that full number.

24 COUNCIL MEMBER BOTTCHER: 200, though,
25 have been removed to date. Over what period of time?

2 CHIEF OPERATING OFFICER TRIMBLE: I'd say
3 over the past year or so with our work with the NYPD
4 Task Force on this.

5 COUNCIL MEMBER BOTTCHER: And though you
6 might not have the exact number handy, are we talking
7 about thousands of units? Are we talking about
8 hundreds? Because 200 were removed.

9 CHIEF OPERATING OFFICER TRIMBLE: I really
10 couldn't say.

11 COUNCIL MEMBER BOTTCHER: So it could be a
12 lot more than 200 that are occupied by... and you
13 talked about a concerted effort. What was the name of
14 that effort to remove the unauthorized occupants?

15 CHIEF OPERATING OFFICER TRIMBLE: The NYPD
16 has a task force. It's the Violence Prevention Task
17 Force, which is a strange name. I think it's really
18 Anti-Violence Prevention, but it's called the
19 Violence Prevention Coordinator. It was Detective
20 Barron. He just recently retired. We were working
21 closely with his team to coordinate reclamation of
22 our apartments.

23 COUNCIL MEMBER BOTTCHER: And once someone
24 is there for over 30 days, it's no longer dealt with
25 in that way. They now have rights to remain there.

2 CHIEF EXECUTIVE OFFICER BOVA-HIATT: I can
3 tell you that currently our active holdover licensee
4 cases, which is, I believe, what you're referring to,
5 we currently have 1,448 active cases in Landlord-
6 Tenant Court.

7 COUNCIL MEMBER BOTTCHER: Got it. So
8 there's 1,448 instances of when someone has moved
9 into an empty unit.

10 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Yeah,
11 they're holdover licensees.

12 COUNCIL MEMBER BOTTCHER: And those are in
13 Landlord-Tenant Court to figure it out that way.

14 CHIEF EXECUTIVE OFFICER BOVA-HIATT:
15 Correct.

16 COUNCIL MEMBER BOTTCHER: In 2019, NYCHA
17 collected 88 percent of the rent; 2020, it was 81;
18 2021, it was 71 percent of the rent; '22, 64; and
19 then it was 64 again, and then last year, it was 65
20 percent. NYCHA is anticipating around 185 million
21 dollars in additional funding to help address this
22 rent arrears problem, which is a big problem because
23 it's a third of your operating budget comes from
24 rent. After that 185 million dollars is spent to
25 address rent arrears, what do you anticipate the rent

arrears rate to be? What percentage of the rent will NYCHA be collecting in 2026?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

I could not give a percentage of the rent that we anticipate to be collected. I would say that at that point, we would have a balance of 360 million dollars in rent arrears still owed, and so we expect that the rent arrears rate would increase, but I could not tell you by what figure. It really does depend on tenant behavior.

COUNCIL MEMBER BOTTCHE: One more

question, Chair. I apologize.

CHAIRPERSON BANKS: You may.

COUNCIL MEMBER BOTTCHE: So once that 185

million is spent to address the rent arrears, what's the plan beyond that? What additional funding is coming? Where do we go from there?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

Sure. So we don't know of, at this point, any additional rental assistance programs beyond that funding, and so we would continue to do our normal tenant workouts and enforcement. So, we would certainly work with our tenants to get them on payment plans, encourage folks to pay the rent, do

2 one-shot deals with HRA, and do the sort of
3 enforcement and collection work hand-in-hand with our
4 tenants at the property level. So there are no other...
5 to answer the question very clearly, there are no
6 other rent assistance programs beyond those that we
7 are aware of at this time.

8 COUNCIL MEMBER BOTTCHER: And what size
9 check would you need right now to cover all the rent
10 arrears out there?

11 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
12 545 million.

13 COUNCIL MEMBER BOTTCHER: So we've got to
14 get you that delta there between the 185 million and
15 the 545, you said?

16 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
17 So you'd have to get us 360 million.

18 COUNCIL MEMBER BOTTCHER: Okay. This is
19 critical that we do this because it's the... when
20 people have these rent arrears on their backs, it's
21 hard to get them up-to-date on their month-to-month
22 payments.

23 CHIEF EXECUTIVE OFFICER BOVA-HIATT:
24 Council Member, yeah, that's exactly right. When you
25 think about a family, and our CFO mentioned this

earlier, to owe 6,000 dollars when your rent is 350 dollars, although we are so incredibly grateful that we were able to provide rental assistance to our tenants, it came two years into the pandemic. So, we have residents, really through no fault of their own, so many of them want to pay rent, but it's very, very difficult for them to catch up. And some sign payment agreements, but as we mentioned, we can only go up to 40 percent of a tenant's income, and so that pushes out their ability to become non-delinquent years and so it's really a struggle, and I think you're absolutely right that there are so many residents that want to pay their rent and are staying current, but the significant amount of arrears, it's going to take them five to 10 years to catch up.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

And I just want to correct one thing on Lisa's behalf. The average rent arrears owed per household is 8,116 dollars.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: Thank you.

CHAIRPERSON BANKS: Thank you, Council Member Bottcher. We have Council Member Avilés.

COUNCIL MEMBER AVILÉS: Thank you so much, Chair. Thank you to the NYCHA folks. I'm so sorry if I ask a question that you've been through already. I came in a little late, but I'm looking at the adopted capital plan chart in your testimony on page five, and I'm really struck by the 2026 column that says State capital sources and a big zero. Why is that, and what are we asking the State? What level of funding are we asking the State to commit to NYCHA?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: Sure. Thank you for the question, Council Member Avilés. We are asking the State for 500 million dollars of capital funding in support of our rehabilitation of our properties. We would welcome any advocacy from our City Council Members in support of that ask.

COUNCIL MEMBER AVILÉS: And I guess that is a slightly decreased ask from what the prior 2025 column shows.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: So, the prior year includes a rollover of any funding that wasn't spent previously.

COUNCIL MEMBER AVILÉS: Is there a potential for rollover from 2025 into 2026?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

It's certainly possible. We continue to work to spend on all of our capital funds. As you know, capital projects take a number of years to complete so it's certainly possible that some of that money could roll over, but we really do believe that an additional 500 million dollars from the State could help us to make meaningful progress.

COUNCIL MEMBER AVILÉS: Yes. The State 100 percent should be actually contributing a significant amount to their Authority.

In terms of vacant units, my understanding is that we are now hovering around an 8,000 number of vacant units across, which gives me a heart attack, because the numbers are increasing when it should be decreasing, given the thrust and the funding to get them online so what is happening?

CHIEF OPERATING OFFICER TRIMBLE: Thank you, Council Member. So yes, your numbers are correct. We are happy to report that in 2024, we turned over just over 4,000 units, which is a 52 percent increase from the previous year so as we've said in our multiple conversations here, this is a high priority for us and something we've been very

focused on improving our production of. We turn over about 430 units a month. However, 60 percent of the move-ins are transfers due to emergency transfers, other needs, reasonable accommodations. So when 60 percent of the move-ins every month are a transfer, it just creates another vacant unit so it's very hard to make progress on the overall number. But I actually think the overall number is less important than our actual productivity here so the fact that we've increased production by 52 percent, it's something we're continuing to look at and hoping to increase further. But 430 units a month is the highest number we've had in the past few years. And I want to reiterate that these are lead-free and asbestos-safe apartments so this is a tremendous change for us and I think a really important change for public housing, that these are units every month coming online free of environmental hazards.

COUNCIL MEMBER AVILÉS: And could you, you don't have to do this right now, but I'd like to request the office provide me with information on Red Hook houses, the number of vacant units, and kind of the situation with the houses there.

CHIEF OPERATING OFFICER TRIMBLE:

Absolutely. I will say Red Hook is still recovering.

We had quite a number of vacant units that we were holding in anticipation of the comprehensive modernization at Gowanus and Wyckoff, and so in order to facilitate relocations and keep families in their neighborhoods, we were holding units at Red Hook in anticipation of that. We since released a lot of units because the relocation plans have changed for Gowanus and Wyckoff, and so we're now working on turning those over.

COUNCIL MEMBER AVILÉS: Yeah. And Red Hook residents were being sent to East New York, which is obscene, right? When we have vacant units in Red Hook, we're holding them for another development, Gowanus, which is our neighbor, but then when you got Red Hook residents being sent to East New York, it doesn't make any sense at all so I'm glad to hear that those units are going to be turned over. We can follow up more specifically around that.

In terms of, I hear you on the one-to-one shift, so the overall numbers don't match. But even 8,000 units in a housing crisis, we want you to continue that productivity. That's what we're

investing in so we're glad to hear that there is progress, even though the numbers don't feel that way. We'll continue to certainly push on that. In terms of, we've been... Chair, I'm sorry, just one more question.

CHAIRPERSON BANKS: You're permitted, Council Member.

COUNCIL MEMBER AVILÉS: In terms of, we understand that, or can you tell me more about how long it is taking for folks to process vouchers to get a unit in NYCHA? We understand that there is a very slow slog around getting folks who are having vouchers to get units.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: Thank you for that question. I think it's less of an issue with them getting vouchers but finding apartments. As you know, we have an incredibly low vacancy rate, and we have vendors working with our voucher holders to try to help them find apartments, but I think that's really where the rub is.

COUNCIL MEMBER AVILÉS: Okay. So how do you manage? I know you have transfers and emergency transfers, obviously, that should be getting priority

2 and new folks. How do you triage amongst those
3 competing populations?

4 CHIEF EXECUTIVE OFFICER BOVA-HIATT: That
5 is a great question that I do not have the answer to,
6 and I don't want to misspeak so that's something that
7 we can get back to you on.

8 COUNCIL MEMBER AVILÉS: Okay. Happy to
9 follow up.

10 And then, I guess, lastly, thank you for,
11 I think, Shaan, you sent information around capital
12 updates, and I would like to have a sidebar
13 conversation with you to get more clarity. It's very
14 generic, and I don't understand what it means
15 practically in terms of the development so I'll be in
16 touch with you around that.

17 CHIEF ASSET OFFICER MAVANI: Of course.
18 Thank you.

19 COUNCIL MEMBER AVILÉS: Thank you. Thank
20 you, Chair.

21 CHAIRPERSON BANKS: Yes. We've also been
22 joined by Council Member Mealy. And Council Member
23 Mealy, you have some questions?

24 COUNCIL MEMBER MEALY: Thank you, Chair. I
25 have one question. With your five-year plan, how can

you justify having no property emergencies? Could someone explain that to me? Because a senior fell out, and the Fire Department came and broke down her door, got inside, and do you know how long her door just was fixed after I found out? So, you're saying now any NYCHA development will not have emergency services?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
No, ma'am. That number is just an estimate. We do it year-over-year to figure out.

COUNCIL MEMBER MEALY: But it's going down to zero.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
Yes, but any of the funding, so I'll take a step back and say that any of the funding that we have for our capital plan could be reallocated at any moment to address a property emergency so we address all property emergencies in a timely manner. For example...

COUNCIL MEMBER MEALY: So, why would you put this on your capital plan? That's giving us to say that you're just not going to have it or you're now going to find money whenever it arrives, but that may be too late.

2 CHIEF ASSET OFFICER MAVANI: Yeah, Council
3 Member Mealy.

4 COUNCIL MEMBER MEALY: I already see how
5 long it takes you just to fix a door. Do you know
6 people was coming into her house stealing her food,
7 her chair? So, tell me.

8 CHIEF ASSET OFFICER MAVANI: Sure. So
9 maybe I can help clarify. There are allocations and
10 budgets for each property, which can be used for
11 emergencies. There's also allocations on the
12 operating budget side. And then there are allocations
13 on the capital budget side in multiple places. And so
14 that line you're seeing in the budget was one of
15 those contingency budgets we hold to deal with larger
16 emergencies.

17 COUNCIL MEMBER MEALY: What kind of
18 emergencies?

19 CHIEF ASSET OFFICER MAVANI: Or larger
20 emergencies.

21 COUNCIL MEMBER MEALY: Larger like what?

22 CHIEF ASSET OFFICER MAVANI: What's a good
23 example? Yeah, like a water main break. If we find a
24 gas outage and it requires a riser replacement. If we
25 find a major unusual roof issue that's structural and

is putting residents on the top floor at risk. Those type of things will require a larger one-time allocation in the millions of dollars rather than a smaller emergency situation so it's important, I think, for us to clarify that our emergency services team and all the work that they do and the emergency we respond to are fully funded on the operating side to the extent we can keep them funded, just like previous years. And even on the capital budget side, this is not the only line item that we hold to deal with those type of emergencies. For example, in my area, we maintain a façade emergency team when there's any brickwork issues and we have to mobilize. That is a separate budget line item, which is budgeted. And so I just want to clarify that line being zero does not mean that we're not holding various funds to ensure we can deal with any contingencies that come up at the properties.

COUNCIL MEMBER MEALY: So, it's like a miscellaneous budget item?

CHIEF ASSET OFFICER MAVANI: It's an additional contingency item that we hold explicitly in the capital budget, but there's a number of places we have that on capital and operating.

2 COUNCIL MEMBER MEALY: Thank you.

3 CHAIRPERSON BANKS: Thank you, Council
4 Member Mealy. We will now proceed with some more
5 questions, and this is actually from Council Member
6 Selvena Brooks, and this is pertaining to the Far
7 Rockaway Trauma Center. Last year, the Mayor and his
8 Administration agreed to support the efforts to build
9 a trauma center on Rockaway Peninsula. As part of
10 this agreement, the Administration allocated 25
11 million dollars in the previous Fiscal Year and
12 agreed to transfer over the NYCHA property to the
13 City as a site of the trauma center. We are currently
14 working to secure 300,000 dollars in discretionary
15 funding to pay for the NYCHA fees associated with the
16 land transfer process. Does NYCHA remain committed to
17 the land transfer process the Mayor committed to?

18 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Yes.

19 And as we've spoken about, we need a plan that
20 includes both funding and a provider before we can
21 start the Section 18 process because we do need
22 authorization from HUD to transfer the property.

23 CHAIRPERSON BANKS: Given the Mayor's
24 commitment to this transfer, what further steps are
25 needed to move this process forward?

2 CHIEF EXECUTIVE OFFICER BOVA-HIATT:

3 Funding and a provider.

4 CHAIRPERSON BANKS: The provider was not
5 part of the plan?

6 CHIEF EXECUTIVE OFFICER BOVA-HIATT:

7 Pardon?

8 CHAIRPERSON BANKS: Was the provider not
9 part of the plan?

10 CHIEF EXECUTIVE OFFICER BOVA-HIATT: It's
11 my understanding that they haven't... there's no
12 provider at the moment, but that might have changed,
13 but we need both funding and a provider in order to
14 start the process with HUD.

15 CHAIRPERSON BANKS: So there was no
16 provider that was part of the plan?

17 CHIEF EXECUTIVE OFFICER BOVA-HIATT: It's
18 my understanding that there was not. No.

19 CHAIRPERSON BANKS: Okay. What is the
20 expected timeline, and by when does NYCHA expect to
21 have this land transferred to the City?

22 CHIEF EXECUTIVE OFFICER BOVA-HIATT: So
23 that really is dependent upon making sure that the
24 funding is in place and that there is a provider for
25 the trauma center.

2 CHAIRPERSON BANKS: But that was never a
3 stipulation.

4 CHIEF EXECUTIVE OFFICER BOVA-HIATT: That
5 is the requirement for HUD, the Section 18 process.

6 CHAIRPERSON BANKS: Do we have that in
7 writing?

8 CHIEF EXECUTIVE OFFICER BOVA-HIATT: We
9 have spoken at length with the Council Member about
10 it. We are also very excited about this program.

11 CHAIRPERSON BANKS: Can you get that to us
12 in writing?

13 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Sure.
14 We've already provided it in writing. We can provide
15 it again. But there are certain steps that are
16 required by HUD, not by NYCHA, in order to facilitate
17 this. We've provided it, but we will provide it
18 again.

19 CHAIRPERSON BANKS: Well, I don't believe
20 that's a requirement but, if you can get that to us
21 in writing, it would be greatly appreciated. They've
22 been very unresponsive.

23 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Who
24 is they?

25 CHAIRPERSON BANKS: The Authority.

2 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Who?

3 CHAIRPERSON BANKS: The Authority has been
4 very unresponsive as far as the information that is
5 given, and we are still waiting to find out if this
6 is a requirement or not. Again, we just want to put
7 pressure on the Authority to get us the information
8 that's needed to make sure that this is a requirement
9 and, again, we just want to stress the fact that
10 early on this was not a stipulation in the land
11 transfer.

12 EXECUTIVE VICE PRESIDENT HONAN: Council
13 Member, I can speak to this. I've met with Council
14 Member Brooks-Powers several times and her staff,
15 including increased staff at HHC.

16 COMMITTEE COUNSEL: Sorry, can I call on
17 you to administer the oath? If you could raise your
18 right hand.

19 Do you affirm to tell the truth, the
20 whole truth, and nothing but the truth before this
21 Committee and to respond honestly to Council Member
22 questions?

23 EXECUTIVE VICE PRESIDENT HONAN: I do.

24 COMMITTEE COUNSEL: And if you could state
25 your name and title, please. Thank you.

EXECUTIVE VICE PRESIDENT HONAN: My name is Brian Honan. I'm the Executive Vice President of NYCHA's Intergovernmental Department.

So, Council Member, I've met with Council Member Brooks-Powers, her staff, and HHC several times on this matter. After the first time we met with CEO Bova-Hiatt, I did send them the rules on Section 18 dispositions. In this case, we'd be giving the land at well below market rate, in fact, zero. We'd have to justify that to HUD. The justification would be that it would serve a community benefit. Now, all of us believe that a trauma center, especially on the Rockaway Peninsula, would certainly serve a community benefit. However, HUD will ask us, okay, what is the plan in place, where is the funding, and who is the provider? Right now, we have an idea, but not a plan. We need more of a solid plan in order to move forward. I'm confident that with the Council Member's leadership that she could put together a plan that will get us there, but we're not there now.

CHAIRPERSON BANKS: Well, during one of the first meetings that was held with the DM, it was

confirmed that the provider could come later. Is that still?

EXECUTIVE VICE PRESIDENT HONAN: That is not the case, no. So, HUD would not approve, and I've never seen HUD approve any Section 18 disposition without a partner in place and without funding in place.

CHAIRPERSON BANKS: So, is that a stipulation? Is that part of the stipulation?

EXECUTIVE VICE PRESIDENT HONAN: It is a requirement, yes.

CHAIRPERSON BANKS: Okay. Well, Brian, it's amazing that now we're getting this information when there was multiple emails that were sent to you and you were unresponsive to it.

EXECUTIVE VICE PRESIDENT HONAN: I was not unresponsive. Council Member, if you want, I can forward them to you. I sent the rules. In fact, probably hours after we met with the CEO and the Council Member, I literally took them from HUD's website, copied and pasted them, and forwarded them to you and, Council Member, I can forward them to you as well.

2 CHAIRPERSON BANKS: All right. We're going
3 to move on.

4 When it comes down to the vacancy rate
5 unit turnover, can NYCHA provide the current vacancy
6 rate for Carleton Manor, Hammel Houses, Ocean Bay
7 Apartments, and Beach 41 Street Houses and Redfern
8 Houses, and explain how NYCHA plans to reduce these
9 vacancies under the current budget.

10 CHIEF OPERATING OFFICER TRIMBLE: Yes,
11 Council Member, we can send you the vacancies for the
12 developments that you mentioned in your District.
13 And, as I mentioned, we are doing 430 turnovers a
14 month and working very hard to increase our
15 production.

16 CHAIRPERSON BANKS: Okay. How much funding
17 has NYCHA allocated to speed up the turnover times
18 for the vacant units in each of these five
19 developments, and what specific actions are being
20 funded to address lengthy turnover delays?

21 CHIEF OPERATING OFFICER TRIMBLE: So, the
22 vacancy budget is not broken down by development.
23 It's funding we receive to support all of our efforts
24 so we receive capital funding from the City.

2 CHAIRPERSON BANKS: Wait a minute. It's
3 not broken down per development? It's just...

4 CHIEF OPERATING OFFICER TRIMBLE: It's not
5 broken down per development. It's for all of our
6 turnovers. The Vacant Unit Readiness Program includes
7 capital funding for the asbestos removal component.

8 CHAIRPERSON BANKS: But there's no plan
9 for each development? I mean, each development has
10 its own vacancies. Am I correct?

11 CHIEF OPERATING OFFICER TRIMBLE: (CROSS-
12 TALK) ask our developments to turn over. We're
13 getting 430 a month. It's about, on average, 100
14 units per borough per month. Queen and Staten Island
15 are combined into a borough. So, we're trying to push
16 that further every month, and so most of that work is
17 done through overtime by our skilled trade staff so
18 as not to compete with repairs and occupied
19 apartments, and it's supported as well by the Vacant
20 Unit Readiness Program capital funding, which
21 supports the asbestos removal in our apartments.

22 CHAMBERS: (NOISE)

23 CHAIRPERSON BANKS: We need to establish
24 order. Thank you. Yes, you may continue. Did you
25 finish answering the question?

2 CHIEF OPERATING OFFICER TRIMBLE: Yes.

3 CHAIRPERSON BANKS: Okay. Are there
4 specific targets and performance metrics outlined in
5 the budget cycle aimed at reducing vacancy durations
6 across these five developments? And if so, what are
7 these targets?

8 CHIEF OPERATING OFFICER TRIMBLE: It's not
9 set forth in the budget, and I think it's also
10 important to remember that NYCHA is supporting the
11 funding of this turnover within our own operating
12 budget so the City's contribution is just a portion
13 of the overall cost for these turnovers.

14 CHAIRPERSON BANKS: And we're going to
15 switch over to repairs and maintenance backlog. What
16 steps are included in the current budget to address
17 the backlog of maintenance requests at the
18 developments within the 31st District?

19 CHIEF OPERATING OFFICER TRIMBLE: Thank
20 you, Council Member. So right now, our budget
21 supports our existing staff of skilled trades that we
22 are working with. As I mentioned, we have greatly
23 improved our productivity across all of our areas. I
24 understand that there's still very many repairs
25 waiting to be done, but we've been focused on...

2 CHAIRPERSON BANKS: Lots of repairs still
3 need to be done.

4 CHIEF OPERATING OFFICER TRIMBLE: Yes, we
5 understand that it's, you know, still a long time to
6 get to repairs, but we have been working very hard to
7 align our productivity and create improvements so
8 that we are getting to things faster and that we are
9 getting to repairs done with work performed so that
10 the job is getting done quicker. So, as I said, we
11 have 75 percent of our work orders are done with work
12 done, which means they're not getting sequenced
13 further to other repairs and other trades, and we're
14 able to finish the job there. For skilled trades, we
15 are trying to stay on top of annual demand. We're
16 closing 96 percent of the work orders that are open
17 within a given year, which means we are...

18 CHAIRPERSON BANKS: Is that quality work
19 or just patchwork?

20 CHIEF OPERATING OFFICER TRIMBLE: Yes, we
21 have our quality assurance team, which was set up as
22 part of the HUD agreement, one of three oversight
23 teams, does sample and review all of our work areas,
24 and so they go out, they review work performed. If
25 anyone has an issue with work quality...

CHAIRPERSON BANKS: I don't mean to cut you off, but it's amazing. We hear and we see it on paper as to what NYCHA is doing, and we talk about quality insurance, but it doesn't trickle down to the developments. One particular development, Cypress Houses, just had a meeting with the tenant association where the manager and the superintendent basically said there's not enough resources to fix the repairs in the development. Not only that, but then you have a high staff turnover rate where you have a superintendent that comes in and when you ask him about past tickets that were put in, he has no clue. He comes in and he starts just from where he starts. How is that providing a quality service to the residents of NYCHA?

CHIEF OPERATING OFFICER TRIMBLE: I think it's important to understand that a lot of the repairs that our residents are facing are really a reflection of the capital need that we've been discussing here. 78 billion dollars of capital need means that...

CHAIRPERSON BANKS: These are maintenance issues, ma'am. These are maintenance issues. Let's be clear. These are maintenance issues.

2 CHIEF OPERATING OFFICER TRIMBLE:

3 Repetitive nature of the capital need. We'll come and
4 we'll fix a leak, but because these are the original
5 pipes, we will be back again most likely to fix that
6 leak. That is something we are trying to stay on top
7 of.

8 CHAIRPERSON BANKS: What about a paint
9 job? I know a resident, she's been waiting seven
10 years for tiles. These are things that shouldn't be.
11 I know some developments, we get caught up in
12 obviously a grander scheme of things of the budget,
13 but we have a lot of developments that are falling
14 behind. This is completely because of the
15 incompetence of NYCHA. There has not been a serious
16 commitment to deal with the repair issues. So when
17 you talk about quality insurance and the fact that
18 you have all these things in place, come and speak to
19 the residents. And I've invited you out, CEO Bova, to
20 come and do a walkthrough to Cypress Houses and tour
21 the developments in my District, and we have yet to
22 see you come.

23 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Brian
24 Honan will gladly set it up. I go to many
25 developments, but respectfully this has absolutely

2 nothing to do with what you said, your words, not
3 mine, incompetence of NYCHA staff. We have 12,000
4 very...

5 CHAIRPERSON BANKS: We can agree to
6 disagree on that one.

7 CHIEF EXECUTIVE OFFICER BOVA-HIATT:
8 Dedicated staff members. What we don't have is
9 funding, and what we haven't had for the past 90
10 years is sufficient funding, and this is a federal
11 issue, sufficient funding for public housing.

12 CHAIRPERSON BANKS: We agree that there
13 are issues with funding. There are major maintenance
14 issues, things that could have been dealt with that
15 has nothing to do with funding.

16 CHIEF EXECUTIVE OFFICER BOVA-HIATT: They
17 have everything to do with funding.

18 CHAIRPERSON BANKS: And it's just the lack
19 of NYCHA's commitment to really deal with the repair
20 issues.

21 CHIEF EXECUTIVE OFFICER BOVA-HIATT: I'm
22 sorry, but that's not...

23 CHAIRPERSON BANKS: Someone getting a
24 paint job, listen...

2 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Not
3 true. I'm sorry. But all of these things lead back to
4 a lack of funding. And you know what? To COO
5 Trimble's...

6 CHAIRPERSON BANKS: How long have you been
7 the CEO of NYCHA?

8 CHIEF EXECUTIVE OFFICER BOVA-HIATT: I was
9 appointed interim in 2022. I've been at NYCHA for
10 five years. I was a general counsel before I became
11 the CEO. And I will tell you, you will never meet a
12 more dedicated group of people who are interested in
13 making sure that all residents have decent, safe, and
14 sanitary housing. But when you are trying to balance
15 a budget, and you saw the budget in the outyears, we
16 have a 200-million-dollar deficit. Maintenance is
17 tied to capital repairs.

18 CHAIRPERSON BANKS: So, CEO Bova, would
19 you agree that when a ticket is closed out, and the
20 resident is home waiting for the repair person to
21 come, and the person never comes, and the ticket is
22 closed out, that has something to do with funding?

23 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Okay.
24 Well, as Ms. Trimble spoke to about earlier, we're
25 going to talk about...

CHAIRPERSON BANKS: Could you answer that question?

CHIEF EXECUTIVE OFFICER BOVA-HIATT:
Repeat the question. I'm sorry.

CHAIRPERSON BANKS: If a resident has a ticket for repair, and the resident is home waiting for that repair person to come and take care of the repair, and the repair person doesn't come, and then the ticket ends up being closed out, does it have to deal with a funding issue?

CHIEF EXECUTIVE OFFICER BOVA-HIATT: You know what? It could actually deal with a funding issue, because that maintenance worker could be stuck at a different apartment finishing a repair there. No work ticket should ever, ever be closed if the work hasn't been done. And as our COO stated earlier, the percentage of work tickets that are closed without work being done has dropped absolutely dramatically. I think it's 8 percent.

CHAIRPERSON BANKS: Lisa, I disagree with you. You're not dealing with reality. You throw these numbers out and this data, and it doesn't match what's going on on the ground and the developments. And that, to me, is the scary part, because you

defend this. It's a frustration that's here, and I think we need a real commitment to the residents of NYCHA, and we're not getting that.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: We share your frustration, but I can assure you that a lot of the frustration that tenants are feeling, that our own workers are feeling, is that there is not enough money for us to handle all of the needs of our 173,000 apartments across five boroughs.

CHAIRPERSON BANKS: Well, I mean, listen, had NYCHA done the proper maintenance over the years, we wouldn't be in this situation, and that's what you fail to accept and understand. I get that the ship is burning now, but we could have been doing things, putting things in place to avoid this, and that's where we're at right now.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: So, Council Member Banks, I think it's important just to add a little bit of color to what Lisa's saying in terms of the numbers. So, in terms of federal underfunding, NYCHA's been underfunded by over half a billion dollars over the last 10 years in operating. So that means that over the last 10 years, we were missing half a billion dollars in addition to the

rent arrears. I think it's also important to note that in some years, it could have been in the 50 to 100-million-dollar range. So I think certainly what we are trying to do is more with less. There's a lot more work to be done. We are all very much committed to this work, and we need support from our various levels of government, particularly the federal government, and so forth, in order to get the resources that we need for our tenants, and that's the key.

CHAIRPERSON BANKS: Listen, I hear you. I think there is a commitment from all my Colleagues to advocate for more funding for NYCHA, but we do have to accept the fact that the ship is burning now, and there are things that NYCHA can do to deal with some of these issues on the maintenance side and the repair side, and it seems like NYCHA is constantly laying on you we don't have the funding, but there is a budget that exists right now that NYCHA operates with. Am I correct?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
That's correct.

CHAIRPERSON BANKS: Right. But some of these issues are going back years and years of just NYCHA not dealing with them.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: And NYCHA not being historically funded. So, it has happened over years. And it's no fault of the City, no fault of the State. But historically, we have been underfunded by our federal government partners. And so we have tried to do the best we can with the funding that we have, but 555 million dollars of underfunding just in 10 years alone is significant for us so we are doing the best we can with that 5.4-billion-dollar budget. We commit to you and to our residents to continue to work as hard as we can and, if you have specific concerns, in certain developments, we are happy to (CROSS-TALK)

CHAIRPERSON BANKS: We hear that all the time. If you have specific concerns, yeah. We've heard that multiple times. Sometimes it's systemic. It's robust. And that's the reason why we're addressing it from that standpoint.

When it comes to RAD-PACT, which is also a program implemented by NYCHA, the core component of NYCHA's transformation plan is the RAD-PACT. Through

RAD-PACT, NYCHA will utilize federally funded project-based Section 8 vouchers to convert 62,000 apartments to private management. RAD-PACT is important because NYCHA can unlock federal funding for its housing that has been systematically dismantled by the federal government for decades. How do you think the changes with the federal administration will impact federal funding for RAD-PACT?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

Sure. I'll certainly have Brian add. I think it's important to note that NYCHA continues to monitor our proposed federal funding and regulations, and we work closely with our partners. As many people know, there was a federal funding freeze which has created a lot of uncertainty in the process. We are advocating. We're actually going to D.C. next week to talk to our partners on the Hill to make sure that we continue to get the funding we deserve for our NYCHA residents to improve the conditions that you're mentioning. I'll ask Brian to provide some more details specifically on RAD-PACT.

EXECUTIVE VICE PRESIDENT HONAN: Sure.

Council Member, I think that one of the few things

that this current Administration is committed to and the Administration before is RAD as a tool to find investment for public housing. And all things that we're hearing from Washington is that Section 8 funding remains much more secure than Section 9 funding, and that has been true for quite some time now. And right now, RAD is the only tool that HUD offers in order to bring real investment into developments.

CHAIRPERSON BANKS: With the 62,000 units that have been converted to RAD, is there any savings for NYCHA, the Authority, because obviously we've had multiple units converted, multiple developments converted. What does that look like as far as repairs now or the budget for repairs for the other developments?

EXECUTIVE VICE PRESIDENT HONAN: Sure. So, yep, I'll let Shaan talk about it. But can I just say, short term, there is some savings, but long term, so our funding on the Section 9 side is based on the number of units we have. When we convert, we have fewer units, and that does reflect our funding. So short term, yes, some savings. Long term, we

actually lose some funding from Washington for the Section 9 portfolio, but we have a smaller portfolio.

CHAIRPERSON BANKS: So, with the 62,000 units that have been converted, can you give us a dollar amount as to savings for NYCHA over the last four or five years?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: So, just to add some color to what Brian was mentioning, when you convert a unit, you step down the subsidy and you actually lose public housing operating subsidy because that unit now belongs in the Section 8 portfolio. What we've done over the past five years is reinvest in the HUD agreement and pillars so you've seen an increase in NYCHA staff, you've seen an increase in skilled trades and so forth, so what we've done actually is add more resources so you have that, let's say, 50 people that worked at that development. Those 50 people reallocated to other properties in the portfolio to fill vacancies and provide that support, and so there are no sort of large, big picture savings. As Brian mentioned, the budget over time is actually decreasing because you no longer get the funding for those units.

CHAIRPERSON BANKS: So, you've had a decrease in your budget because of those units converted.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: Over time, it steps down and you lose money for those units because you're funded based on the units that you have. When a property converts, HUD steps down the funding over two years. They give you a small sort of temporary increment, and that is what we use to sort of reallocate staff and provide additional resources to the developments that remain.

CHIEF ASSET OFFICER MAVANI: Maybe I can add. So, the operating revenue decreases because the units have moved out of the Section 9 portfolio. The operating expense also disappears along with that, right, because NYCHA doesn't have to maintain the property anymore, and then there's a significant benefit on the capital side. So, 62,000 units is the overall goal for the PACT program. For the units that have converted to date, it's an equivalent to about a 6.5-billion-dollar capital investment, right, that's come off of our physical needs by those properties converting so there's both the operating budget impacts and the budget and the cost side and then

there's also a significant amount of liability that's moved off of our books and have been funded and renovated through the PACT program.

CHAIRPERSON BANKS: So, it's just an asset that tends to be removed off of the books of NYCHA basically. Well, that particular development is then just removed off.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: It's the capital repair cost.

CHAIRPERSON BANKS: So, the capital repair cost goes away.

CHIEF ASSET OFFICER MAVANI: The capital repair cost zeroes out. The operating budget revenue and cost zero out. And then from a number of the PACT deals, we do continue to get revenue from the property over time through the partnership with the PACT partner.

CHAIRPERSON BANKS: Okay. How do you think that the changes with the federal administration will impact federal funding for RAD-PACT, and what kind of indicators are you seeing?

CHIEF ASSET OFFICER MAVANI: I think that might be the question that Mr. Honan just answered around the federal impact.

2 CHAIRPERSON BANKS: What indicators are
3 you seeing?

4 CHIEF ASSET OFFICER MAVANI: Indicators.

5 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
6 So we don't have a federal budget yet. As you know,
7 the federal government is still trying to avoid a
8 shutdown on March 14th so we are continuing to
9 monitor. But as Brian mentioned, we do and have heard
10 that there is an increased sort of emphasis on the
11 Section 8 portfolio and that they are generally
12 supportive of RAD-PACT and losing Section 9 units and
13 putting more units in Section 8, but there is no
14 budget yet and so we are happy to give the Council an
15 update once that happens.

16 CHAIRPERSON BANKS: Okay. Prior to the
17 Trump Administration, NYCHA's ability to use PACT
18 more broadly was limited by a cap set by Congress. In
19 addition, NYCHA would need approval from HUD. How
20 realistic do you think an expansion of the RAD-PACT
21 program is under this Congress?

22 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
23 We think it is possible. They seem to be supportive
24 of the RAD-PACT program and so we will continue to
25 advocate, but we think it is possible.

2 CHAIRPERSON BANKS: Okay. We are going to
3 move to our second round of questions, and we are
4 going to start... actually, we are joined by Council
5 Member Salamanca, and our first round of questions
6 will actually start with Council Member Salamanca.

7 COUNCIL MEMBER SALAMANCA: Thank you, Mr.
8 Chair. Good afternoon.

9 Just to get going here, senior centers. I
10 have a few senior centers that are in NYCHA
11 buildings, one of them being Melrose Mott Haven
12 Senior Center. I've seen at the senior center, they
13 have issues with their ceiling. A few years back
14 during COVID, there was repairs that were done to the
15 senior center. I know that the building itself is a
16 senior building. Repairs were done. Now we are back
17 to the same thing. The ceiling is gone. We are
18 flooding. Can you explain to me what repairs were
19 actually done four years ago that now we are back to
20 the ceiling being flooded over again?

21 CHIEF ASSET OFFICER MAVANI: I don't have
22 the details of the repairs from that point in time
23 with me today as well as the driver of the flooding
24 that may be happening more recently with the rain. We
25

can maybe follow up with you offline in detail on that.

COUNCIL MEMBER SALAMANCA: I made nine years in office this weekend and, for nine years, I've had the same issue with NYCHA with this senior center. Repairs were made. The senior center for some time was closed to make repairs in the building. Now these seniors, they are congregating in a place which I feel is unsafe. Every time I bring it up, that's the same response I get, you're going to follow up.

The leasing of property, I was recently talking to a supermarket owner in Brooklyn. He had concerns because apparently, I didn't know that NYCHA has property that you lease, and he's on a month-to-month lease which is affecting his business because he cannot... the distributors where he gets his supplies do not want to give him anything on credit knowing he's on a month-to-month lease. How much property does NYCHA lease?

CHIEF OPERATING OFFICER TRIMBLE: And I'll share my answer. Good morning, Council Member. We are starting to review all of our commercial spaces. Many of them face the same physical needs that our residential spaces face. We've been limited in our

ability to lease them out, but we're looking to be more strategic in that area so we're taking stock of all of our commercial spaces. Happy to share that with you, and I definitely would like to get the information about this Brooklyn supermarket. We do have some supermarkets and other leases on our properties. I'm not familiar with a month-to-month set up so we definitely want to find out more about that specific case.

COUNCIL MEMBER SALAMANCA: I appreciate that. It's not in my District. We have a mutual friend, and he asked me to reach out and I just wanted to see how we can be of help to him. It's difficult to run a supermarket business knowing you're a month-to-month and your vendors know that you're a month-to-month and they do not want to give him credit so he can supply his store. It's an issue and it's affecting his livelihood.

CHIEF OPERATING OFFICER TRIMBLE:
Absolutely. We're happy to follow up on that.

COUNCIL MEMBER SALAMANCA: All right.
Thank you.

I just want to highlight, again, I made nine years, in 2016 when I came into office, I

remember there was a total cost to fix all of NYCHA was 35 to 40 billion dollars, and I see how it has ballooned to 78 billion dollars, which is extremely sad. I'm not going to ask a question. I just want to highlight it's difficult for Council Members, and I've said this in the past, to allocate funding and, when we do give you the funding, it takes years and years and years to actually implement the funding we allocated so it's just frustrating.

Finally, I want to talk about the RAD and PACT. I know that it's not a one-size-fits-all, but I believe in it for smaller NYCHA developments. And Stebbins Hewitt, I know it's almost completed. Do you have a timeline when the Stebbins Hewitt RAD-PACT program will be completed?

CHIEF EXECUTIVE OFFICER BOVA-HIATT: I don't have that with me, but we can follow up with you.

COUNCIL MEMBER SALAMANCA: I can tell you it's been a life changer for the tenants that are there. I lived on that block for 20 years. When I became a Council Member or when I was a District Manager, the constant complaints about having a horrible winter, the boilers not working, the leaky

roofs, the entrance to the doors always broken. Now this was the first winter they had hot water, they had a boiler, did not need to complain. They feel more secure because there's surveillance cameras in the building, there's better lighting, and the outside of the building does not look like a NYCHA development. It looks more like a privately owned, brand-new, 100 percent affordable housing building that we built. And they're confident. What they feel good about is they know they still have their NYCHA...

CHAIRPERSON BANKS: 30 seconds to wrap up.

COUNCIL MEMBER SALAMANCA: I got it. Thank you. They still have their NYCHA privileges. With that, I just wanted to say thank you for that.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: No. You're so welcome. It sounds like it probably closed, but they're in the middle of getting their repairs done. We hear that so much. What RAD-PACT does is provide the so-very-needed capital repairs that these buildings and these residents so desperately need, and the before and after. You can go from building to building, whether it's a small one or a large development, and pictures say it all.

2 COUNCIL MEMBER SALAMANCA: Thank you, Mr.
3 Chair.

4 CHAIRPERSON BANKS: Thank you. We'll now
5 move to Council Member Avilés.

6 COUNCIL MEMBER AVILÉS: Thank you, Chair,
7 again. I guess I wanted to follow up on a couple
8 things. Can you walk me through the process related
9 to the voucher holders? I understand that obviously
10 there are many types of tenants that you're trying to
11 fill but, in terms of voucher holders, how long does
12 it take to schedule appointments for those units that
13 you are engaged with?

14 CHIEF OPERATING OFFICER TRIMBLE: Council
15 Member, are you asking about appointments between the
16 Section 8 voucher holder and the private landlord?

17 COUNCIL MEMBER AVILÉS: Yes, NYCHA as a
18 landlord. So, inspections that need to be done with
19 some of these voucher holders, apartments need to get
20 inspected. Does NYCHA engage in that and how long
21 does that process take?

22 CHIEF OPERATING OFFICER TRIMBLE: (CROSS-
23 TALK) I don't think we have that information with us
24 today, but we can certainly follow up.

COUNCIL MEMBER AVILÉS: Brian has all the information. (SPEAKING SPANISH)

EXECUTIVE VICE PRESIDENT HONAN: Once a tenant is called, they then have to fill out a rental packet. Once their rental packet is completed and accepted, it usually takes between two and three weeks in order to get an apartment inspected. If it's a VAWA case, somebody with domestic violence issue, we can expedite it, but generally that's the time period for an inspection.

COUNCIL MEMBER AVILÉS: So, from the rental packet to the final determination of inspection, a month?

EXECUTIVE VICE PRESIDENT HONAN: Yeah, about a month.

COUNCIL MEMBER AVILÉS: Okay. And then if there are challenges with that process or it doesn't quite shake out that way, where does one call to move that process forward?

EXECUTIVE VICE PRESIDENT HONAN: Sure. They can call the call center or they can make an appointment in one of our walk-in centers if they want to speak to somebody in person in Brooklyn,

close to your District, it's on Atlantic Avenue, and that's what they would follow through.

COUNCIL MEMBER AVILÉS: Okay. And then in terms of just quick segue, you can probably stay there, you're going to answer all of those Specifically, as it relates to Red Hook, when can we expect the emergency boilers to be taken offline, related to the Sand and Sea Resiliency Repair?

(SPEAKING SPANISH) Just pull up a chair.

CHIEF ASSET OFFICER MAVANI: Sure, thank you for the question, Council Member Avilés. So the new boilers, the high pressure investment in the new boilers is already online and running for some time. Because that's a new technology for NYCHA, we don't use those type of high pressure boilers in any other properties, we're doing a little bit of an extended commissioning to train our staff and to make sure we're fully comfortable operating those, and for that reason the temporary boilers have been kept on, but the system is already running on the new boilers.

COUNCIL MEMBER AVILÉS: But how long are we going to keep them on for training purposes and public nuisance of residents?

CHIEF ASSET OFFICER MAVANI: Sure, I feel like I know the answer, but I don't want to get it wrong, so let me just follow up with you with the exact timeline that we've agreed.

COUNCIL MEMBER AVILÉS: Okay. And in terms of Red Hook in particular, could you provide my office with the numbers of folks that you have in eviction proceedings. Also would like to know specifically about the backlog of repairs across the development. We can follow up after. I just want to get the questions on the record.

And then to this notion of property emergency allocation, obviously you stated it's portfolio-wide to give you flexibility to respond. How you respond to all manner of very important emergencies for every development, I do not know. But is there an allocation, let's say, for Red Hook in terms of capital repairs on how they can manage the property? And there might be tiers of this, there might be utter emergency, cataclysmic, and it might be slightly smaller emergency, but does the development have a pool of resources that it is able to be somewhat responsive to in a quick timeframe?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

Sure. So, to start, each development has an operating budget. What we have found though is when there are emergencies of that kind, the property manager doesn't have sufficient resources to respond.

Otherwise, that would sort of decimate the entire annual budget. So that's where we go to the property emergency bank, which we use across the entire portfolio. We add additional funding where we can, so if we get a new grant and we find we have additional money from the federal government, we'll put more in that line. For example, that's also where we'd work with Shaan to say hey, Shaan, what do you have in ANCM for that property, do you have money in your contingency, so because frankly we have so many emergencies, we have sort of pools of contingency funding. The funding that you see there is actually what Finance manages for things like a gas outage, a water main break, so that we can be responsive. If I get a budget modification requesting additional funding for that kind of emergency from a property, we respond within 24 to 48 hours. If it's sort of a larger scale emergency that requires planning and months of work, that's where we would, you know, talk

to Shaan and his team on the ANCM contingency. So that money is really just there so that a property manager isn't waiting for weeks because they feel like if they were to use the funding in their budget, they wouldn't have anything left for the rest of the year. So it's really just a way for us to be responsive quickly. We also have emergency funding and an emergency services department, which is funded on the operating budget and managed centrally by Eva's team. So because there are so many emergencies, we find that we need to be really nimble and flexible and sort of provide the resources as quickly as we can through any manner. So, if it's really quick, it would come from that emergency pot. If it's something that requires more planning, that's where we talk to the ANCM team run by Mr. Mavani.

COUNCIL MEMBER AVILÉS: Thank you. I'll follow up more specifically, but in terms of Council-funded projects, in the testimony it said those projects are moving forward after kind of long-awaited delays. Can you speak to me more specifically about that?

CHIEF ASSET OFFICER MAVANI: Sure. Thank you for the question. So yes, back about a year and a

half ago for capacity kind of constraints, we put about 50, 55 projects that were Council-funded mainly and some Mayorally funded projects on pause formally to rather than just not be able to move them forward, but not communicate that we wanted to be more explicit, and that allowed us to focus our resources on some of our major compliance commitments and larger projects, you know, the boilers, the elevators, things like that. We had committed to restart any paused projects by this July. We have restarted 75 percent already, and in fact a number of them have completed construction. We have about 25 percent more to restart between now and June, and that should not be a challenge for us. The benefit we've had from this process is that our project teams now are not overloaded and they're able to focus on quality and other components on each of their projects, you know, much more in line with what other capital project teams typically are managing, and so that one year or one and a half year pause process really benefited us to be able to right-size the work so that our teams are giving the due attention to any project no matter how big or small.

2 COUNCIL MEMBER AVILÉS: Thank you. Thank
3 you, Chair.

4 CHAIRPERSON BANKS: Thank you, Council
5 Member Avilés. We'll now move to Council Member
6 Marmorato.

7 COUNCIL MEMBER MARMORATO: Thank you. So
8 you guys keep looking at statistics and numbers, and
9 I just want to gently remind you guys that these are
10 people's lives who are impacted by these statistics
11 and these numbers, and as we start going through
12 things, I see that you're spending 182 million
13 dollars on overtime. Wouldn't it be cheaper to, like,
14 hire more employees, and do you have a problem with
15 recruitment?

16 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
17 So 182 million dollars in overtime is actually a
18 decrease from prior years.

19 COUNCIL MEMBER MARMORATO: It's still a
20 lot of money.

21 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
22 Trust me. I agree with you. Last year, we spent 234
23 million dollars in overtime, and that has helped us
24 to meaningfully address the work order backlog, but
25 to your point, that is unsustainable, and so we've

decreased the budget to 182 million dollars, and we are providing, you know, additional support for our staff through full-time staff as well as contracts to support the work order backlog.

COUNCIL MEMBER MARMORATO: Is there an issue with recruitment? I mean, are you just not hiring more employees? And, you know, you talk about, like, funding and this and that. Like, these are simple little asks, like sweeping a floor with two inches of dust, food all over an elevator floor. Like, these are simple maintenance issues that are not getting done, and I don't think it's because there's backup. These are things that should be done every single day.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: So, there is certainly a tradeoff that we constantly face between overtime funding and hiring additional staff. We have a pretty high fringe and benefits rate, and at the same time, we are trying to manage getting all of the work done that you mentioned. And some of that work has to be done in overtime because we are trying to be responsive perhaps after hours. We also have scheduled versus unscheduled overtime. So, for example, 30 percent of our overtime budget is

for schedule shift coverage on weekends to have caretakers and maintenance workers at the developments to pick up trash, sweep floors, mop stairwells, etc., as you mentioned, on the weekends. So that, while it seems like it would be a normal cost because of our union contracts, that is considered overtime as well on Saturday.

COUNCIL MEMBER MARMORATO: That's a big number.

CHIEF OPERATING OFFICER TRIMBLE: And I just want to add, sorry to answer your question, we actually don't have an issue with recruitment. We've improved our frontline hiring tremendously over the last year so it's only taking us about 30 days to replace frontline staff so we've worked hard with our HR department. They've made tremendous strides to make sure that we have bodies in all of our headcount and so we're able to do that. But as we've said, overtime is a standard part of our business practice. It doesn't mean that we can transfer it easily to hiring new staff.

COUNCIL MEMBER MARMORATO: Do these maintenance workers have an accountability, like

something that they have to report what they actually do every single day?

CHIEF OPERATING OFFICER TRIMBLE:

Absolutely. And we're monitoring that on every single day. So, all maintenance workers, skilled trades, they work off of a handheld device. They have to clock in for their work orders. We're actually able to monitor their labor in real time in order to see what their time is per work order.

COUNCIL MEMBER MARMORATO: Okay. Because I think that needs to be investigated a little bit more, only because of the fact that I get the text messages to my phone, they said they came and cleaned, and it's not the right location that they cleaned, or it's just an old picture of some sort.

And I want to just touch on squatting, because my time is limited. This is public housing. Wouldn't you want to address squatting before the 30 days are up, where they actually have rights to stay in the apartment? I mean, don't you want to find a pathway to success for these people to be in these apartments legally and the right way?

CHIEF EXECUTIVE OFFICER BOVA-HIATT:

Absolutely. But there are many different types of

squatters. There are people who go into vacant apartments. There are people who find out that a tenant is deceased and get in. The sheer volume is something that is very difficult to manage. Additionally, so 30 days is not a tremendous amount of time, but as Mrs. Trimble said earlier, we've been working very closely with the Police Department to get people out. And one other thing that we should mention is sometimes we need to make sure that the person in there... we get calls all the time saying there's a squatter living next door to me, but we have to do the research to make sure that they're actually a squatter. They could be somebody with rights, because they're a remaining family member.

COUNCIL MEMBER MARMORATO: Yeah. I mean, I have two specific incidents that I could have given you the information and these people could have been thrown out almost immediately that they are squatting in these apartments, and it doesn't take much to investigate, and I think you need to really put that on the forefront of what you guys are doing because that will free up a lot of apartments. And I think it really poses a big public safety issue for the other families that want to live there peacefully and

safely. So, all right. Thank you, Chair. I'm done.
Thank you.

CHAIRPERSON BANKS: Thank you, Council
Member Marmorato.

There was a recent report that came out
that basically blamed NYCHA for delaying the rental
assistance payments. Can you clarify the report?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
Sure. Thank you for that question, Council Member.
It's important to note that we had a federal funding
freeze. So, on January 28th, we were locked out of
our federal grant disbursement system and were unable
to receive funding so that meant that our pending
payments from the day prior were not released and we
could not request any additional reimbursements. That
also happened to coincide with the end of the month
and the beginning of February. So, on February 1st,
which was a Saturday, we were unsure whether we would
actually start to receive our payments from the
federal government. As you know, NYCHA is an
administrator of the Section 8 program, so we receive
the funding from the federal government and then we
pay it to the landlords. On the 1st, we were actively
monitoring our bank accounts to ensure whether that

funding would actually come through, given the uncertainty in Washington. The funding was released on the 1st, which was a Saturday. It was not actually available to NYCHA until Monday the 3rd. And on the 3rd, we made the payments. So going forward, we will wait until we receive the funding from the federal government and make the payments. The same is true of this past month. Saturday was the 1st again. We waited for the money to be received. The money was made available on the 3rd, and we issued the payments in time.

CHAIRPERSON BANKS: Okay. So no longer?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

I'm sorry?

CHAIRPERSON BANKS: That impasse is no longer?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

Well, for now, it's still very uncertain, it's chaotic, and we are just managing the best that we can, but I think it's important for folks to know that we wait on the funding for the federal government and then make the payment.

CHAIRPERSON BANKS: Thank you for the clarification on that.

When it comes to a vacant unit readiness, NYCHA's Vacant Unit Readiness Program helps prepare and rehabilitate NYCHA units for new tenants. The Administration has moved successive rounds of funding for the program to the capital budget to generate expense savings. As of February, there were 5,577 NYCHA apartments. NYCHA had previously shared it wants to target 3,000 units for renovations annually. Where are you against that target year-to-date in the Fiscal Year 2025?

CHIEF OPERATING OFFICER TRIMBLE: Thank you, Council Member. I'm happy to report that we exceeded that target by turning over over 4,000 units in the last Fiscal Year, 52 percent increase from the previous year.

CHAIRPERSON BANKS: Okay. And how many will still be needed to be unrenovated at the end of the Fiscal Year?

CHIEF OPERATING OFFICER TRIMBLE: I can't give an exact estimate because, as I said, about 60 percent of our move-ins are transfers, so it creates another vacant upon move-in, and so we are working to increase our production as best as possible.

CHAIRPERSON BANKS: Okay. And are you working with the Office of Management and Budget on any additional certificates to proceed with the CPS for capital projects?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: Yes. We continue to work with our colleagues at OMB. We actually updated our CP for this program recently to be able to unlock the additional capital funds, and we will do that going forward as well as they increase our funding.

CHAIRPERSON BANKS: Okay. The total funding in NYCHA's adapted financial plan for vacant unit readiness is 67.9 million in Fiscal Year 2025. However, the funding drops to 43.3 million in Fiscal Year 2026. What's the reason for this drop?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: So, what you're actually seeing there is a bit of a rollover in Fiscal Year 2025, so any unspent funds for 2024 get added to the 2025 budget. We of course endeavor, as Eva mentioned, to increase our productivity and continue to turn over units, but every unit that you turn over because of the transfers creates another vacant unit. So we will just continue to work diligently to expedite our

productivity and our processing, and if we need additional funds, we will work with our City partners, and they've been very generous and receptive.

CHAIRPERSON BANKS: Okay. I know last year, obviously, part of the budget, well, not the adapted budget, the preliminary budget was cuts to the NYCHA security guards. NYCHA considered reducing funding for the guards at 55 senior developments across the city. Does the 2025 budget include funding for these positions, or will the City need to address the funding shortfall through its budget process?

CHIEF OPERATING OFFICER TRIMBLE: Thank you, Council Member. We have included full funding for the security guard program as it currently exists across the 52 senior buildings in the city in our 2025 budget.

CHAIRPERSON BANKS: What's that figure?

CHIEF OPERATING OFFICER TRIMBLE: It's just about 7 million.

CHAIRPERSON BANKS: Okay. Are there plans for an increase?

CHIEF OPERATING OFFICER TRIMBLE: There's no plans for increase at this time. We're maintaining the current program as is.

CHAIRPERSON BANKS: Okay. And I know there were some of the developments that didn't have cameras, those senior developments that didn't have cameras. I know that's part of the... is that capital? Would that be a capital request?

CHIEF OPERATING OFFICER TRIMBLE: That would require capital funding.

CHAIRPERSON BANKS: Okay. Is there any support for capital to improve the security apparatus in these senior buildings?

CHIEF ASSET OFFICER MAVANI: Thank you, Chair Banks. Yeah. We have a large number of ongoing CCTV projects that are funded either by Mayoral funds, City Council funds, or even State Assembly Member funds so there are ongoing projects to either install CCTV or expand it at a number of sites. If there are specific sites that you're interested in, we can follow up on those.

CHAIRPERSON BANKS: Okay. We know throughout NYCHA that most of the time, well, all the time, I believe, that the cameras are located in the

lobby area or next to any of the exits of the development. Is there any plan to put cameras on the grounds?

CHIEF OPERATING OFFICER TRIMBLE: Council Member, we have over 20,000 cameras across our portfolio, including lobbies, public space areas, and around the grounds.

CHAIRPERSON BANKS: In Cypress Houses, where are the cameras located exactly, or to your knowledge?

CHIEF OPERATING OFFICER TRIMBLE: I'm not going to disclose that here in the hearing. We don't want everyone to know where all the cameras are. That's what makes them so useful to us, but I'm happy to follow up with you separately as to cameras at Cypress.

CHAIRPERSON BANKS: Are the cameras located in the lobby area?

CHIEF OPERATING OFFICER TRIMBLE: I can't speak to that here.

CHAIRPERSON BANKS: Are the cameras located near the exits?

CHIEF OPERATING OFFICER TRIMBLE: I will not speak to that here. Again, the usefulness of the

cameras sometimes is that they are not completely obvious so that they're better at catching conditions and situations.

CHIEF ASSET OFFICER MAVANI: Maybe I can just add, like at Cypress Hills, we have an active CCTV project in construction. When we determine camera locations, we work with the property management and the resident leadership on where they think the optimal locations are, as well as our own Office of Security and Safety so resident input around the location and the priority of the cameras is always taken. In fact, our resident leaders will sign off the location plan before we move ahead with the project. We do take into account what we're hearing from the residents at the site around what are the priority needs.

CHAIRPERSON BANKS: To access those cameras, how is that process done?

CHIEF OPERATING OFFICER TRIMBLE: Our CCTV unit has remote access to those cameras, and so they can review footage for any of the cameras they have access to.

CHAIRPERSON BANKS: Okay. A couple more questions? Just give me one minute, Gale. Thank you. Gale, you can ask your questions.

COUNCIL MEMBER BREWER: Just back to trying to get the apartments renovated and dealing with repairs. We get a lot of, the neighbor upstairs is a problem, won't give us access, blah, blah, blah, and the problem has to be fixed in their apartment in order to have the apartment below fixed. Who is supposed to be working on those kinds of issues? That's not an easy one. I'm not going to say it is, but I'm sure it happens often.

CHIEF OPERATING OFFICER TRIMBLE: Yes. Property management uses their right to enter when there are emergency repairs. We start with a 48-hour notice to the resident upstairs saying that we need to get in in order to make a repair, to trace a leak, to see what's going on that's affecting their neighbors. We usually coordinate with NYPD before we do any type of drill out because we want to make sure that our staff are safe and that we avoid any type of conflict or situation, but we are using our right to enter in order to complete repairs.

COUNCIL MEMBER BREWER: Okay. Then, can you get back to us? You're going to get back to us, back to the Chair, about the commercial?

CHIEF OPERATING OFFICER TRIMBLE: Yes.

COUNCIL MEMBER BREWER: Thank you.

CHAIRPERSON BANKS: We have a couple more questions. This is around the RAD-PACT. Does NYCHA have any initiatives to maintain the cohesion of the Authority even as it splits into two or three different funding models across many different private property management agencies? How many are anticipated to be part of the PACT by the end of 2025 and 2026?

EXECUTIVE VICE PRESIDENT HONAN: Council Member, we are on pace to convert slightly over 30,000 units, but ultimately, since we started our plan, we ultimately have the authority to convert 62,000 units.

CHAIRPERSON BANKS: Okay. Can you repeat that?

EXECUTIVE VICE PRESIDENT HONAN: We are on pace to convert slightly over 30,000 units, and ultimately, we have authority to do 62,000 units throughout the whole portfolio.

2 CHAIRPERSON BANKS: Can you cite those
3 conversions by development?

4 EXECUTIVE VICE PRESIDENT HONAN: I'm
5 sorry?

6 CHAIRPERSON BANKS: Can you cite them by
7 development?

8 EXECUTIVE VICE PRESIDENT HONAN: I can get
9 this Committee a list, yes, of where they are, ones
10 that have already been converted, and also where they
11 are in the pipeline.

12 CHAIRPERSON BANKS: In the pipeline, okay.
13 And those developments that are in the pipeline to be
14 converted, I mean, I have to get this on the record
15 again, is there a commitment to allow those NYCHA
16 developments to have a formal voting process?

17 EXECUTIVE VICE PRESIDENT HONAN: No, not
18 at this time.

19 CHAIRPERSON BANKS: And, again, since you
20 won't be allowing those residents to weigh in on
21 whether or not they want to go RAD, are you
22 comfortable with moving forward with those
23 conversions without having support from the
24 residents?

2 CHIEF EXECUTIVE OFFICER BOVA-HIATT: NYCHA
3 does more in the way of engagement than any other
4 housing authority and more than what's required by
5 HUD. HUD requires public housing authorities to have
6 two meetings before making the decision to convert
7 through the RAD and PACT program.

8 CHAIRPERSON BANKS: How many meetings have
9 you increased it by since we're only required to have
10 two?

11 CHIEF EXECUTIVE OFFICER BOVA-HIATT: We
12 have years of engagement, and an incredible amount of
13 time and effort is spent by our RAD unit. We also
14 have the Tenant Association involved in choosing the
15 PACT developer so the engagement is deep, the
16 engagement is real and, of course, Chair Banks, if
17 you have any suggestions on how you think we should,
18 leaving voting aside...

19 CHAIRPERSON BANKS: Well, that's my number
20 one suggestion, allow the residents to make that
21 decision.

22 CHIEF EXECUTIVE OFFICER BOVA-HIATT: We're
23 happy to talk to you about that.

24 CHAIRPERSON BANKS: Well, I want to
25 continue this conversation because we obviously... it's

clear that NYCHA and the Administration is hell-bent on converting more developments, and we just want to make sure that the residents, obviously, are able to weigh in on that. Not after the fact, but before the process begins.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: I can tell you what we are hell-bent on is providing capital investments in our properties.

CHAIRPERSON BANKS: Well, that should be provided regardless. I mean, we can't play this game of holding up repairs or needed capital investments. We can't hold that over the resident's head, especially when it comes to them being a part of that process. And the constant... because I've heard that many a times. I heard it even in the last hearing, to lay out the capital needs and so forth and so forth. But at the end of the day, the residents, regardless of whatever condition the development is in, the tenants need to have a say on if they want to be converted.

EXECUTIVE VICE PRESIDENT HONAN: So, Council Member...

CHAIRPERSON BANKS: Would you agree? Or would you...

2 EXECUTIVE VICE PRESIDENT HONAN: I'll let
3 the CEO answer that question, and then I'll let you...

4 CHAIRPERSON BANKS: I think you gave your...
5 you opined on that at the last hearing. I would like
6 to hear the CEO.

7 CHIEF EXECUTIVE OFFICER BOVA-HIATT: I
8 think resident engagement is important. However, we
9 have buildings that we've had to empty and board up
10 because the capital need was just so great, and I
11 think everyone is fooling themselves if they think
12 that these issues are going to resolve themselves.
13 PACT is a model that works, and we see hundreds of
14 buildings that have converted where tenants are
15 living in the conditions that they deserve to be
16 living in. In contrast, we have an 80-billion-dollar
17 capital need, and there's no money coming from D.C.
18 to provide that support. Maintenance is tied to
19 capital repairs, which is tied to the conditions of
20 our apartments.

21 CHAIRPERSON BANKS: Well, listen, we... and
22 I've heard that in the previous hearing, and we do
23 understand there's a major need for capital
24 investment in public housing. We're just saying give
25 the tenants the right to weigh in on that. I just

want to be clear that it's not night and day and a need for capital investments. And if the residents choose to go RAD or PACT, that should be a choice they should make. And that's what I'm hoping the Administration, I'm hoping the Authority understands, that the residents just want to have a say. And to say that we do years and years of engagement, again, it just comes off as you're just throwing this program at the residents, and they really don't have a true say in the future of the development.

EXECUTIVE VICE PRESIDENT HONAN: Sure. So, Council Member, so in your District, there's two developments, Linden Houses and Boulevard Houses, two of probably some of the largest developments in your District, not the largest. The Cypress Hills that...

CHAIRPERSON BANKS: (CROSS-TALK)

EXECUTIVE VICE PRESIDENT HONAN: We talked about is huge, and Brinken (phonetic) is huge as well. Linden and Boulevard were both State-funded projects. They were built by the State of New York, and the State abandoned both of those developments in 1998. So those developments were left with no capital, no operating funds. They were run solely on rent, and money that we took, federal money that we

took from other developments like Cypress, like Brinken, which we know need a lot of funding as it is, and we funneled it into Linden and Boulevard. Only through conversion were we able to find the funding that they needed in order to bring investment into those properties.

CHAIRPERSON BANKS: Brian, I get it. I get that part, and I think you do that so eloquently in laying out the need for capital investment. I get that. We get that. We're just saying that we want to formal voting process for the residents. That's it. I think we're not going to back away from that, or I'm not backing away from it. We want you to understand the need, the importance of real community engagement is to allow residents to have a say, and that's what it boils down to. I don't know what the fight is or the resistance is from the Authority to just say, well, let's explore that when it comes to RAD-PACT-converted developments. Doing a survey, those things are important as well. Having the community engagement meetings are important, but first and foremost, there needs to be a formal voting process for these developments, and I don't see how could it hurt. How could it hurt? Part of the conversion is

getting the residents to sign over to a Section 8 lease. You want folks to be able to do that willingly, and you want a decent percentage of the development to be in support of it. You mentioned Boulevard and Linden Houses. I mean, Linden Houses and Pembroke and Linden Houses, we welcome the investments that were done through the program. But if you ask those residents today if they had a choice or a decision on being converted, they'll say no. This program was shoved down our throats, and we had no say. Yes, there was some degree of community engagement that was done, and I sat through some of those meetings, but if you speak to the residents, they would say they didn't have a say over it, and the way in that you purport, it didn't give the residents the final say.

EXECUTIVE VICE PRESIDENT HONAN: I

attended many of those meetings myself. In fact, I led some of them myself, and I will say that it was something that had to be done. The risk of those two developments being habitable was real, and anybody who was at Boulevard or Linden before versus now, there is no way you could say it was better before. I think what is really important is to make sure that

residents have decision-making when it comes to what the repairs are going to look like, who they're going to be the new partners, be engaged as much as they possibly want, but we don't decide on the BQE, are we going to have a vote of people who live in downtown Brooklyn, whether we're going to have a new highway. We don't decide in a community, are we going to have a vote if we're going to invest in the school. These investments need to be done. We have an obligation as the Housing Authority to be stewards of a property, and we need to make sure that these properties are there for this generation, for the generation afterwards, and the generation following that.

CHAIRPERSON BANKS: I respect that, and again, we just agree to disagree on how we go about informing and bringing the residents, and I hope that the Authority comes around to really a real, true engagement with the residents of NYCHA when it comes to the RAD-PACT converted developments, and I hope we can get to a point where the residents are really, truly a part of that process, and it's not something that's just being forced down their throats to have to accept. We look forward to continued engagement on this, and hopefully we can get to that point.

Council Member Bottcher, did you have any questions?

COUNCIL MEMBER BOTTCHER: I had a question. I wanted to follow up on my line of question earlier regarding rent arrears. NYCHA is collecting 63 percent of the rent owed, including arrears across its portfolio. In a previous hearing, we went into detail contrasting that with the RAD-PACT. What percentage are the RAD-PACT partners, what percentage of rent are they collecting?

CHIEF EXECUTIVE OFFICER BOVA-HIATT: I want to make sure I have that number, but I want to say that it's in the high 90s.

COUNCIL MEMBER BOTTCHER: The high?

CHIEF EXECUTIVE OFFICER BOVA-HIATT: 90.

COUNCIL MEMBER BOTTCHER: Okay, so the high 90s. One factor to which that can be attributed is the fact that RAD-PACT partners are allowed to do rent amnesty when they take over a development. They can give amnesty to everyone there. I think one of the other concerns is that RAD-PACT partners can proceed with eviction for non-payment. How much of a factor is that in the high collection rate that RAD-PACT has versus the 63 percent?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:

Sure. Thank you, Council Member Bottcher, for that question. I think certainly the ability for residents to start fresh with a zero balance has a lot to do with the high percentage of rent collection that you see at the RAD-PACT properties. The ability of the RAD-PACT partners to start their tenants off at zero has a lot to do with the high percentage of rent collection. They do not have arrears most times. The policies certainly differ. Some partners will give them partial forgiveness, full forgiveness. NYCHA does not have the authority to forgive rent. That is not contemplated in the United States Housing Act, and HUD has reiterated that to PHAs multiple times. We cannot forgive rent so we are on the hook to collect 100 percent of the rent owed to us, be it new charges as well as arrears but, again, I think that the ability to forgive rent is why you see a 90 percent rent collection rate at a PACT property.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: And

just going to your question about evictions, both NYCHA and the PACT partners have an incentive to keep people housed so evictions are really a last resort. But I will say that in 2025, NYCHA has executed 15

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2 evictions so far as of the end of January. Our PACT
3 partners have executed 10 evictions, nine non-payment
4 and one holdover.

5 COUNCIL MEMBER BOTTCHER: In what time
6 period?

7 CHIEF EXECUTIVE OFFICER BOVA-HIATT: That
8 was just for the month of January.

9 COUNCIL MEMBER BOTTCHER: For the month of
10 January, across the 30... how many units have been
11 converted so far?

12 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Hold
13 on. Over 24,000.

14 COUNCIL MEMBER BOTTCHER: 24,000. There
15 were 10 citywide, and nine of the 10 were for non-
16 payments.

17 CHIEF EXECUTIVE OFFICER BOVA-HIATT:
18 Correct.

19 COUNCIL MEMBER BOTTCHER: And why would
20 those nine be evicted for non-payment versus,
21 ostensibly, there's quite a few others that are
22 behind as well?

23 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Well,
24 so we...

25

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2 COUNCIL MEMBER BOTTCHER: The number's low
3 to me.

4 CHIEF EXECUTIVE OFFICER BOVA-HIATT: The
5 number is incredibly low.

6 COUNCIL MEMBER BOTTCHER: But I'm just
7 curious, what are the circumstances there?

8 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Well,
9 I think when you look... and I also have the numbers if
10 you're interested for 2024, 2023, and 2022. We are
11 all beholden to the court system. There is an
12 incredible backlog in Landlord-Tenant Court. I will
13 say that in January 2025, the average amount owed for
14 the 67 non-payment cases that NYCHA filed, that NYCHA
15 filed, the amount owed was 60,875 dollars. That's in
16 stark contrast to the number that we were talking
17 about for people who, for the most part, were not
18 rent-delinquent prior to COVID, and then incurred
19 substantial arrears because of the pandemic.

20 COUNCIL MEMBER BOTTCHER: How does NYCHA
21 work with the RAD-PACT partners on a case-by-case
22 basis for tenants in RAD-PACT developments that are
23 in arrears?

24 CHIEF EXECUTIVE OFFICER BOVA-HIATT: We
25 have guidelines that our PACT partners must follow,

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2 which basically mirror our guidelines. There is a
3 tremendous amount of outreach that they must do
4 before proceeding through an eviction process. And in
5 2024, for example, there were 6,817 pre-eviction
6 outreach cases were initiated in 2024 for PACT.
7 However, the total number of people who were evicted
8 in 2024 was 98.

9 COUNCIL MEMBER BOTTCHER: 98 out of the
10 20...

11 CHIEF EXECUTIVE OFFICER BOVA-HIATT:
12 6,700...

13 COUNCIL MEMBER BOTTCHER: Right, and the
14 24,000 RAD-PACT units.

15 CHIEF EXECUTIVE OFFICER BOVA-HIATT: So,
16 there's a tremendous amount of work that's done. The
17 goal is to get people to start paying their rent, not
18 to evict people, whether it's in PACT or at NYCHA.

19 COUNCIL MEMBER BOTTCHER: Who makes the
20 decision whether or not rent amnesty will be given
21 upon a RAD-PACT conversion?

22 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
23 The developers.

24 COUNCIL MEMBER BOTTCHER: I just wanted to
25 say now that the conversion being contemplated in our

2 District, we're going to want amnesty for all our
3 tenants in arrears.

4 CHIEF EXECUTIVE OFFICER BOVA-HIATT: We'll
5 pass that message along. Thank you.

6 CHAIRPERSON BANKS: Just before we
7 conclude the testimony from the Administration or
8 from the Authority, I just want to piggyback off of
9 some of the comments that my Colleague made, Council
10 Member Bottcher, and just get some clarification and
11 stuff.

12 I know this happened in Linden Houses,
13 there was a rent amnesty given to the residents. To
14 pry a little deeper, has it been done in some of the
15 other developments where there has been no rent
16 amnesty, and what percentage of the rent is collected
17 that goes to NYCHA and the management company keeps
18 or the new developers keep?

19 CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ:
20 Once the development is converted, NYCHA does not
21 receive any of the rent. The rent payments going
22 forward all go to the developer. To your point, yes,
23 the strategy with regard to how they treat rent
24 arrears is determined by the developer and that
25 particular transaction. There are cases where they

might offer no partial or full amnesty, as you call it.

CHAIRPERSON BANKS: You gave testimony in the past that said there was agreements that were made between the Authority and somebody's RAD-PACT where NYCHA will get a portion of the rent...

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: Arrears.

CHAIRPERSON BANKS: Arrears.

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: (CROSS-TALK) Yes, we don't get the rent going forward.

CHAIRPERSON BANKS: Whatever is in arrears. What developments has that type of agreement been agreed to and can you provide us with any numbers as far as how much rent has been collected?

CHIEF FINANCIAL OFFICER LESCOTT-MARTINEZ: Sure. We can certainly provide statistics for the converted developments and how the arrears were treated.

CHAIRPERSON BANKS: Okay. The amnesty, is that also part of the conversation? When the conversions are taking place, is that a

recommendation that is made by NYCHA to give a rent amnesty to the residents?

CHIEF EXECUTIVE OFFICER BOVA-HIATT: With respect to amnesty for rent arrears, it's not a partner-only decision, but it's made in collaboration with NYCHA.

CHAIRPERSON BANKS: Okay. When the community engagement process is taking place, is that also included in the conversation to the residents, that it possibly can be an amnesty given for rent or those scenarios set up where we may...

CHIEF EXECUTIVE OFFICER BOVA-HIATT: I'm not sure whether or not that is something that's discussed because the decision about rental arrears is based on project financing. I think that's a decision that's made between our PACT partner and our REDD team, our real estate team.

CHAIRPERSON BANKS: When a PACT developer makes a decision to give an amnesty, I was told that by one particular developer that they did it just to clean the slate. That doesn't seem to be something that's taking consideration as far as the financing piece.

CHIEF EXECUTIVE OFFICER BOVA-HIATT: Well, I would think that they could only clean the slate if the numbers add up.

CHAIRPERSON BANKS: Well, obviously, some of those developments, there have been high rent delinquencies in some of those developments, right? To your knowledge, Brian, are there any particular developments that you know where there's been a high rent delinquency that has been converted over where there's been a complete amnesty given?

EXECUTIVE VICE PRESIDENT HONAN: I mean, there are several. We can get to the developments where they have bought back the debt. There is a financial... it does weigh into the finances of the final deal because they're not just forgiving, they are buying back the debt owed. In our engagement, we don't usually like to mention this because we don't want to promise something that may not happen, right? We do the same thing, too, when people ask for the final scope. People often think that we're withholding information. We're certainly not, but we know that it's a long process, and I don't want to be there and say we're going to promise everybody new X,

or we're going to promise everybody a rent amnesty,
and then we can't deliver.

CHAIRPERSON BANKS: But you promise
everybody new refrigerators, and new stoves, and new
floors, and painting.

EXECUTIVE VICE PRESIDENT HONAN: Okay. But
there are some things that we know for sure, like
people are going to get new kitchens and bathrooms.
We know that's going to be part of the scope. We know
that security is going to... there are some minimums,
but when there are some extra things, we can't
promise them.

CHAIRPERSON BANKS: All right.
Understandable. And the last thing I just want to
have a little conversation about is the materials. I
know it was pointed out that by the Administration,
by the Authority, that when RAD-PACT developments,
when they're converted over to RAD, it's because
obviously they needed capital investment, you know,
from the obviously the disrepair and the
dilapidation. Are you aware that there are NYCHA
developments that have been converted over to RAD-
PACT that are dealing with some of the same

deterioration conditions that they were dealing with prior to, you know, before the conversion?

EXECUTIVE VICE PRESIDENT HONAN: I've heard you mention it before, and I've heard some other people mention this before.

CHAIRPERSON BANKS: Not people, residents.

EXECUTIVE VICE PRESIDENT HONAN: Residents. Excuse me. I'm sorry. I'm sorry. So residents and advocates as well before. The thing I would say about that is number one, they should be brought to us, and we do work very closely with all the partners to make sure that they're doing what they supposed to. It also just doesn't make sense to me, though, because there is a financial incentive for them to make sure that they're passing inspections, because Section 8 requires an annual inspection. It used to be... so now it's called Inspire. They have to pass Inspire inspections in order to keep their funding going so, if what they have put in place is not holding up, that's going to put their funding in jeopardy.

CHAIRPERSON BANKS: Okay. Well, again, I would love to invite the CEO and whoever would like to come with her to do a tour through Linden Houses,

2 which you held up, and we would also like to take you
3 to Boulevard Houses as well to speak to some of the
4 residents that have been converted over, and you can
5 hear directly as to how they feel about the inferior
6 materials that are being used to be put in their
7 apartments, and after a three-week rehab that they're
8 dealing with some of the same conditions that they
9 dealt with under your administration.

10 CHIEF EXECUTIVE OFFICER BOVA-HIATT: I'm
11 happy to come back out there. I think we were there
12 about eight months ago.

13 CHAIRPERSON BANKS: You were at Florentino
14 Houses, but Florentino...

15 CHIEF EXECUTIVE OFFICER BOVA-HIATT: No,
16 no, no. I was also...

17 CHAIRPERSON BANKS: I know you were at
18 Florentino Houses.

19 CHIEF EXECUTIVE OFFICER BOVA-HIATT: I've
20 been to all of them.

21 CHAIRPERSON BANKS: I was well aware you
22 were at Florentino Houses. Florentino Houses is a
23 little different. That was a...

24 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Very
25 different. But I've been to Linden...

2 CHAIRPERSON BANKS: A gut rehab where you
3 removed everybody out the development. That, to me,
4 made sense, but when it comes to Boulevard and Linden
5 Houses, I would love for you to come, and then after
6 we leave Boulevard and Linden, we can go straight
7 down the block to a NYCHA development that is still
8 run by NYCHA, Cypress Houses, and we could also see
9 some of the things that you claim that doesn't happen
10 there, doesn't exist there.

11 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Happy
12 to do it. Actually, I was there with Council Member
13 Barron. Right?

14 EXECUTIVE VICE PRESIDENT HONAN: Yes.
15 Yeah. So, we were there with Ms. Barnes and the
16 former Council Member.

17 CHAIRPERSON BANKS: Well, listen, I'm the
18 new Councilperson, so I look forward to... and it's new
19 issues, so we look forward to hopefully to address
20 those, and we invite you out to the 42nd Council
21 District. Thank you so much for your testimony.

22 And if possible, could the Authority stay
23 behind to hear some of the testimony?

24 CHIEF EXECUTIVE OFFICER BOVA-HIATT: Yeah,
25 we're here.

CHAIRPERSON BANKS: Thank you. Okay. Now,
I'll open the hearing for public testimony.

I remind members of the public that this
is a government proceeding and that decorum shall be
observed at all times. As such, members of the public
shall remain silent at all times.

The witness table is reserved for people
who wish to testify. No video recording or
photography is allowed from the witness table.
Further, members of the public may not present audio
or video recordings as testimony, but may submit
transcripts of such recordings to the Sergeant-at-
Arms for inclusion into the hearing record.

If you wish to speak at today's hearing,
please fill out an appearance card with the Sergeant-
at-Arms and wait to be recognized. When recognized,
you will have two minutes to speak on today's hearing
topic.

If you have written statement or
additional written testimony and you wish to submit
for the record, please provide a copy of the
testimony to the Sergeant-at-Arms. You may also email
written testimony to testimony@councilnyc.gov within

72 hours of this hearing. Audio and video recordings will not be accepted.

We will now turn the opportunity for testimony to the panel. We will call up Manuel Martinez, James Alcivar, Daren Sealey, and Trenton Price. Please approach. Thank you.

We will start with James Alcivar.

JAMES ALCIVAR: Hello. I want to start off by saying thank you, Councilman Chris Banks, for noticing my development, Cypress Hills development, which needs a walkthrough. Public safety is one of the issues that we have right now. They were talking about the CCT cameras, right? In my development, all the cameras are spray painted and taped up. That one right there is a public safety issue because none of the cameras are working. If a problem were to happen in the building or where the cameras are located, you won't be able to see anything because they are all spray painted and taped. This has been going on since, I believe, December 10th. It's now March. Lighting is bad in the development. We have no playgrounds for the kids to come outside and play. We have a city park, but it's a city park. It's on NYCHA's ground, but it's owned by the City. If we

come outside of our buildings, we don't have playgrounds for the kids to come. There's not one playground in there for the kids to play. There's really nothing available for the kids to grow up to. There's nothing there. With me being the new TA President, I'm just fighting for what's right. We also have a lot of complaints with tenants and apartments. The maintenance work is property manager, if you ask me. I'll just leave that there. There's a lot of work that needs to be done in my development. I will appreciate it if they do come and walk to see for themselves what we go through on a daily basis. Thank you.

CHAIRPERSON BANKS: Before you conclude, you're the TA President for Cypress Houses, am I correct?

JAMES ALCIVAR: Correct. I'm the new TA President for Cypress Hills Projects, yes.

CHAIRPERSON BANKS: You may proceed. Thank you.

TRENTON PRICE: Thank you, Chair Banks and Members of the Committee on Public Housing. My name is Trenton Price. I'm the Executive Director of the Salvadori Center. I'm a former middle school teacher,

an assistant principal, and a district administrator for arts education before I joined Salvadori two years ago. I'm really passionate about education and facilitating experiences for young people to work together and empower their voices. At Salvadori, we provide STEAM education, that's STEM plus the A for Arts and Architecture, to schools and after-school sites and NYCHA communities across the city. For context, last year, Salvadori worked with over 12,000 students in 145 schools and NYCHA community centers. We are grateful to have the support of the Council through multiple CASA and digital inclusion and literacy grants as well as the after-school enrichment and Speakers Initiative at numerous NYCHA sites across the city, and it's this work that brings me here to speak today.

As a longtime partner of NYCHA for over 15 years, we see firsthand the need for robust, out-of-school time programming for children and youth in public housing communities. In our programs, young people clamor for the opportunity to work together and build solutions to design challenges that impact their communities. These real-life challenges engage their brains, foster collaboration, and make

connections to career pathways they may not have considered. For example, last summer, Salvadori worked with middle school youth in East New York and Astoria to learn about the built environment and to propose designs for their own community center in their NYCHA communities, which we then brought to life. With so many pressing priorities for residents of public housing, we know programming for children and youth can sometimes feel like not a priority. But to the contrary, investing in pathways for children and youth is one of the most critical things we can do to support the success of future generations. I want to thank this Committee, Chair Banks, and the Council for your investment in the futures of our youth and encourage you to deepen that support for out-of-school time partnerships. (TIMER CHIME) I ask that you consider an increase to CASA and digital inclusion and literacy to provide these opportunities for young people in public housing communities. We're grateful to be of service in New York City's youth and stand ready to do more. Thank you for your dedication in this hearing.

CHAIRPERSON BANKS: Thank you. You may proceed.

DAREN SEALEY: Good afternoon, Chair Banks and esteemed Members of the Public Housing Committee. My name is Daren Sealey, and I serve as the Associate Director of the Housing Resource Center at the Red Hook Community Justice Center, an initiative of the Center for Innovation. Access to safe, stable, and affordable housing is the foundation of economic and community well-being. Yet NYCHA residents continue to face hazardous living conditions, chronic repair delays, and ongoing threats of eviction. Our work at the Housing Resource Centers in Harlem and Red Hook directly address these challenges. These centers provide court navigation, one-on-one tenant assistance, and direct connections to legal and financial resources. Last year we supported over 2,600 NYCHA residents, helping them document repair needs, advocate for lease protections, and navigate the court system. Recognizing the increasing housing instability across public housing, the Center launched a citywide housing navigator initiative embedding housing navigators in East Harlem, the South Bronx, Far Rockaway, and Red Hook. These navigators work directly with NYCHA developments to assist tenants in resolving rental arrears,

addressing habitability concerns, and preventing evictions, ensuring that residents receive the report they need before reaching a crisis point. In addition, through our Virtual Court Access Network, also known as VCAN, we help tenants respond to eviction notices, file housing court actions for needed repairs, and connect with court services remotely. VCAN ensures that NYCHA residents who often face barriers to in-person court access can still exercise their legal right without unnecessary delays or procedural roadblocks. We urge the Council to continue funding these essential programs. Supporting NYCHA residents means supporting housing justice, equity, and the well-being of our communities. Thank you for your time and commitment to this issue.

CHAIRPERSON BANKS: Thank you. You may proceed.

MANUEL MARTINEZ: Good afternoon. Manny Martinez, South Jamaica Houses, citywide resident empowerment. For over a decade, the New York City Housing Authority has received tens of billions of dollars in federal funds, money meant to rebuild communities, create jobs, and secure the economic mobility of public housing residents. Instead, NYCHA

has weaponized these funds to expand executive salaries while denying residents their legal economic rights. NYCHA doesn't have a funding problem. It has a corruption problem. It refuses to invest in the economic rights of the communities it serves, blocking pathways that would make public housing residents financially stable. A simple, measurable goal, helping just 30 percent of NYCHA households reach the flat rent, would eliminate NYCHA's deficit in three to five years. But that would mean thousands of Black and Hispanic families transitioning from out of poverty, gaining power, and demanding accountability, and that is what NYCHA fears most. Instead, NYCHA is spending millions to expand executive salaries while public housing remains in crisis. It refuses to provide jobs and contracts to residents, even though over 7,000 vacant apartments sit unleased. Units that could be used as training grounds for resident employment in move-outs, maintenance, and repairs. NYCHA's operational budget, the largest share of its funding, is completely shielded from economic rights of the residents who keep this system running. Our communities feel the neglect every single day. Trespassers overrun our

spaces while NYCHA refuses to enforce basic housing policies. There are over 19,000 security cameras, but not a single one is used to protect residents or maintain order. Elevators reek of urine. Stairwells are used as toilets. Strangers sleep in front of our apartment doors. Meanwhile, intercoms remain broken, entrance doors stay unsecured, and residents are obstructed from getting access to keys. NYCHA has turned public housing into a free-for-all for criminals while locking its own residents out of economic opportunity. (TIMER CHIME) May I have 30 seconds?

CHAIRPERSON BANKS: Yeah, you have a minute to go.

MANUEL MARTINEZ: And it's not just NYCHA leadership. From 2010 to 2020, billions were spent and no one was held accountable. The New York City Comptrollers, past and present, acknowledge NYCHA's legal obligation to enforce residents' economic rights, yet they have never scrutinized contractors who openly violate these mandates. Instead, they blame the Mayor while running for mayor themselves. Two State Representatives played a direct role in the economic sabotage of public housing residents. They

either supported or ratified New York State ERAP legislation that made it illegal for public housing residents to access emergency rental assistance, despite a warning from the U.S. Treasury that blocking ERAP for public housing may violate the Fair Housing Act. New York State was the only state in the country to do this, despite having the largest public housing population in the nation. One of these representatives was once the HUD Secretary, and maybe that was the point. Then there's NYCHA's pet organization, the Citywide Council of Presidents. This is not an independent resident organization. NYCHA created it. NYCHA owns it. And yesterday, CCOP itself admitted as much when it stated, despite our legal status, a clear acknowledgment that it does not have the legal status to exist as a resident organization. NYCHA isn't just failing. It is rigging the system against its own residents. The solution is clear. A mass resignation of NYCHA executives, the full enforcement of economic rights promised to our public housing residents. And this is what we're asking for the Public Housing Committee and the New York City Council to help us achieve. Thank you, sir.

CHAIRPERSON BANKS: Thank you for your advocacy. Thank you, guys.

Now we'll have Sharon Brown. Sorry about that. We will have Noah Cohen, Richard Soohoo, Laura Lazarus, and Elizabet Rodriguez. Noah Cohen, Richard Soohoo, Laura Lazarus, Elizabet Rodriguez.

You can take your seat. Thank you. I guess we'll begin with Noah Cohen.

NOAH COHEN: Thank you, Chair Banks and Members of the Committee. I'm here to really talk about how NYCHA's false promises have directly affected folks like me. I live in a homeless shelter right now in Brooklyn, and a lot of our residents applied through NYCHA for Section 8 vouchers back in June. The waitlist was open for six days, and they had a record amount of applications. Over 600,000 people applied for Section 8 through NYCHA. 200,000 were approved for the waitlist. NYCHA promised that they were going to give out over 1,000 vouchers per month. Guess how many eight months later, eight months after these applications were received, what do we have now? They have doled out 2,400 vouchers. They promised 1,000 a month. That is unacceptable. Right now, we have folks languishing in shelters like

2 my own with rats, with rodents, with gnats flying all
3 over, with them not making basic repairs. You know
4 what? Folks languishing in NYCHA housing are
5 experiencing a lot of the same conditions. My name is
6 Noah Cohen. I am a member of a grassroots
7 organization, for those who don't know, called VOCAL-
8 NY, and we advocate for folks that are directly
9 experiencing issues like homelessness. When it comes
10 to NYCHA residents, we have NYCHA residents who are
11 members of our organization. The conditions were so
12 awful in NYCHA housing. They were dealing with mold
13 on the ceiling, with basic repairs not being made,
14 all the stuff that we've been talking about during
15 this hearing. I actually know a member personally who
16 ended up moving into a homeless shelter because they
17 figured that the conditions would, one, not be as
18 awful as NYCHA housing, and two, they'd at least have
19 a shot at (TIMER CHIME) getting a voucher.
20 Unfortunately, that's not the case. We have people
21 waiting for very long...

22 CHAIRPERSON BANKS: 30 seconds to wrap it
23 up.

24 NOAH COHEN: Understood. We have people
25 waiting for very long periods of time just to get a

voucher, just to get housing. We are basically prolonging people's stay in the shelter system by doing what we're doing now. We really need robust oversight of NYCHA. I would really like somebody to introduce a bill that would allow Council Members the authority to walk into a NYCHA facility at any time, 24/7, to inspect the conditions, to talk directly to residents. Same thing with the shelter system. I would like them to have that kind of authority as well. I would encourage the Council to use their oversight authority and to expand their oversight authority to inspect the conditions in the shelter system, to inspect the conditions in NYCHA housing, and stand up for our residents who are really hurting right now. People should not have to live like this. People should not have to live in a place that is unsafe. They should not have to live in a place where there are rats and rodents...

CHAIRPERSON BANKS: Thank you for your testimony.

NOAH COHEN: And gnats all over. They shouldn't have to live in a place that isn't providing basic repairs and continues to increase

2 their executive salaries, their CEO salaries, their
3 board member salaries. It's unacceptable.

4 CHAIRPERSON BANKS: Thank you for your
5 advocacy and your testimony. Thank you.

6 NOAH COHEN: Thank you, Chair Banks.

7 CHAIRPERSON BANKS: Now we'll move to
8 Richard Soohoo.

9 RICHARD SOOHOO: Good afternoon. Thank
10 you, Chair Banks and Members of the Public Housing
11 Committee.

12 CHAIRPERSON BANKS: You want to speak into
13 the mic or turn it on?

14 RICHARD SOOHOO: I'm sorry.

15 CHAIRPERSON BANKS: Thank you.

16 RICHARD SOOHOO: Thank you, Chair Banks
17 and Members of the Public Housing Committee for the
18 opportunity to testify. My name is Richard Soohoo,
19 and I am the Tenant Services Coordinator at 64
20 Norfolk HDFC at the Chinese American Planning
21 Council, CPC, the nation's largest Asian American
22 social service organization.

23 In one square block of New York City in
24 the Lower East Side, CPC has 350 units of affordable
25 housing, with 265 of those units being earmarked for

seniors, with 58 of those units set aside for the formerly unhoused. I want to share a story of one of our residents. KJ, incarcerated in 1973 and released in 2001, has struggled with unstable housing and relies on a loose support system of friends and family, though they have been in and out of shelters themselves. He resides in a housing unit for the formerly unhoused at 64 Norfolk, but has faced several health setbacks, including hospitalizations for high blood pressure and diabetes. KJ has an expired State ID, which led to the expiration of his housing subsidy during a CityFHEPS recertification. Additionally, he was unaware of over 800 dollars in late fees and legal charges, which had been sent to collections, and had also fallen behind in a Con Edison bill. With assistance from his case manager at CPC, his subsidy has been renewed, a payment plan for the utility set up, and the arrears are being addressed through an HRA one-shot deal. Our communities heavily rely on housing assistance services, the ones that we provide. However, our communities deserve a city where housing is afforded to every New Yorker. We urge the City to invest in more affordable housing, which includes expanding

CityFHEPS eligibility. We must have housing that is inclusive of seniors, with social services and health care provided, that is local and accessible to our communities. Thank you for your time.

CHAIRPERSON BANKS: Thank you for your testimony. Laura Lazarus.

LAURA LAZARUS: Thank you. Good afternoon, Chair Banks. My name is Laura Lazarus, and I'm the Co-Founder and Chief Executive Officer of Anthos Home. Thank you for the opportunity to testify about using housing vouchers and a better way to use them and expand their use.

Anthos Home is committed to helping New Yorkers with housing vouchers find and move into permanent housing as quickly as possible. We know that housing vouchers are one of the most effective tools to address homelessness and housing instability, but too often they are difficult to use. In New York City, it takes families an average of at least a year to secure housing after receiving a voucher. This delay prolongs shelter stays and forces families to remain in unstable and challenging conditions. This isn't a problem unique to New York. Nationally, nearly 40 percent of federally issued

housing vouchers are not used. New York City has made tremendous progress in addressing homelessness, particularly through the CityFHEPS program. In the past year alone, DSS has helped more than 14,000 households into permanent housing, a 45 percent increase over the previous year. This achievement is a testament to the City's commitment to tackling homelessness at scale and ensuring that a housing voucher is a pathway to a home. Despite this progress, persistent barriers prevent voucher holders from accessing stable housing, both at NYCHA and throughout the city. These challenges include finding landlords willing to accept vouchers, delays in processing approvals and payments, and the need for more robust support services to help tenants maintain their homes. Tackling homelessness cannot be the responsibility of one program or agency. A crisis of this magnitude requires strong partnerships between government, non-profits and the private sector, particularly the real estate community. That's where we come in. Anthos Homes' model is designed to help tenants and landlords overcome these obstacles so that vouchers can be utilized quickly and effectively. Our approach includes proactively

securing apartments through a network of landlords and brokers, ensuring that families with vouchers have immediate access to housing options.

Additionally, our flexible funding model allows us to cover necessary repairs for inspection approvals, moving costs, application fees and (TIMER CHIME) other expenses.

CHAIRPERSON BANKS: 30 seconds to wrap it up if you need it.

LAURA LAZARUS: We also provide critical support for both tenants and landlords throughout the process, from assisting with paperwork to ensuring units and tenants are move-in ready. We help streamline what can otherwise be a slow and disjointed system. Once families are housed, we provide ongoing support for at least a year, including monthly check-ins, help with repairs and intervention if payment issues arise. It's this wraparound approach that has reduced the burden on landlords while ensuring tenants have their resources. And our model has proved effective over the last 18 months. To date, we have helped more than 270 families and individuals move into housing and every single one of them remains stably housed. And I

just wanted to add a note, based on the testimony today from NYCHA, that in our experience, in terms of working with NYCHA, we do think that there can be improvements in terms of the timeframe in which inspections are scheduled. We know that, in our experience, it has been taking four to six weeks to just schedule an inspection, and then another two weeks to actually have the inspection happen, and then it's very difficult to actually follow up with an actual person at NYCHA to figure out when there are problems, what's going on.

CHAIRPERSON BANKS: Ditto. I agree. Thank you for your testimony.

We will now move to Elizabet Rodriguez.

ELIZABET RODRIGUEZ: Thank you, Chris Banks. How are you doing? Good afternoon. I'm happy to be here. And I'm here to say about RAD-PACT and NYCHA. I live in Jacob Riis, and they're over here. By trying to get the votes, they go and they actually knock on certain doors where there's seniors, and they're threatening, harassing them if they don't sign for PACT, that they will be getting off, they'll lose their apartment. And I can have that. I mean, I go around, people tell me. I know them for years.

Okay, I've been in housing for years. My son is 41 years old. Well, he's going to be 41, and he was raised in housing. You can imagine that. I'm going to be 68, and I can't stand when people come and harass them for their votes. They're scared to open the doors. They say, I'm going to lose my apartment. We don't want PACT. We the people don't want PACT. We're going around making petitions. We're going to make it heard. We don't want them. We never asked for them. So why are they here? Trying to take over us? It's going to be worse than what housing is doing right now. Housing ain't repairing. They ain't going to repair nothing. All they're going to do is take out people, and that's not right. And I'm not just fighting for me, but I'm fighting for my community where I live, for the mama, papas, grandpas that are there that raised their kids, their grandchildren. And they're intimidated. They're scared. So Chris Banks, I will invite you down, and you talk to tenants, and they'll let you know. You'll see some of them that come out, the seniors will come out when it's a nice, hot, warm day to chill out there and see their neighbors (TIMER CHIME) and we don't want PACT.

CHAIRPERSON BANKS: 30 seconds to wrap it up.

ELIZABET RODRIGUEZ: Thank you. We just don't want them. Get them out. Thank you very much. I appreciate it.

CHAIRPERSON BANKS: Thank you for your advocacy. Thank you for your testimony, panel. Thank you.

Now we'll have Jesse Koklas, and we'll have Arlene Geter, and we'll have Christopher Leon Johnson.

Okay. You may begin your testimony.

JESSE MALDONADO KOKLAS: Okay. Good afternoon, Chair Banks and the Committee. So, I want to start by introducing myself. My name is Jesse Maldonado Koklas, New York City Regional Director for Citizen Action of New York that organizes communities across the city around various issues, and one of our bases is public housing residents.

We're here to advocate for at least 1.5 billion in capital funding for NYCHA. We know that the federal government has consistently given less than NYCHA needs, and we really can't count on them, especially in the current administration, which means

that the City has to step up their budget. There's a 45-billion-dollar backlog in repairs some estimates have, so it's really needed. Last year there was 779 million in the budget, yet 98 percent of that went to Section 8, so the Preservation Trust or PACT programs, and only 2 percent went to Section 9, which is not nearly enough. And so, yeah, we just really want to, I know that you've heard the stories of the lack of repairs and upgrades that are needed desperately on developments, and so that money could go towards that, and we want to make sure that it doesn't, again, that it doesn't just go towards the Section 8 programs. And I know that NYCHA mentioned that there's historic resident involvement in these programs and these conversions. We are witnessing a historic moment in resident democracy on NYCHA campuses. Only four developments were given the opportunity to vote on their future. None selected the PACT program. One chose to remain Section 9, and three developments opted for the Trust, and the City must respect these choices and share fair and equitable funding for all NYCHA communities, regardless of their chosen management structure. And the New York City Council should ensure that a vote

against PACT does not mean no repairs and no improvements come. And we know (TIMER CHIME) that many of the developments...

CHAIRPERSON BANKS: 30 seconds to wrap up.

JESSE MALDONADO KOKLAS: Yeah. Many of the developments haven't gotten a vote, and I know the NYCHA officials said that there's resident involvement, but often it just goes to the TA president who makes the decisions on behalf of the development, and the resident involvement in the TA structure is varied and so, if that's actually going to be the process, there needs to be investment to make sure that there's actually resident outreach, there's door knocking, there's calls. That requires a lot of work that the tenant associations aren't set up with or have the training to do themselves. So in conclusion, it's really important that we preserve the current public and affordable housing through serious investment. Thank you.

CHAIRPERSON BANKS: Thank you for your testimony. Arlene Geter.

ARLENE GETER: Greetings, Chair Banks and Members of the Council Committee on Public Housing. My name is Arlene Geter. I am a resident of Stapleton

Houses in Staten Island. Thank you for the opportunity to submit my testimony today.

I urge the Council to prioritize public housing investment in this year's budget, putting 1.5 billion towards NYCHA's capital funding. I've lived in Stapleton Houses since 1992, raised my children there. It is the largest NYCHA development in Staten Island with 700 apartments and thousands of residents and is often listed as the worst development. People who do not live there in the development break the locks in the buildings and the doors and smoke in the hallways, urinate, poop in the stair hall, and they threaten residents, making them feel unsafe. We had a blackout where the electricity was out for three days, and for a couple of months we had the generators going on and off. They said the reason was because the electrical went out and the wires were old. They needed upgrades years ago. This was especially hard on the disabled and elderly residents who could not keep their medicines cold or their (TIMER CHIME) elevators working.

CHAIRPERSON BANKS: 30 seconds to wrap it up.

ARLENE GETER: Working to go to their appointments or even breathe with their respirators. I was the Vice President of the Tenant Association when the gas was out. It was out almost for a year. This funding is important so our issues do not escalate further. Thank you for your time.

CHAIRPERSON BANKS: Thank you for your testimony and your advocacy.

Mr. Johnson.

CHRISTOPHER LEON JOHNSON: Hello, Chair Banks. My name is Christopher Leon Johnson. First, I am calling for the eradication, I'm calling for the City Council to introduce a bill into the City Council, starting with you, Mr. Chair Banks, to introduce a bill to eradicate the CCOP, the Council of Presidents. Please eradicate CCOP. I just found out that CCOP is ran full of people that are opportunistic, people that used to work for City Council that couldn't even get 5 percent of the vote in their primary like Reginald Bowman and Lilithe Lozano. This committee needs to be eradicated because they're a big part of the reason why these people in NYCHA are getting sold out down the river. I just found out this about the past meeting. I'm surprised

that nobody in the City Council really started calling this stuff out. What's going on here? I'm calling for the eradication of CCOP. Nothing but opportunistic people that are hell-bent on selling out NYCHA to developers, to related and all these organizations.

Mr. Banks, I know you're down with Mercedes Narcisse. You need to start supporting her for City Council because one of the people that is on CCOP is supporting her opponent. You need to call that out. You need to support Mercedes Narcisse. Mercedes, I hope you watch this right now. Mercedes, your opponent is supported by Barbara McFadden, who's part of CCOP. You need to start calling this stuff out, Mercedes Narcisse. This is the truth.

Another thing I need to ask from you is I hope, if they did apply, that the City Club of New York that's run by Layla Law-Gisiko gets funding from the City Council for programming when it comes to educating clients, educating the members of NYCHA, people that live in NYCHA, about Section 9 and Section 8 and the RAD and PACT and the Blueprint and CCOP. Like I said, I'm calling for the eradication of CCOP right now. People need to start bringing this

stuff up more at these hearings. I feel bad for the people that was out there two weeks ago. He was out there. Thanks for supporting RPPH and Layla at the rally at the morning time.

CHAIRPERSON BANKS: 30 seconds to wrap up.

CHRISTOPHER LEON JOHNSON: I'm calling for the eradication of CCOP. Chris Banks, please support Mercedes. You need to support her. You need to have her call out her opponent about Barbara McFadden, who's the First Vice Chair of CCOP that is down for the eradication of NYCHA through RAD-PACT, and the Blueprint. You need to call her out, bro. You need to help out Mercedes, man. As man-to-man, you need to help Mercedes call out her opponent about that. Thank you.

CHAIRPERSON BANKS: Thank you for your testimony. Thank you for your advocacy.

We'll now have Sharon Brown come on up. Thank you.

SHARON BROWN: Hello, I'm Sharon Brown. Before I get started, remember Israel, defend Israel, release the hostages, let Yahweh's people go.

Okay, so NYCHA, when they come to the hearing, they are completely unprepared, unaware of

what's happening in the building with the money spent and everything. Every question that was asked, they don't know, and this seems to be a way to throw it off for another time so they don't have to deal with it. So, they know there's a meeting coming up and no one has any kind of figures or any kind of data or information, and this is ongoing and it's just a cycle. They keep doing the same thing over and over. The way they're dealing with the Council is the same way they deal with the tenants. They tell them they're going to make the repairs or whatever. They go into a cycle and nothing ever gets done. So, all they have to do to you is keep coming here unprepared, and you yell at them, you tell them what they need to do, and nothing ever gets done. So, the things that they want to talk about, that they made the repairs, but they say they've made certain repairs, a hundred here, a thousand there since this time, but they don't have anything, any data to show you. I wonder if they actually handed in anything to show the repairs that they've made thus far. When they make repairs for the leaks in the apartments, what they're doing is improper. If the leak is coming back, that means that they have to change the pipes.

So, what they're doing now is patching up the wall. They're probably putting a little sealant on the pipe and then the pipe is re-bursting again. They have to purchase new pipes or at least a portion of pipe. Maybe they screw out or something, they could put them in. They are in a cycle of causing rent arrears by failing to make the repairs then (TIMER CHIME) they save money.

CHAIRPERSON BANKS: 30 seconds to wrap it up.

SHARON BROWN: They make the tenants pay for an apartment that has not been repaired for many years, and then the tenant winds up either getting evicted or having to pay for living in squalor that the NYCHA is responsible for. It's not fair to the tenants to have to pay the arrears as if they lived in a completely repaired apartment.

CHAIRPERSON BANKS: Thank you so much for your advocacy and your testimony.

SHARON BROWN: You're welcome. God bless.

CHAIRPERSON BANKS: Now we will end in-person testimony, and we will now go to Zoom testimony.

We will now turn to the remote testimony. Once your name is called, a Member of our Staff will unmute you, and the Sergeant-at-Arms will give you the go-ahead to begin. Please wait for the Sergeant-at-Arms to announce that you may begin before delivering your testimony.

SERGEANT-AT-ARMS: You may begin.

CHAIRPERSON BANKS: Gwendolyn Primus.

SERGEANT-AT-ARMS: You may begin.

CHAIRPERSON BANKS: Gwendolyn Primus.

Gwendolyn Primus.

SERGEANT-AT-ARMS: You may begin.

CHAIRPERSON BANKS: Now we'll move to Jeremy Bunyaner.

SERGEANT-AT-ARMS: The time has started.

JEREMY BUNYANER: Thank you for the opportunity to speak. My name is Jeremy Bunyaner. I am an elected constitutional officer sitting on the Executive Board of the Association of Legal Advocates and Attorneys, United Auto Workers Local 2325. UAW 2325 represents over 3,400 active and retired legal services workers at over 30 non-profit organizations in the New York City metro area, including the majority of providers participating in the Right to

Counsel Universal Access Program. 2325 members are the workers who keep people in their homes, fight for repairs, and keep NYCHA and private landlords accountable to the law by making sure New Yorkers have access to justice in our courts and vital social services in our city. Our members are an essential labor force, but like with NYCHA itself, decades of underfunding has led to untenable conditions. We are facing an attrition and workload crisis. Our salaries and retirement benefits have failed to keep pace with our counterparts in the district attorney's offices and corporation counsel. When our wages stagnate, the services poor and working-class New Yorkers receive are degraded. Positions requiring experience go unfilled, leaving those who remain overburdened with rising caseloads. We lose talent and institutional knowledge. It takes experienced advocates to ensure tenants are not evicted over unpaid NYCHA Section 8 portions of the rent that are not their burden to pay. It takes a depth of knowledge with NYCHA regulations to navigate succession in NYCHA units so that family homes can remain family homes after the death of a loved one. Not every licensee holdover is actually that. A lot of these people, or at least

some, are entitled to these units. Attempts to meaningfully fill senior positions in the organizations we work for have failed. Our salaries are just too low and the cost (TIMER CHIME) of living in the city is too high.

SERGEANT-AT-ARMS: Thank you. Time's expired.

CHAIRPERSON BANKS: Thank you for your testimony.

Now we'll have Imane Cherif El Farissy.

SERGEANT-AT-ARMS: You may begin.

IMANE CHERIF EL FARISSY: Hi. Good afternoon. Thank you for the opportunity to speak. My name is Imane Cherif El Farissy, and I am a delegate from Camden Legal Services Workers United at the Association of Legal Advocates and Attorneys. I would like to speak on the crucial role that case-handling paralegals play in assisting NYCHA tenants and Section 8 recipients. When NYCHA tenants are informed of an administrative proceeding and served with charges, many mistakenly believe that a housing court case has been commenced, failing to recognize an administrative proceeding as a possible preventative measure to housing court action. It takes an

experienced paralegal to understand the charges, interview tenants, review their files, and effectively advocate on their behalf to settle the proceeding. Paralegals play a key role in preventing these cases from advancing to housing court and preventing eviction from public housing. Furthermore, paralegals may also assist NYCHA tenants and Section 8 recipients to resolve accrued rental arrears balances that threaten their permanent housing. Paralegals knowledgeable of the processes required to secure financial assistance from the Human Resources Administration, through a one-shot deal or from a charitable organization, are crucial to assist tenants to resolve their balances. In 2025, ALAA has fundamentally changed the terrain of legal services throughout organizing. Now over 95 percent of legal services workers in New York City are UAW 2325 members. In Fiscal Year 2026, we are asking the Council to fully fund legal services so our employers can meet our core bargaining demands. My written testimony will detail these demands. Our members are not immune from the affordability crisis that has hit our city hard. Austerity budgets and legal services hurt our union, and they hurt New Yorkers. Settling

2 fair contracts that are centered on these demands
3 will provide stability to our members and ensure
4 working-class New Yorkers get the absolute best legal
5 representation. They deserve nothing less.

6 CHAIRPERSON BANKS: Thank you for your
7 testimony. We're going to take a three-minute recess.
8 Thank you.

9 Let me just recognize Council Member
10 Sanchez, who was on via Zoom. Thank you, Council
11 Member.

12 Now we will proceed with our next virtual
13 testimony, and that's going to be Renee Keith. Renee
14 Keith.

15 SERGEANT-AT-ARMS: You may begin.

16 CHAIRPERSON BANKS: Renee Keith. All
17 right. So now we'll move on to Tanesha Grant.

18 TANESHA GRANT: Good afternoon.

19 CHAIRPERSON BANKS: Good afternoon, Ms.
20 Grant.

21 TANESHA GRANT: Thank you, Chair. Thanks
22 for this very important meeting on public housing. My
23 name is Tanesha Grant. I am the Executive Director of
24 Parent Supporting Parents New York and Moms United
25 for Black Lives New York City. Also in my personal

capacity, I am the Second Vice Chair of my community board, Community Board 12 in Manhattan, but I am here as the Executive Director of Parent Supporting Parents New York.

We have a lot of parents, Chair, that live in public housing, generations of Black people and Brown people who have brought up their families and, you know, others in public housing. This is about upkeep and budget. So, we are partners of Residents to Preserve Public Housing, and we stand with them on their demands. We need 3.4 billion dollars in capital funds in NYCHA budgets every year. We need 2.9 billion in operation funds for this fiscal year and fiscal years going forward. This is about mismanagement. I am truly, truly disturbed on how these people at the top of NYCHA came here today and were so disrespectful to you and to the Committee and to our residents in public housing. This is about people's homes. Public housing has been mismanaged for generations. There is no one other to blame except the people who lead on NYCHA upkeep and on NYCHA management. We do not want RAD, and we do not want PACT. We want to keep our Section 9. It is the only deeply affordable housing that low-income people

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2 and working-class people and working-poor people
3 have. We want you to stand on this, Chair. We really
4 appreciate your efforts, but we must do more. We
5 would like to see the (TIMER CHIME) whole City
6 Council get behind the Public Housing Committee...

7 SERGEANT-AT-ARMS: Your time is expired.
8 Thank you.

9 TANESHA GRANT: And make sure that we
10 have...

11 CHAIRPERSON BANKS: 30 seconds to wrap up.

12 TANESHA GRANT: Fully funded public
13 housing. Thank you.

14 CHAIRPERSON BANKS: Thank you. Thank you
15 for your testimony.

16 Now we will move to Beverly McFarland.

17 SERGEANT-AT-ARMS: Starting time.

18 CHAIRPERSON BANKS: Beverly McFarland.

19 Beverly McFarland. All right. Now we will move on to
20 Dana Elden.

21 SERGEANT-AT-ARMS: Starting time.

22 CHAIRPERSON BANKS: Dana Elden.

23 DANA ELDEN: Good afternoon, Chairman
24 Banks. This is Dana Elden from St. Mary's, also from
25 RPPH. And I'm here again to comment on some of the

many issues that residents suffer from at the hands of NYCHA. Today, many spoke about the financial atrocities that follow NYCHA and their endeavors. And as a Resident Council President and community activist, I have observed some of the spending practices within my own NYCHA development. The spending of thousands of dollars, which could have been spent on purchasing what was needed to fix items within the development. It is deplorable that they spend money as they do, and you have no idea what vendors they are using or the money exactly, the figures that they are spending. This must stop. And they keep saying, well, the resident leaders can and are knowledgeable. That's a lie. If I want anything, I have to beg for it. Just recently, there was an issue in regards to me asking for the vacancies in my development, the difference between Section 8 and Section 9. I observed three new residents moving in under Section 8. However, out of the 87 vacancies that we have, I haven't seen one, not one Section 9 tenant moved in. What are they doing? What are they doing? Why is no one jumping at them? And why is it that we only get two minutes? They sit, NYCHA comes in there and they sit, and they give you crap. They

lie to you. And then they can say as much as they want to say, and we get two minutes? That's not fair. That's not fair at all. And it should be changed.

CHAIRPERSON BANKS: Do you want an extra minute? I'm going to give you an extra minute.

DANA ELDEN: Yes, I do.

CHAIRPERSON BANKS: Yes.

DANA ELDEN: Thank you, sir.

CHAIRPERSON BANKS: Not a problem.

DANA ELDEN: There's just too much that is not being spoken of. And NYCHA tends to get away with it, and so I'm not trying to run after them. I just want the truth, and I want it to be known. There's no way that we can do this without you and those that support these efforts to find out what NYCHA is doing and make them accountable. They need to be accountable. Look how gray I've gotten since I've been dealing with NYCHA. I didn't have this gray before. But thank you, Chairman, for this opportunity. God bless you always.

CHAIRPERSON BANKS: Thank you for your strong voice and your advocacy. Thank you for your testimony. We will now move to Douglas Covington. Douglas Covington.

2 SERGEANT-AT-ARMS: You may begin.

3 CHAIRPERSON BANKS: We would now like to
4 call up to the testimony table, We the People, and
5 that will conclude the... you may approach. Thank you.
6 You can have a seat. Yes, thank you. Yep. Move a
7 little closer so we can... thank you. You can pull the
8 mic a little closer. Yeah.

9 WE THE PEOPLE: Okay.

10 CHAIRPERSON BANKS: You may begin.

11 WE THE PEOPLE: Hi. I'm here because I'm
12 from Jacob Riis Houses in Manhattan, and they're
13 trying to bring the PACT program to us as well. We,
14 the people, do not want it. We never asked for it.
15 The tenant association that claim they work for us,
16 we never agreed to these people. We don't even know
17 who are these people so we don't even know how they
18 get there into office when we never asked for them.
19 You understand? So a lot of these things that's going
20 on is going on underhandedly. You understand? A lot
21 of my, I'm going to say my tenants because I'm for
22 the people, so a lot of them be scared, you know, to
23 open their door. They send me videos where the PACT
24 people knock on their door. They don't want to open
25 it. And as far as when I was listening about the

1 maintenance, it takes actually, when you call, it
2 depends what you're calling for for maintenance. You
3 could be waiting two weeks to another whole month to
4 actually get some type of repair. You understand? So
5 now not only that the tenants pay money, they get
6 federal funded housing. So where's the money? Every
7 tenant have a right to know where their money is
8 going and what account. Is it going into the housing
9 account or is it going into their personal account?
10 Where's the money? Where's the money? You got tenants
11 that pay their rent, whether it's getting from public
12 assistance or whether it's coming out of their
13 pocket. So with that and federal funding, they could
14 have fixed them building up 16 million times. Again,
15 it's like they want money. They're asking y'all for
16 money. I'm sitting here listening about all the money
17 they're asking for, but yet they're not doing that.
18 And as far as PACT, PACT abandoned plenty of their
19 buildings in Brooklyn. I'm from Brooklyn, you know,
20 and I moved to Manhattan. There's plenty of buildings
21 in PACT that's abandoned so how you coming over here
22 and want to take over here when you abandoned your
23 own? That don't make sense. We don't want PACT. We
24
25

never asked for PACT, and we have our own... (TIMER CHIME) I'm sorry.

CHAIRPERSON BANKS: 30 seconds to wrap it up.

WE THE PEOPLE: Sorry, can I get five more minutes?

CHAIRPERSON BANKS: No, 30 seconds.

WE THE PEOPLE: Oh, 30 seconds.

CHAIRPERSON BANKS: Go ahead, ma'am.

WE THE PEOPLE: Listen, we don't want that. You understand? We, the people, don't want that. We have our own signatures from every building in Jacob Riis, and they saying they don't want it. So I think it's underhanded that they trying to have a vote without the tenants. It's a lie. They don't ask the tenants to be on board. It's a lie. You understand? So please, I mean, when I went to the meeting, they tried to put me out because I told them the truth. Like, we didn't ask for this. How y'all just come in to decide this is what y'all want? And here, take it, take it, take it. No. It's no contract between us housing, which is we, the people, housing or PACT stating that we wanted PACT.

2 CHAIRPERSON BANKS: Well, thank you for
3 your testimony and your advocacy. Thank you very
4 much.

5 WE THE PEOPLE: Thank you, Chairman. Mr.
6 Banks, I appreciate your time.

7 CHAIRPERSON BANKS: Thank you. Thank you
8 for your time. Thank you.

9 WE THE PEOPLE: And you too, everybody.

10 CHAIRPERSON BANKS: If we have
11 inadvertently missed anyone that has registered to
12 testify today and has yet to have been heard or
13 called, please use the Zoom to raise your hand
14 function. If you have testified remotely, you will be
15 called in the order that your hand has been raised.
16 If you're testifying in person, please come to the
17 dais.

18 If no one, okay. So, we see none.

19 I will close this hearing. Thank you to
20 all the Members and Administration and the members of
21 the public who have joined us today to discuss this
22 very important topic. This hearing is [GAVEL]
23 adjourned.

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date March 25, 2025