

**Testimony from NYCHA's Executive Vice President of Strategy & Innovation  
Arvind Sohoni  
Transparency at NYCHA  
Committee on Public Housing  
Wednesday, February 26, 2025 – 10 a.m.  
New York City Hall Committee Room**

Chair Banks, members of the Committee on Public Housing, residents, community advocates, and members of the public: good morning. My name is Arvind Sohoni, and I am the Executive Vice President of Strategy and Innovation at the New York City Housing Authority. I'm pleased to be joined by Jonathan Gouveia, Executive Vice President for Real Estate Development; Laura Bellrose, Chief of the Landlord and Tenant Division; Brian Honan, Executive Vice President of Intergovernmental Affairs; and other members of the Authority's leadership team.

In 2019, the Authority signed a regulatory agreement with the City, HUD, and the US Attorney's Office for the Southern District of New York. The Agreement was an acknowledgement of the agency's poor performance and mistakes — including its systemic lack of transparency. Over the past six years, we have executed on several reforms to open the doors to the agency. As stated in our Transformation Plan, the Authority is wholeheartedly committed to transparency and accountability — we believe that data about our performance and other matters helps our partners better understand our work while supporting our efforts to transform the Authority and better serve residents. Thank you for this opportunity to discuss how we are ensuring and expanding that transparency.

**Public Reports, from Section 9 Performance Metrics to PACT Partner Oversight**

Our website is the primary repository of our publicly available data and information. Service outages, individual work orders, and lead paint testing progress can all be tracked. Reports are available with extensive information about the capital needs at all our properties as well as our progress in meeting the various mandates of the HUD Agreement. The action plans we developed to address the HUD Agreement pillar areas are also available. Metrics on wide-ranging elements of our operations – from the productivity of maintenance workers and the skilled trades to the number of vacant apartments and rent collection rates – are updated monthly. Dashboards on PACT and our capital projects, including sustainability and Sandy recovery initiatives, include up-to-date progress on construction across the city. The Housing Authority also maintains data in the City's Open Data portal and voluntarily participates in

Checkbook NYC. Board meetings can be viewed live in person and on YouTube, where we also keep videos and transcripts of all prior meetings. Our Community Engagement and Partnerships map enables residents to access workforce programs and other vital services and resources available from our partners. We also include background on the Authority's scope, developments, and population, along with detailed information and reports about our big-picture plans and policies, contracts, spending, and resident hiring. We even catalogue the public artwork at Housing Authority developments, which includes a Marion Greenwood mural at Red Hook East and Richmond Barthe's sculptures at Kingsborough and Johnson.

We have also used the MyNYCHA app to connect residents with a wealth of personalized information at their fingertips. In the app, residents can create new work orders, check the status of existing tickets, and find information on service outages. Our Self-Service Portal enables public housing residents to complete their annual recertifications, request transfers, and more. Section 8 participants and landlords also have access to a range of functions through their respective portals.

### **PACT: Partnering with Residents**

We also believe that transparency and resident engagement are fundamental to the success of our PACT program, which has improved the physical conditions and quality of life for thousands of residents. Residents are not only involved at every step of the PACT planning process but also help lead the selection of development teams, prioritize investments, and work closely with our PACT partners after conversion. During the planning process, we coordinate with resident leaders to share information, keep residents informed, and answer any questions about the process. With these leaders, we host regular meetings and conduct tabling, office hours, open houses, info sessions, and workshops. A PACT Resource Team also supports resident leaders by connecting them to trusted, third-party advisors and consultants. And free legal assistance is available to residents via a PACT hotline operated by the Legal Aid Society.

Resident committees have now selected 21 partner teams. This includes developers, general contractors, property managers, and social services providers who will elevate their quality of life and address priorities for their communities. In the past four years, resident leaders across 76 developments have selected PACT partner teams to provide their communities with tailored

investments through the program. Together, our partners and residents are creating detailed community plans to capture their decision-making during the pre-development process.

As mentioned, the PACT Dashboard provides an unprecedented level of insight into the PACT program. The dashboard, easily accessible on our website, tracks and displays performance metrics on maintenance and repairs, tenancy, construction, and resident hiring.

Since we know it is important to the committee, I would also like to provide some additional information and context on evictions at PACT sites. The PACT program, in accordance with federal rules and regulations, provides strong anti-displacement protections for residents. At the time of conversion to Project-Based Section 8, all authorized residents are offered a new lease – regardless of whether they owe back rent. We also require our PACT partners to work with on-site social service coordinators to conduct proactive outreach to help connect families with resources, such as accessing public benefits or setting up payment installment plans. PACT partners must make every effort to avoid bringing a lease issue to Housing Court, and the Housing Authority closely monitors those outreach efforts. Eviction is always a measure of last resort, after all other ways to resolve tenant issues have been exhausted.

Section 8 lease agreements under PACT automatically renew every year and cannot be terminated except for good cause, which includes criminal activity and nonpayment. Residents can continue to add people to their household, and permanent members will continue to have succession rights.

We believe in the power of affordable housing to stabilize and support communities and provide a pathway to opportunity – and our goal at the Housing Authority is to keep residents housed. As a result, eviction rates are very low across Housing Authority sites, including PACT developments – substantially lower than at other public housing authorities across the nation and substantially lower than the citywide eviction rate.

### **Partnering for Progress**

Transparency and accountability are core values that drive our work. Providing information to the public about our progress and our ongoing challenges are vital to our efforts to better serve residents. Transparency is also essential for effective collaboration with our partners, including

members of the Council. We look forward to our continuing partnership with you, in service to residents, and are happy to answer any questions you may have. Thank you.

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Subject: Solutions towards NYCHA transparency, and tenant quality of life.

To: Committee on Public Housing

Date: February 26, 2025

Hearing: Oversight Hearing- Transparency at NYCHA

Chair Banks, Deputy Speaker Ayala and members of the Committee on Public Housing, We submit this testimony on behalf of our members, and neighbors. Thank you for allowing us to speak to the impact NYCHA's transgressions have had on tenants.

NYCHA has become enamored with real estate deals and forgotten the promise of public housing. NYCHA's PACT team doesn't care what harm they cause us, as long as tenants allow the privatization of their development. But in the process tenants are harmed by:

- Bullying of tenant leaders when their development is being considered, or forced into RAD/PACT.
- Harassment of tenants experience once new management moves into the development and proceeds to hound tenants for lease signings, before their RAD/ PACT deals are finalized. Sometimes before an application has been submitted to HUD's Special Application Center.
- Minimal improvement in repairs, wait time for said repairs and the quality of these repairs once NYCHA completes the handover, documented by [Human Rights Watch](#).
- Staff and resources previously focused on Section 9 operations become focused on selling RAD/ PACT and the Trust to tenants. Previous resident coordinators begin focusing on troubleshooting the failures experienced under RAD/PACT.
- The inflated physical needs assessment presented to the public and elected officials. \$79B in needs makes the work of rehabilitating public housing seem impossible. But according to our review of the latest physical needs assessment, NYCHA needs \$60.3 billion. There is no correlation between the developments selected for Section 8 and 18 conversions under the 2024 Annual Plan and the developments that have the highest per unit PNA amounts (determined by ranking preliminary PNA assessment from high to low and reviewing which of these developments were selected in the annual plan.)

Finally, we urge you to recognize that in spite of abandonment, we continue to thrive. Public housing supports strong communities, diminishes gentrification, and supports tenants at every stage of life. An investment in public housing will ensure more families have stability, and the social infrastructure necessary to be bold enough to attend Harvard, become urban farmers, start businesses and be part of the solution. Collectively we can work towards our [national solutions](#) and make NYCHA the most desirable address in NYC.

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But we know that rehabilitating and expanding public housing is not only possible, it is necessary. We just need to restructure NYCHA, and hold them accountable. On May 7, 2024 NYCHA testified that rehabilitating an empty unit costs 45k. *No corporate landlord can deliver what NYCHA provides at that cost per unit.* We recommend the following solutions be adopted to ensure NYCHA recommits to its promise.

Thank you for your time,

Save Section 9

## Save Section 9 Solutions and References

- 1. Adopt Resolution 0731-2025- Implement a more robust resident engagement and voting process at each NYCHA development considering RAD/PACT conversion.**

We would encourage you to set the minimum voting threshold at 51% of tenants at a development or building; a requirement of 51% of voters supporting conversion to RAD/PACT.

- 2. Adopt Resolution 0730-2025- Conduct a thorough study on the RAD/PACT program to assess the effects of conversion on residents and the program's impacts on tenant rights, security, and community well-being.**

Currently HUD measures success via the ability to complete needed repairs. And after 40 years of disinvestment and mismanagement there is a critical need for repairs. However, the desire for repairs should not undermine the quality of life of tenants. We have amassed enough evidence to prove that RAD/PACT is harmful. It is now time for NYCHA to analyze the experience of tenants via a thorough study on RAD/PACT.

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

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

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### a. Evictions

- i. [Comptroller Brad Lander's report on eviction](#) from December 2024 demonstrates that PACT management teams are ill equipped to run public housing developments. *The audit team found that as of July 2023 PACT Property Managers did not conduct proactive outreach to any of the 25 sampled tenants who had significant rental arrears (i.e., arrears between \$10,000 and \$100,000, as of June 2023) and who did not receive a pre-eviction notice.*
- ii. The [Human Rights Watch](#) report documents significant increases in evictions in two RAD developments. *The report states: "aside from the NYCHA-specific protections discussed above, tenants in RAD housing nationally have essentially the same rights as those in public housing. But in practice, property managers have significant discretion over evictions and other decisions that may have far-reaching impacts on tenants' lives. Many tenants worry that PACT managers will be more likely to evict them if they fall behind on rent, which could lead to homelessness or a loss of adequate housing."*
- iii. City Limits and Anti-Eviction Mapping Project gathered data at Ocean Bay Houses *indicating there were 80 evictions between January 2017 and February 2019, more than two times higher than evictions at any other NYCHA development.*
- iv. The Rockaways Neighbors Helping Neighbors report supplements this data via tenant surveys at *Oceans Bay finding that 19% of tenants said new management tried to evict them and 18% said they knew a neighbor was threatened with eviction.*
- v. Further eviction evidence:  
<https://www.thecity.nyc/2024/03/14/eviction-private-nycha-manager-s-rad/>

### b. Rent increases and Double Landlords

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

### c. Poor Living Conditions

- i. The Human Rights Watch report details countless evidence of continued poor living conditions, faulty repairs, poor construction

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during renovations, hard to reach management, and more. A tenant that was interviewed said: “Monopoly is being played with our lives.... “That’s what the fight is, to protect us from investors who don’t give an ‘F’ about us.” Some tenants describe how repairs were carried out in a manner that places tenants at risk including exposure to lead paint or asbestos. Other tenants worry that their homes will fall into disrepair again, noting that the private managers are frugal with their repairs.

- ii. At Ocean Bay Houses, 40% of tenants said conditions have gotten worse or much worse after conversion, 21% said it is harder to get repairs and 35% said there is not an easy-to-use system for submitting repair requests.

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

- i. While RAD is a federal program, its implementation is a multi-governmental effort. All levels, including City Council, NY State and HUD are responsible for its impacts. RAD conversions are increasingly using a blend of Section 8 and 18 vouchers (also used by the NY State established Public Housing Preservation Trust). Section 8 and 18 blends provide PACT teams access to Tenant Protection Vouchers which are a higher revenue stream but are distributed on the condition that units meet ‘obsolescence’ criteria - placing huge risks on tenants as poor living conditions draw in higher vouchers.
- ii. City Council is accountable to work jointly with NY State and HUD to have close oversight on NYCHA and PACT partners’ actions during conversions. [Since NYCHA is controlled and funded by the Mayor and City Council](#), and its board and leadership appointment is overseen by these entities, City Council has a responsibility to track NYCHA’s actions. Furthermore, City Council directly funds NYCHA, and \$265.1 million dollars were provided for NYCHA’s operating budget in 2024. NYCHA has a history of misusing this funding (see next point), but these practices are connected to a broader mismanagement that embroils NY State and HUD.
- iii. Before his replacement, Federal Monitor Bart Schwartz challenged NYCHA’s default position of blaming money woes for its troubles, arguing that many of its problems are self-inflicted due to

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incompetence and an inability to efficiently use existing resources. He is quoted as saying “Funding is not the worst of NYCHA’s problems. It is the lack of effective governance, ethics and accountability that prevents NYCHA from achieving comprehensive, sustainable improvements within its current financial restraints.” The Federal Monitor’s warnings need to be taken seriously by the City Council as it points to a systemic issue in NYCHA’s practices that can only be addressed by coordinated efforts between multiple levels of government.

### 5. We ask the City Council to host a joint hearing with its Albany counterparts on RAD/PACT. During this hearing NYCHA and HUD’s office of Public and Indian Housing should be asked to:

1. Provide insight on the success of the program nationally, success should be defined on improved quality of life for previous Section 9 tenants living in a specific property.
2. An explanation of the timeline for RAD/PACT conversions highlighting when tenants have an opportunity to oppose these.
3. Expand on how said opposition is weighed in the larger application for RAD/PACT or Section 18.

### 6. Develop the following accountability processes:

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

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

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

1. Section 964 regulations not being followed by NYCHA, and tenants not being involved in decision making on how capital repairs get addressed
  2. Continued issues with no heat, hot water and broken elevators despite NYCHA having access to City funds to address these
  3. No by-laws in how tenant associations and resident councils are elected and many tenants having no access to NYCHA's claimed 'tenant engagement'
  4. Section 3 regulations not being abided by, and public housing tenants not having access to labor opportunities that can be provided during capital repair efforts
  5. NYCHA abandoning units and critical repair needs that place tenants' lives at risk just so the units can qualify as 'obsolete' and receive Tenant Protection Vouchers PACT/The Public Housing Preservation Trust
- iii. In 2023, NYCHA released an updated Physical Needs Assessment which claimed the Authority needed an astounding \$78.34 billion dollars, increased from \$31.8 billion in 2017. There are a range of issues with how the 2023 PNA was carried out, however *the key point to make is that NYCHA parading the alarming number of \$80 billion deeply stigmatizes public housing and contributes to the narrative of its failure. The 2023 PNA is meant to be about tenant needs, however is being used by NYCHA to justify its plans to forward RAD/PACT and the Public Housing Preservation Trust as the only options moving forward*, instead of scrutinizing its own mismanagement of funds. The 2023 PNA does not accurately reflect capital needs and must be understood with the following details:
1. Compared to the 2017 PNA which comprehensively examined the whole NYCHA portfolio, *the 2023 PNA only examined 10-15% of apartments in 30 selected developments. Only 18% of NYCHA apartments were actually inspected.*
  2. The 2023 PNA focuses on the 20-year need while the 2017 PNA focused on a 5-year need. This in itself is not of issue, however *the 20-year need is a higher number (\$78.3 billion*

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*instead of \$60 billion) and adds to the sensationalizing of repair needs without proper explanation of its meaning.*

3. *Over 30% of the 2023 PNA amount (18.9 million) is attributed to 'market price escalation', which is the impact of inflation and market prices for construction. This is relevant, but has nothing to do with the physical condition of apartments. Furthermore, this was calculated during surges resulting from the pandemic and do not take into account savings that can occur through mass material ordering and coordinated construction practices across the portfolio.*

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

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

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

- i. It is also centered on communication *through the tenant association and not directly to tenants* - many tenants do not know their tenant association representatives. Not having a public listing of the publicly elected representatives that compose tenant associations is a barrier to tenant participation. Therefore tenant association contacts should be made public by NYCHA and made available to any tenant at their management office and online. The bylaws that oversee the tenant association should be standardized, including clear instructions on the recall process, and election cycle. NYCHA must be reminded that tenants have a right to request a copy of their bylaws. Each one should be publicly available at the management office and online.
- ii. The PACT teams claim to conduct robust 'tenant engagement' and often cite the Chelsea Working Group as an example. However,

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NYCHA's plans to demolish Fulton Elliot and Chelsea Houses completely negates the demands of the Working Group. As articulated by the Community Service Society: "During the Chelsea Working Group, residents spent month after month scrutinizing the technical issues facing their developments and the priorities they agreed on when it came to addressing them. The plan proposed by NYCHA in the Draft Significant Amendment reflects none of this work" ([Joint statement by CSS and Legal Aid on FEC](#)). Also noted in this statement is that despite tenants receiving a right to return, historically relocations of this scale and construction timelines of this length mean **demolition will lead to the displacement of tenants.**

- iii. At Fulton Elliot Chelsea, NYCHA and private partners Related Companies and Essence Development claimed that most tenants wanted demolition as indicated by a voting process. **This was actually a survey with poor outreach and little accessibility falsely paraded as a vote and should not hold any legitimacy:**
1. Only 969 of 3388 participated in the survey. This is only 16% of those eligible. ([Fulton Elliott-Chelsea Environmental Review \(nyc.gov\)](#)). 84% did not vote and compose the countless that do not want demolition.
  2. Again, Tenant Association representatives were the only pathway for 'engagement'. A significant number of tenants at Fulton Elliot and Chelsea do not have clear information on what the plan ahead means for their leases, for their homes, and for their rent.
  3. Flyers about the survey were in English, Spanish, Chinese, simplified Chinese at the Chelsea Land Use meeting when the survey was under discussion. There are more languages than those spoken in the development. The annual review asks tenants the languages they are comfortable reading and speaking. There are more languages spoken in the development than those. Language justice wasn't observed in this process.
  4. Even though Fulton Elliot Chelsea is still NYCHA and under Section 9, tenants are already confused about who the management company is. For example, Related has already established their security personnel on site, without properly informing tenants of this change. Related has hired tenants that live in the development to patrol it. While this seems

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benevolent - providing employment to tenants - this presents a conflict of interest and an unbalanced power dynamic. Tenants who are hired by Related are more likely to want their plan despite not being educated on it.

### References

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- [Ahead of Public Hearing, Legal Aid and Community Service Society Raise Serious Concerns About NYCHA](#)
- [2023 Pre-Qualified PACT Partner List | NYC.gov](#)
- [An Advocate’s Guide to Public Housing Conversions Under Component 1 of the Rental Assistance Demonstration](#)
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- [Coalition. Letter to Senate Committee on Appropriations Subcommittee on Transportation, Housing and Urban Development. April 21, 2023.](#)
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- [RAD Case Study: New Jersey Development Team Learns Early Lessons | Novogradac](#)
- [Rental Assistance Demonstration](#)
- [Rockiness in the Rockaways: Five Years of RAD at Ocean Bay Houses](#)
- [Tenants’ Rights at Risk in NYCHA Conversions, Warns Human Rights Group | THE CITY — NYC News](#)

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- [The Nefarious Nature of the Private Partners Selected for RAD Conversions – NYCHA Rising](#)

# TAKEROOT JUSTICE

## Testimony to the New York City Council Committee on Public Housing

### Public Hearing on NYCHA Transparency

February 26th, 2025

Good Afternoon Chair Banks and Members of the Committee. My name is Christina Chaise and I am a life-long resident of New York City and an Advocacy Coordinator in the Equitable Neighborhood practice at TakeRoot Justice. TakeRoot Justice is a non-profit that provides legal, participatory research and policy support to strengthen the work of grassroots and community-based organizations in New York City. I am also 2nd Vice President of my Resident Association at Ravenswood Houses, where I have lived for over 20 years.

I am here today to speak on NYCHA's lack of transparency on multiple levels: 1) locally, with day-to-day management which has led to poor conditions and staff corruption, 2) Borough-level with regard to Resident's Engagement poor performance supporting resident council leaders and district councils, and 3) on the city level with regard to decisions to privatize our developments, whether it be through RAD/PACT, the Preservation Trust, Infill, and the Transfer of Development Rights. Our right to public housing is being dismantled and sold to the highest bidder, and we are here to protect what is left of it.

As you may already know, 70 former and current NYCHA employees have been charged with corruption and bribery last year—the largest number of federal bribery charges in a single day in Department of Justice history. From at least 2014 through at least July 2023, Juan Mercado served as a superintendent at multiple NYCHA housing developments in Queens, including Ravenswood Houses. According to the Department of Justice, Juan Mercado demanded and received hundreds of thousands of dollars from various contractors in exchange for no-bid contract work at respective developments for almost a decade—accepting approximately \$329,300 in bribes connected to at least \$1,886,000 in contract work at NYCHA developments. This pattern of criminal extortion and bribery wasted millions of dollars, but most importantly, continues to leave residents with subpar living conditions. Please see the attached image to see the NYCHA communities that were harmed by this corruption and misconduct.

Speaking from personal experience, we, the Ravenswood Resident Association, have never had a say on what subcontractor will be awarded what contract; we have no oversight. We are not given opportunities to oversee management activities, but rather serve as a liaison for complaints. Although ensuring complaints are addressed in a timely manner is important, we are not invited to the table for important decisions. For example, when an RFP went out for a farm at Ravenswood Houses, we requested to look at applications to have a say in who is selected, and we were told no, that we “don't have the expertise to select the appropriate partner”, which we found disrespectful and denigrating. We are rendered incapable of making decisions about our own community, but when it comes time to distribute PPE or food, we are the first ones called

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and the last ones to leave. We do not get paid for this; we volunteer our time. NYCHA staff are paid to support resident councils, but are nowhere in sight when we really need them.

As you may already know, monies from our TPA funds are taken and given to NYCHA to pay for resident engagement coordinators. I have had three different resident engagement coordinators (Neighborhood Service Coordinator) in the three past years of my tenure. None of them gave my board the training we requested—for three years. Our new coordinator, Eric Baez, has not been communicative with us for the past year and is responsible for non-compliance of election regulations. Although he is responsible for supporting resident elections, he never communicated with us after December nominations and did not even post signs 48 hours before the elections in January; he waited until two hours before the elections to post up signs to inform residents of the election itself including the location, not complying with regulations. Lastly, because of whatever clerical errors he committed, we have to re-do our whole election and push our official business back all the way until April. I don't know if this incompetence is intentional, but it is surely unacceptable. This is one example of the many ways in which NYCHA's staff incompetency impacts NYCHA resident leaders and the general body. We want a new, trained and competent Neighborhood Service Coordinator.

Lastly, I am here to speak on the lack of transparency regarding how NYCHA properties are selected to convert to the RAD/PACT program. Conversions that have taken place are in neighborhoods experiencing rapid gentrification and pose as a real estate investment, rather than a commitment to meaningfully serve the long-standing residents who built that community. We are seen as “joint-ventures”, not families living in homes. Moreover, there is no transparency for residents who do not want RAD/PACT; those are the residents who are often intimidated and silenced. But we, the tenants who are here today, will no longer live in fear and refuse to be quiet. We do not want RAD/PACT, for our homes and for the City of New York at-large. We understand the consequences of this conversion as leaseholders and as citizens, and the erosion of Section 9 public housing that results from these conversions—the erosion of the right to housing as a public good. Residents have lost the right to transfer despite their right to reasonable accommodations, even if they have been waiting several years; their accommodation requests are cancelled. We do not even know the implications for domestic violence survivors and if their rights to transfer are being honored or if their emergency situations necessitating relocation are being ignored. I have residents calling me, scared that the RAD/PACT team is at their development, and being harassed and intimidated to sign leases for a conversion that HUD has not even approved, as in the case of Boston Secor. This is unlawful. There are residents who have converted to RAD/PACT who are pleading to go back to Section 9, but there is no reversal to such a permanent decision that reduces our public housing stock and endangers our rights as public housing residents. To NYCHA, this is a real estate transaction; to us, this is our lives—this is our homes. Stop playing with our lives. Our homes are not for sale.

I would be remiss not to mention our brothers, sisters, and siblings over at Fulton, Elliot, and Chelsea Houses. The audacity for NYCHA to propose a RAD/PACT conversion, wasting the time of residents and officials to hold all these roundtables and town halls, just to push their own

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agenda of demolition and land-grabbing for private market-rate development is despicable. Infill was never part of the original plan. The FEC plan is an example of the most egregious and extractive plan for a public housing conversion that is blatantly about greed and profit than it is about providing a dignified home for NYCHA residents. We need our council members to step up and say NO to demolition. NO to privatization. And NO to giving our city-owned land away to private developers. We need an investigation both into RAD/PACT, as well as Infill. We also want to know where all the money goes from Infill and Transfer of Development Rights, especially the monies that are supposed to go back into the development. Until there is proper investigation and resolution, we need the city council to put a moratorium on all RAD/PACT conversions, as well as Infill. Infill, which allows NYCHA to take away our precious playgrounds and parking lots and give it to private developers to build buildings we cannot access, is deeply untransparent and undemocratic. We have no say in these decisions that directly impact our lives.

Thank you kindly for your time and consideration, and I look forward to serving as a resource. Please feel free to reach out.

**Contact:**

Christina Chaise, Advocacy Coordinator, [cchaise@takerootjustice.org](mailto:cchaise@takerootjustice.org), [REDACTED]

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From: <https://www.justice.gov/usao-sdny/pr/70-current-and-former-nycha-employees-charged-bribery-and-extortion-offenses>



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**February 26, 2025**

**New York City Council Committee on Public Housing  
Topic: Oversight - Transparency at NYCHA**

**Testimony of Barbara Williams  
Public Housing Resident**

Chris Banks, Chair, Committee on Public Housing:

My name is Barbara Williams, I am a member and Board Member of Community Voices Heard, and I live in the Polo Grounds public housing development in Washington Heights.

I've lived in public housing for 34 years. I've also been the President of my Resident Association for two terms. In that time, I've been in apartments with no kitchens; I've been in apartments with no walls. I've looked into closets where you can't see the ceiling because of the black mold. I've smelled mold and mildew so strong that I almost passed out. I've opened kitchen cabinets infested with roaches. I've seen bathroom ceilings fall on my neighbors. And we have been going through these same issues for three decades. No one should have to live like that.

The development where I live, the Polo Grounds, was constructed in 1968. In 56 years, the piping has never been updated. Just band-aid fixes.

Over 500,000 people live in public housing in 177,569 apartments across the City. Public housing is our largest source of affordable housing. In the middle of a housing crisis, the City can't afford to lose more public housing because of disinvestment.

We depend on the City to protect us and provide us with healthy homes. We voted you into office because we felt you would do the right thing for people in public housing.

On behalf of Community Voices Heard members from across the City, we ask you to commit **\$4 billion for public housing capital repairs to preserve 15,000 units of affordable housing in NYC.**

Thank you for your consideration.

Respectfully submitted,

Barbara Williams  
Public Housing Resident Association President  
Community Voices Heard Board Member

## **Statement Regarding Congressman Jerry Nadler and the Destruction of NYCHA Homes:**

On February 25, 2025, at 7:30 p.m., Jerry Nadler held a town hall meeting. At this meeting, a crucial question was raised regarding his involvement in a deeply troubling plan concerning the future of New York City Housing Authority (NYCHA) homes.

### **EXHIBIT A:**

It has come to light through public testimony during meetings of Manhattan Community Board 4 (MCB4) that Congressman Jerry Nadler played a central role in orchestrating the demolition of occupied NYCHA homes and communities. These occupied homes, which are crucial to the well-being of many low-income families, are being targeted for replacement with luxury developments primarily catering to wealthy foreign investors. This alarming move threatens to displace thousands of hardworking American citizens for the financial gain of a select few, including overseas investors and Golden Visa holders.

In addition to this, it has been reported that Congressman Nadler, in coordination with Mayor Eric Adams, exerted undue pressure on tenant association presidents. The goal was to manipulate and coerce these leaders into falsely claiming that their residents supported the destruction of their own homes—a blatant and illegal attempt to fabricate consent and mislead the public. This is not only a violation of trust, but a violation of federal and New York State laws designed to protect the rights of vulnerable communities from such exploitation.

### **Violation of Federal and New York State Laws:**

Nadler's alleged involvement constitutes a direct breach of multiple federal and New York State laws. These include laws safeguarding tenants' rights, preventing unlawful displacement, and ensuring transparency and honesty in the handling of public housing matters. Furthermore, pressuring tenant association leaders into providing false testimony raises serious legal concerns related to obstruction of justice, conspiracy to defraud, and abuse of power. The fact that these actions are allegedly coordinated with government officials only adds a layer of criminality, indicating widespread political corruption.

### **A Call for Immediate Action:**

We demand a thorough, transparent investigation into these actions, both at the federal and state level. Congressman Nadler must be held fully accountable for his role in this conspiracy, and we call for an immediate halt to any plans that would displace tenants in favor of luxury developments. Furthermore, we demand the immediate removal of the Related Companies from any agreements, contracts, or associations related to this plan, as their involvement is complicit in these egregious violations.

### **Our Stand:**

As the voices of the overwhelming majority of residents in Elliott, Chelsea, and Fulton Houses—84+% of whom oppose these plans—we will not stand idly by while our homes and community are destroyed. This is not just an attack on our housing; it is an attack on our dignity, our future, and our basic rights as citizens. We will continue to fight against this betrayal of our trust and demand full justice.

## **The Struggle Against Organized Harassment:**

In addition to the threat to our homes, we are facing an ongoing, coordinated campaign of harassment, intimidation, and sabotage, commonly referred to as "gangstalking." This program is designed to destabilize our community and undermine our efforts to resist. Over 50,000 documented instances of harassment, vandalism, and physical assault are a testament to the scale of this operation. These crimes are not isolated or random—they are part of a larger, coordinated effort to silence us.

Gangstalking involves a network of individuals who engage in various forms of harassment, intimidation, vandalism, and sabotage. They use smear campaigns and subtle psychological tactics to destabilize individuals and communities. It's important to understand that this is not just a random or isolated issue—it's part of a larger, coordinated effort, often linked to government agencies and "fusion centers."

## **Who is Involved?**

The individuals involved in this effort come from various organizations, many of which should be serving and protecting us. We have documented evidence of gangstalking by NYCHA employees, staff from political offices such as Councilmember Erik Blottcher and Mark Levine, random local community members, Essence Development, as well as personnel from Housing Opportunities Unlimited, PSA4, NYCHA real estate executives, MCB4 employees and members, security companies, and even members of the 10th Precinct. These individuals are engaging in tactics meant to undermine the unity of our community and prevent us from protecting our homes and our future.

## **Our Demand for Justice:**

We call on the Federal Bureau of Investigation (FBI) to launch a full-scale investigation into the gangstalking operation, the racketeering activities, and the political corruption that has allowed this illegal and immoral campaign to continue unchecked. The evidence is irrefutable, and the time for inaction has passed. We demand that those responsible for this campaign of harassment and the conspiracy to destroy our homes be held accountable.

Furthermore, we demand that all political figures and entities involved in this violation of our rights be immediately removed from any further decision-making power regarding the future of our homes. This includes the Related Companies, which should be excluded from all agreements related to these developments.

## **Conclusion:**

Here's the undeniable truth: We are keeping our homes, and we are keeping our campuses. We are not merely surviving—we are thriving. Through every challenge, we have stood strong with unwavering strength and resilience, and we are more united than ever. Our historic homes and campuses, an inner-city mid-century modern high-rise full-house apartment community, are solid and healthy. They are a cornerstone of our neighborhood, requiring only diligent maintenance, minor restoration to restore their original character, and a competent NYCHA management office that is truly tenant-focused—free from political interference that has caused the temporary mismanagement we've endured.

The current NYCHA mismanagement system we've suffered under has proven to be baseless and without foundation, and it will not stand. We will fight to ensure that our community remains intact, preserved, and protected. Our homes are not just structures—they are our legacy. We will defend them with everything we've got, and we will succeed.

But here's the truth: we are keeping our homes and campuses. We are **thriving**, not just surviving. We have weathered this storm with strength and resilience, and we are more unified than ever. Our historic homes and campuses stand strong, a inner-city mid-century modern high-rise full-house apartment community that stands strong and healthy that simply needs diligent non-politicized maintenance, minor restoration to it's original character and a competent non-politicized nycha management office that is tenant oriented and not subject to creating the temporary mismanagement system we have been enduring that has show to have no legs or no basis in reason, and we will protect them with everything we've got.

We, the residents of Elliott, Chelsea, and Fulton Houses, stand united in maintaining and restoring our occupied homes and community. We are not just fighting for our right to stay; we are fighting for justice, for our families, citizen's rights, and for the future of our community and the future of those New Yorkers who will be fortunate to come after us and also have the opportunity to thrive. We will not rest until those behind this corruption and betrayal are held accountable and justice is served.

It is time to act, and we will fight forward. Thank you. testament to the scale of this operation. These crimes are not isolated or random—they are part of a larger, coordinated effort to silence us.

### **Who is Involved?**

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Furthermore, we demand that all political figures and entities involved in this violation of our rights be immediately removed from any further decision-making power regarding the future of our homes. This includes the Related Companies, which should be excluded from all agreements related to these developments.

**Conclusion:**

We, the residents of Elliott, Chelsea, and Fulton Houses, stand united in our refusal to allow our homes to be taken from us. We are not just fighting for our right to stay; we are fighting for justice, for our families, and for the future of our community. We will not rest until those behind this corruption and betrayal are held accountable and justice is served.

It is time to act, and we will fight forward. Thank you.

My name is Tamika Mapp, and I am the District Leader, 68<sup>th</sup> AD, Part D and a board member of Residents to Preserve Public Housing (RPPH). I appreciate the opportunity to provide a written testimony on the urgent need to abolish the Rental Assistance Demonstration (RAD)/Permanent Affordability Commitment Together (PACT) program and the New York City Public Housing Preservation Trust, as both violate the HUD 964 Regulations that were designed to protect public housing residents' rights, decision-making power, and tenancy security.

#### HUD 964 Regulations: Protecting Tenants' Rights and Participation

The HUD 964 Regulations (24 CFR Part 964) explicitly safeguard the rights of public housing residents to have an active role in decisions affecting their homes. These regulations affirm:

Tenant participation in policy changes, maintenance, and modernization plans (§ 964.11).

Resident councils' right to self-govern and receive funding to support advocacy efforts (§ 964.115).

Public housing agencies (PHAs) must engage in meaningful consultation with residents before implementing any major changes, including privatization or conversion programs (§ 964.135).

However, the RAD/PACT program and the Preservation Trust have consistently violated these provisions, stripping tenants of their rights, ignoring their voices, and prioritizing private developer interests over the well-being of public housing communities.

#### Violations of HUD 964 Regulations by RAD/PACT and the Preservation Trust Failure to Engage Residents in Decision-Making

Under HUD 964, tenants must have the right to vote and meaningfully engage in decisions that impact their housing. RAD/PACT conversions have been forced upon residents without proper consultation, town halls, or referendum-style voting.

Many tenants report that meetings with NYCHA and developers are performative, offering little room for actual decision-making power.

#### Loss of Tenant Protections & Public Ownership

Public housing under HUD regulations guarantees tenant protections, affordability, and oversight by a government entity.

Once housing is converted through RAD/PACT or the Preservation Trust, public housing units are removed from Section 9 federal protections and transferred to private management, making them vulnerable to rent increases, evictions, and landlord abuses. This directly contradicts HUD 964's intent to protect tenant stability and democratic engagement.

#### Resident Councils Are Undermined and Defunded

RAD/PACT conversions violate HUD 964 by failing to provide resident councils with the necessary resources and funding to represent tenant interests effectively.

Many councils have seen their funding slashed post-conversion, silencing their ability to challenge unjust policies and decisions.

#### Deterioration of Living Conditions

Residents in RAD/PACT-converted buildings often experience delays in repairs, mismanagement, and an overall decline in service quality.

The promise of “better maintenance” under private management has proven to be a falsehood, as private developers prioritize profit over the health and safety of tenants.

#### The Solution: Abolish RAD/PACT and the Preservation Trust & Fully Fund Section 9 Housing

Given these egregious violations of HUD 964 regulations, I urge the [legislative body] to: Immediately halt all future RAD/PACT conversions and dissolve the NYC Public Housing Preservation Trust.

Conduct a full investigation into how NYCHA’s conversion process has failed to comply with HUD 964 tenant participation rules.

Redirect federal and city resources back into fully funding Section 9 public housing to ensure that properties remain under democratic, public control.

Strengthen tenant councils with dedicated funding and real decision-making power to restore compliance with HUD 964.

Public housing residents deserve real protections—not privatization disguised as “preservation.” The RAD/PACT program and the Preservation Trust are in direct violation of HUD 964 Regulations, and if we are truly committed to fair housing, tenant empowerment, and public accountability, these programs must be abolished.

I urge this committee to take immediate action to restore residents' rights, protect public housing, and uphold the laws that were meant to safeguard our communities.

Thank you for your time and consideration.

Tamika Mapp

District Leader, 68<sup>th</sup> AD, Part D

  
tmapp@cc68ad.com

## **April Summars, LaGuardia Houses Resident**

**Good morning members of the New York City Council,**

**My name is April Summars, I am the Treasure of the Tenant Association and a resident, and I am here today to demand action on two urgent crises affecting the residents of LaGuardia Houses: the ongoing neglect of our living conditions and the blatant misuse of federal Tenant Participation Activity (TPA) funds.**

**For years, our common areas have been left in filth. Floors are covered in layers of grime, instructional stickers from the 1970's are faded and peeling, and our elevators and walls are stained and neglected. Despite repeated complaints, management continues to ignore this problem. I have been told that there is no money to clean the buildings.**

**I personally reached out to Tony Hubert, NYCHA liaison for the Mayor's Office, for help. His response? That I should speak with the President of my Tenant Association. That is unacceptable. The Mayor's Office, NYCHA, and this city must take responsibility for ensuring safe, clean, and dignified living conditions for NYCHA residents.**

**Meanwhile, the trash situation at LaGuardia Houses is appalling.**

- Garbage piles up on sidewalks and between buildings instead of being properly disposed of.**
- Loose garbage blows through our development daily, making it look more like a landfill than a home.**

**This is not just a quality-of-life issue—it is a public health crisis. This is an ongoing failure of NYCHA and this city, and it must be addressed immediately.**

## **Financial Mismanagement: Where is the Oversight?**

**Beyond sanitation issues, there is another crisis: the misuse of our federal TPA funds.**

**Our Tenant Association President, Danette Chavis, has been allowed to misuse these funds unchecked. And no one is stopping her.**

**Despite clear HUD regulations, the Memorandum of Agreement (MOA), and the Tenant Association bylaws, TPA funds continue to be misappropriated, while officials stand by and do nothing.**

**Key officials—including Uka Busgith (EVP for Resident Services, Partnerships, and Initiatives), Curtis Williams (Senior Director for Resident Participation & Civic Engagement), and Daniel Sherrod (HUD)—have failed to act. They just approved over \$3000 in payments without know what they were buying. There was no clear verification of items purchased, no itemize receipts. The corruption in this department and with our President**

**They claim rules don't need to be enforced because they weren't routinely practiced in the past. That is not governance. That is negligence. That is corruption.**

**HUD regulations and financial controls exist for a reason—to protect tenants from exactly this kind of abuse. Officials do not get to decide whether or not to enforce them.**

### **The Council Must Act Now**

**I stand before you today because LaGuardia residents deserve better.**

**I urge this Council to:**

- 1. Hold NYCHA accountable for failing to maintain safe and sanitary living conditions.**
- 2. Conduct an independent audit into the financial mismanagement of LaGuardia Houses' TPA funds and audit all resident council fund that are being held by NYCHA.**
- 3. Demand that HUD, NYCHA, and responsible officials enforce their own financial rules—no exceptions, no excuses.**

**Remove Daniel Sherrod as our HUD liaison due to a conflict of interest stemming from his prior roles. His past employment with NYCHA, followed by his tenure at HUD, and subsequent return to NYCHA as CEO while still engaged with HUD, raises concerns about bias in his relationship with NYCHA. NYCHA tenants are not second-class citizens. We work here, we live here, we raise our families here.**

**We are not asking for special treatment—we are demanding the dignity and respect every New Yorker deserves.**

**This Council has the power to act. I urge you to use it now.**

**Thank you.**

**And a shout out to Detective Rodney Rosado of the 5<sup>th</sup>, thank you for your continued support.**

**From:** [brenda temple](#)  
**To:** [NYC Council Hearings](#)  
**Subject:** [EXTERNAL] Submitting statement  
**Date:** Wednesday, February 26, 2025 8:57:53 AM  
**Attachments:** [20250226\\_082554.heic](#)  
[20250226\\_082604.heic](#)  
[20250226\\_082620.heic](#)

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Greetings,

I am a senior and disabled. I wanted to be at today's NYCHA hearing but there was a problem with my access a ride.

I tried to submit for a virtual testimony but was unable to do so. I am sending you my written testimony.

I hope you can read it. It's very important that my voice and the voice of my community be heard.

I'll be watching the hearing from home. I pray that our requests, pleas, demands encourage a willingness to address our concerns.

We, the hard working, low income residents of NYCHA are the backbone of this city and deserve to be treated as such. All we want to do is work and love on our families as we navigate a country steeped in systemic racism.

Until programs like RAD/PACT and the Trust move forward, there should be a moratorium. We need to stay under Section 9!!!

\*Comptrollers Audit 2024  
\*CCOP dismantled

Please see my statement.

I am available to speak with you further any time.

In Solidarity,

Brenda Temple  
Community Activist  
Committee for Independent Community Action

[Templeb722@gmail.com](mailto:Templeb722@gmail.com)  


**February 27, 2025**

**City Council Hearing ( NYCHA)**

***My name is Brenda Temple. I am a resident of Oceanside Apartments in Far Rockaway Queens, a community activist, and a member of CICA, Committee for Independent Community Action. Our founder is Dr. Lenora Fulani. I've been working with this group and others for the past 10 years fighting against the nefarious programs that have and will continue to evict, displace and dismantle Section 9 public housing and our communities to the detriment of hard-working low-income residents who are the backbone of this society. We are your childcare workers, security guards, home health aids, cooks, cleaners, nurses, bus drivers, administrative assistants, retail store workers, and the ones that clean your grandparents' bed sores, caring for them while you are out earning a living. We are and have always been essential. Without us this city would be doomed.***

***All along residents were correct when we lifted our voices complaining of neglect and mismanagement of funds. I am a member of the NYCHA Resident Audit Committee. Brad Lander and the staff have done a great job exposing the massive neglect and mismanagement on behalf of NYCHA and HUD. Selling us out to private developers is not the answer, fixing the problem is. Please see recommendations on contractors/vendors' audit and evictions of RAD / Pact and Section 9. The corruption is finally revealed. we demand a seat at the table to address and rectify these issues using the comptrollers' recommendations as well as our own. Our next audit will be on finance to find out what NYCHA is doing with our money and hold them accountable. As a result of the audit findings, we are convinced that privatization is not working and we have the proof.***

***CCOP has failed us. They have not represented our concerns for years. They must be dismantled. Resident associations are competent to speak on behalf of their residents best. We find them, ironically, to be disconnected and for self rather than for the whole.***

**Brenda Temple p.2**

***It is imperative that we have independent investigations and oversight chosen by the people, Not NYCHA. We demand transparency on Capital Improvement plans and funds, Comp Mod accessibility and we strongly demand a moratorium going forward until these issues are satisfactorily and legally addressed. It is the right thing to do.***

***Nycha residents are ordinary people who have been intentionally overlooked for far too long. We work hard in the face of systemic racism and after A hard day's work, like you, we want to come home and love on our families. We love our community, support each other, and need public housing because, under the circumstances, it is the only place we have to live, thrive, and grow especially at such a time as this. We are full of success stories and it is because of what NYCHA under Section 9 offers. Opportunity. In my family alone, I have relatives who resided in Ravenswood Houses. Two have their master's degrees in math and science and is a dean in a private school. He lives in Westchester and the other is a writer and producer for Abbott Elementary TV Show. He now lives in Los Angeles California. There are so many of these stories . I had to come back to public housing because I experienced “Me Too” situations at work that disrupted my life. So one never knows. I became a community activist and am healing every day because this is a place where we understand each other's plight. This is why we fight to SAVE SECTION 9!!!***

***Thank You,***

***Brenda Temple , Community activist  
Committee for Independence Community Action***

**From:** [Carla Hollingsworth](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] NYCHA Transparency  
**Date:** Monday, March 3, 2025 7:48:13 AM

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[REDACTED]

I am a resident of Stuyvesant Gardens, after testifying at the hearing on Wednesday, NYCHA did several things, first they sent out notices to residents giving them appointments to sign their new leases, The next day they sent out annual review notices and on Friday they sent out apartment inspection notices that go against their inspection notice policy. Sending out inspection notices on Friday, informing residents that they must be home on Monday, for apartment inspections is not proper notice. The second page of the inspection notice tells you that the first notice you should receive 21 days in advance of your inspection date, the second you should receive 7 days in advance of your inspection date, and you should receive a robocall reminder 24 hours before. So NYCHA neglected to send the entire notice and only posted page 1 on residents' doors.

To add insult to injury, I received a phone call on Friday morning from someone who said that they were Caroline from PACT, saying that they would be renovating my apartment. I said that they weren't renovating my apartment and she asked if I were aware of the PACT conversion. I asked in response, if she were aware of the city council hearing that I gave testimony at 2 days ago. She responded that she wasn't aware and I suggested that she speak to Michael Parkinson, as he is aware.

After years of neglect, in which they do apartment inspections yearly, but don't fix what is broken, I had apartment inspections in 2023 and 2024, but the leak from above that they actually took pictures of, has not been addressed. it is like we are paying to be incarcerated.

So hard to believe that I fought for the right to live here. They denied my application when I applied and had a hearing that they didn't bother to invite me to. I wrote Mayor Dinkins a letter and they held another hearing that I was invited to and I eventually got my apartment. Now 35 years after getting the apartment it is still necessary to fight.

We were told that the only way to get the necessary fixtures is to convert to the RAD/PACT program. I asked numerous times what if we wanted to remain section 9. i never received the same answer twice, First I was told that if we didn't sign the new leases, we would remain section 9 but the needed fixtures would not happen because NYCHA doesn't have money. the next person said that if we remained section 9, that eventually our rents would be raised to market rate.

The resident engagement that NYCHA claims that they did in 2021 consisted of 2 Zoom meetings that they sent out packets to inform residents about. I was on both meetings and was able to ask questions at both and they couldn't answer a lot of questions, but said that they would have the answers when meetings were held at our development. NOT TRUE. A long time passed before there was a meeting at the development and what that was about was choosing what you wanted your kitchen and bathroom to look like. They talked about keeping residents in their space while improvements were being made. I questioned how that would be possible when the pipes needed replacing? We were told that we would be temporarily rehoused within the development in one of the vacant apartments until the pipes were replaced.

I questioned why it would be necessary to sign a new lease if NYCHA is Section 9 and Section 8 and I expressed concern over becoming a "new tenant" after 30+years. Michael Parkinson told us that we

would not be new tenants and that everything would remain the same. I expressed disbelief and he told us that we would only pay 30% of the total gross income of our household for rent. He said our rights would remain the same but has not given us proof of that (and I asked for documentation), as yet. Signing a new lease, makes you a new tenant regardless of what NYCHA tells us. They constantly and continuously piss on us and tell us that it's raining. We are tired, we need recourse.

I could go on, pointing out specific instances where NYCHA has failed to do the right thing, but being conscious of the fact that this testimony is tardy, I will end now and send in the hopes that it may be read.

Respectfully,  
Ms. Carla Hollingsworth  
Stuyvesant Gardens Resident

**From:** [REDACTED]  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Oversight - Transparency NYCHA Wed. Feb. 26,2025  
**Date:** Sunday, March 2, 2025 1:03:50 PM

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[REDACTED]

Greeting

My name is Christine Burke, I am a resident of Howard Houses Brooklyn NY.

The RAD process has unfolded in a way that feels both unfair and undemocratic. Residents' voices have been excluded leaving us without adequate explanation nor genuine participation. To address this, I urge the Council to impose a moratorium on the RAD program. There should be a minimum threshold of at least 51% of tenants voting for RAD..

We also need a moratorium on RAD to ensure that the program is not rolled out without changes that address the misleading practice of using survey results as proof of approval.

Surveys were distributed during a June 2024 PACT meeting. With fewer than 25 residents present. There are 813 apartments in Howard Houses. There was no transparency about how the survey results would be used and no follow up communication to ensure that residents fully understood the implication of their responses.

The Tenant Association President, Ms. Naomi Johnson, told me that the PACT Representative asked about the survey. She said she told him the majority of residents were in favor of the transition to PACT.

There were no discussions or votes in the PACT meeting nor in the Tenant Association meeting to confirm her decision. Ms. Johnson, put Howard Houses into PACT using the surveys.

I feel that her decision should be null and void.

Second copy.

Thank you.

Sincerely,

Christine Burke

NYC Council Public Housing Oversight Hearing --- Transparency at NYCH  
Wednesday, February 26, 2025.

Dana Elden

[REDACTED] - [REDACTED] [REDACTED]

Bx, NY 10455)

Resident Leader of St. Mary's Park Houses, Secretary of South Bronx District, Executive Board Member of Residents to Preserve Public Housing (RPPH)

Good afternoon Chairman Banks, councilpersons, and my constituents. I am here today to discuss the importance of transparency, truth, and respect within the relationship that NYCHA should maintain in serving the residents.

During a recent incident, My residents were kicked out of our Nomination/Election process to allow NYCHA to promote their conversion project in a meeting for another development that has a Senior Center they could have used. On Nov 21, two NYCHA Coordinating Staff members and I were denied access to our reserved lunchroom by NYCHA RAD/PACT staff holding a meeting for Moore Houses in our own center They have their own center. For at least 17 of our residents in the age range of 60 - 87, were refused the use of that room and moved to a much smaller room which had no ventilation and space that was needed. NYCHA virtually said nothing in defense of our residents and their right to the accommodation that was agreed upon. This is just one instance of how NYCHA leaves us out to dry as they promote these

conversion projects.. There is definitely a difference of what Transparency means to NYCHA and how it relates to the residents.

We have witnessed NYCHA backflip with so many issues. The biggest backflip was the dismissal of the resident leaders that were left out of that first conception of private management (under the "Blue Print"), violating HUD regulation 964.135C, where we are supposed to sit at that table and have input and most certainly how it was all going to be done and to whom it would it be done to! That is where RPPH came in. We are comprised of resident leaders who defy the forced actions of NYCHA upon our residents around the city. And even when we reminded them of this horrible action against the resident leaders, they continued to go forward with these conversions. I believe that NYHCA has perpetuated their lies consistently for so long, that don't' believe that we can decipher the truth. NYCHA residents are bullied every day! And NYCHA methods of promoting these conversions brain wash people into believing what NYCHA says.

It is the pressure of NYCHA towards these conversions that has terrorized many elderly residents who fear that they will be moved to neighborhoods that are unknown to them. As a wheelchair bound senior, I would say that I would be mortified at the thought of being bullied . NYCHA's has imposed psychological trauma that has effected residents of this conversion process. The stories I have heard around the city are heartbreaking.

Many of these private management companies have bargained with NYCHA and demanded that NYCHA fix many of the issues that plague these developments, such as boilers, roofs, grounds improvements, before the transfer of management occurs. Surely these agreements have cost NYCHA. Then why are they subjecting residents to these

conversions without at least a 51% positive votes of residents to go forward with RAD/Pact or the Trust?

Due to current Washington leadership, many government programs will face significant cuts. Personally, I do not see Section 8 getting the massive funding that residents are told they will receive to get a New Look and existence to their housing. Will that mean that the residents will have to pay the full rent if they are in the Trust and they are forced to pay market rent? There have been numerous requests from residents and resident leaders as well, for an independent study done on NYCHA. And of course, these Section 8 conversions will be subject to the administrative changes in Washington regarding funding for Section 8. We need help and not figures that NYCHA provides. An independent audit is currently required. These Section 8 conversions strip us from guaranteed rights for residents afforded by Section 9. Funding should be allocated to Section 9 to maintain the quality of life for residents throughout NYC. By the way my development currently has 87 vacancies. Up from 82 last year. Thank you.

I am David Holowka, an architect and 25-year Chelsea resident.

The Fulton and Elliott-Chelsea Houses proposal is entirely based on a lie—the implausible and never substantiated claim that it would cost as much to renovate as to replace them. Replacement is now estimated at \$1.9 billion, a number set to skyrocket even further with tariffs on steel and aluminum. That's well over twice what it's currently costing to fully renovate the Edenwald Houses in the Bronx, an older complex of the same size and similar construction. We now have every reason to believe replacement will cost over a billion dollars more than renovation. We're told that doesn't matter because the difference will be made up with tax credits and government bonds. Those financial incentives are public money meant to stimulate construction of new affordable housing, not subsidize demolition and needless rebuilding of structurally sound NYCHA buildings.

That's not even the worst of it. Those public funds will actually reduce the capacity of Fulton and Elliott-Chelsea. The complexes are naturally occurring retirement communities and many empty nesters will be moved from large apartments into one-bedrooms. NYCHA data says half the heads-of-households in Manhattan public housing are 62 or older. Two-thirds of Fulton and Elliott-Chelsea apartments have two-to-five bedrooms. If half of them were replaced with one-bedrooms, that would be a loss of future-generation resident capacity into the thousands—one perversely paid for with low-income-housing tax credits.

No one even bothers to defend the old lie that renovation would cost as much as replacement. It has served its purpose, along with the bogus tenant-survey it led to, of making an end-run around the greater community. My city council member says: "The issue isn't whether or not rebuilding a building is less expensive than doing a renovation—it's the benefits you get for that rebuilding." Too bad the public wasn't asked what it thought of those benefits.

We've also just learned that revenue from the vast amount of new, overwhelmingly market-rate housing that will be built on two-thirds of the Fulton and Elliott-Chelsea grounds will go into NYCHA's coffers for citywide use. That violates NYCHA's own Build-to-Preserve policy. Chelsea may be upzoned to midtown-like density entirely for that, with zero input from the community.

Demolition is scheduled to start in July. We'll soon be facing facts on the ground. There won't be many options after that. It's not a done deal yet, but there's an assumption that no one will stand in the way.

I ask you to clearly state otherwise as soon as possible.

Thank you.

**Hi, my name is Imdadul Patwary, I live in the Bronx. I'm here to talk about why I dislike RAD/PACT based on what I have learned. Before RAD/PACT, Section 9 was the main way NYCHA funded public housing. RAD stands for "Rental Assistance Demonstration" which is a program by HUD that allows PHAs to convert public housing units to private housing. In other words, it allows Section 9 housing to be converted to Section 8 housing. It matters whether it is private or public housing because there are differences in treatment. For example, in public housing tenants have more rights than in private housing. And also in private housing tenants experience high eviction attempts compared to public housing. RAD is risky because tenants lose important protections for their rights and also eviction rate increases.**

Jackson Dunnington

Written Testimony to the Committee on Public Housing

2.26.25 Hearing | Transparency under RAD/PACT

As a non-NYCHA resident of Brooklyn I nevertheless understand the value of public housing in NYC and am appalled at the lack of transparency, oversight and accountability in the rollout of the RAD/PACT program. From the higher eviction rates and inadequate / hazardous repairs tenants have experienced after RAD/PACT conversion, the program seem like a clear attempt to hand over the highly-valuable land on which NYCHA developments sit and force their residents onto the streets. Despite its problems NYCHA is a beacon for the rest of the country of what is possible under Section 9. I urge the City Council to place an immediate moratorium on the absurdly dangerous and poorly-managed RAD/PACT conversions, and support Resolutions 0730-2025 and 0731-2025 to help our elected officials understand what a devastating impact RAD is having on New York's most vulnerable communities.

Testimony written long for Email

Testimony on RAD/PACT Program Experience

Jeannie Lopez – [REDACTED] Boston secur ]

Hi, my name is Jeannie Lopez, and I have lived in this building for 19 years. RAD/PACT was supposed to improve our homes, but instead, it has brought confusion, stress, and fear. We were told it was just a survey, but later found out it was used as a vote—one that I never truly agreed to. Now, I am being harassed for rent with exaggerated arrears, random fees, and new rules that make eviction feel inevitable. Repairs are rushed, leaving dust and fumes that are harming my health, all while I struggle to get real answers about my lease and rights.

I lost my mother two years ago and am trying to rebuild my life, shifting from nursing to a career that brings me stability and joy. But how can I focus on my future when I don't even know if I will have a home? This is not just my story—it is the reality for countless tenants facing higher evictions, misleading votes, and a lack of real tenant protections.

We need a moratorium on RAD/PACT to ensure the program is not rolled out without changes that guarantee real democratic participation, including a minimum threshold of 51% of tenants voting in favor. We need a halt on RAD to stop misleading practices, like using survey results as proof of approval, and to investigate the rising eviction rates that are pushing residents into homelessness. Comptroller Brad Lander's audit found that PACT Property Managers failed to conduct proactive outreach to tenants with significant rental arrears, leaving residents without the support they needed to stay in their homes.

We also need a cost-based impact study of all project-based Section 8 privatizations in NYC, including the true cost of rehabilitation per unit and the sources of funding used.

I urge the City Council to take action before more tenants lose their homes. RAD/PACT must be stopped from causing further harm. We need protections to keep rent affordable, prevent unfair evictions, and give tenants a real voice in decisions about our housing.

Thank you.

Hello. My name is Judith Canepa, and I live in the East Village and am a neighbor to the tenants of Riis Houses, the NYCHA development on Avenue D in Manhattan. I also have a friend living in Baruch and another one in Smith Houses.

I work as an advocate for residents of adult care facilities and many of them have landed in these places through no fault of their own. There are people who need the constant supervision of these institutional settings, but others – many others – want to live productive and satisfying lives in their own homes. One of the few ways they can leave that system is through public housing. People who live on SSI or disability payments cannot afford other forms of housing in New York City. And there's no place like this city. Many have family here, including grandchildren, and deep roots and cultural connections that they can pass on. Believe me, very few people want to see (or visit) their elders in those adult homes. But having a real apartment, without loudspeakers going off at all times, or having to stand in long lines for medications, money and food, is a dream we want to keep alive. And that's why the Housing Authority is a blessing for them. Instead of being bussed to some adult daycare center, our neighboring NYCHA tenants come to our community gardens for fresh air and sunshine and socializing. And NYCHA itself has community rooms and adult education classes and after-school spaces and celebrations that keep people engaged and involved.

But if we lose Section 9 to RAD/PACT, people in NYCHA are worried they might lose their homes, and the likelihood that the people I advocate for will be able to find apartments diminishes drastically. With a private management firm, even a non-profit (considering the fragile state of non-profits in the time of the current federal administration), the protections that NYCHA tenants now receive would become less secure and quite likely disappear altogether. Would we keep the in-house community centers? Would we be able to promise a safe life for the blind, elderly, or physically or mentally disabled people who now live there, or those from homeless shelters, adult homes, and other substandard places who deserve a real home?

There's no guarantee that privatization will maintain the rights that tenants now have, and indeed reports from places that have gone RAD/PACT are very troubling. People say they lost their maintenance staff, that repairs go undone for long periods of time, that they no longer have a say in the way their homes are managed.

Please declare a moratorium on this RAD/PACT conversion scheme, and at the least require a majority of tenants voting for it before such a conversion is allowed to take place. Please protect those in danger of eviction under RAD/PACT at this time in New York City (and the rest of the country) when our support systems are being dismantled under our feet, our social service agencies are being defunded, and – especially here –

the ability to find housing keeps getting harder and harder, especially for those living on fixed incomes.

Please save our public housing.

Thank you for holding this hearing and for accepting my testimony.

To Whom it may concern,

My name is Khairat Tchakala, and I am submitting this testimony as an ally in support of public housing and against the harmful effects of RAD/PACT. Public housing is more than just a place to live—it provides critical opportunities that help individuals and families thrive.

Programs like *Prep for Prep* and *TEAK* are designed to support students from underserved communities, many of whom live in public housing, by providing access to prestigious high schools and colleges. I am a TEAK Fellow (TEAK class 22), and through this program, I was able to attend Avenues The World School, a private school in Chelsea, New York. This opportunity to attend a private school ultimately helped me get into NYU. Because of this opportunity, I have been able to engage in transformative experiences, including traveling to Italy for an entrepreneurship program. Without stable, affordable housing, these pathways to success become out of reach for many students.

RAD/PACT threatens this stability. Families now face rising costs, eviction threats, and a loss of control over their homes. When tenants are displaced or burdened with uncertainty, the opportunities that public housing makes possible are severely diminished. A system meant to provide security and opportunity should not become a source of stress and instability.

I urge policymakers to place a moratorium on RAD to ensure that tenants have a real say in decisions that impact their homes and futures. Public housing should remain a foundation for growth, not displacement.

Thank you for your time and consideration.

Sincerely,  
Khairat Tchakala

# LISA HALL: City Council Testimony

OVERSIGHT – Transparency at NYCHA – Wed. February 26, 2025

## Introduction:

Hello, my name is Lisa Hall. I reside in the Boston-Secor Houses located in the Bronx, New York. I would like to discuss the operations of the RAD / PACT program and how it has evolved from its stated intentions. There are plenty of feel-good marketing campaigns promoting the RAD / PACT program, but the actual results do not meet the expectations or promises made.

## 1. My Story:

The PACT program was introduced to the Boston-Secor Houses without the knowledge of many tenants during the pandemic.

- There was no official Tenants Association election or vote conducted due to the low tenant turnout, with only 4 to 6 tenants showing up sometimes out of 1300 residents.
  - As a result, there was a meet and greet visit by PACT partners but no vote for the PACT program or the T.A. Board following the death of the T.A. President in 2022.
- The February 2024 PACT meeting is where the warnings to tenants were detailed.
  - Wavecrest Management's Communication Director Jodi Ann George stated:
  - "Ten months after the conversion, residents must apply for a 'portable personal voucher' and 'if you qualify' you can receive an affordable housing voucher."
  - "Your Section 8 voucher will remain with your apartment, and you can use it to move out wherever you want, Rhode Island, Guam, Viet Nam or Puerto Rico but your voucher remains with the apartment and opens up the Section 8 waiting list for those who will enjoy your apartment."
  - So, tenants who looked forward to repairs and upgrades now have to qualify to stay in our apartment or consider relocating.
  - During the process the PACT Partners lied about:
  - the availability of the Section 8 vouchers as the Section 8 waiting list had been closed since 2009.
  - "If you don't sign the Lease, your neighbors won't get their repairs"
  - "If you don't sign the new lease, people will talk about you."
  - "When you sign the lease your relationship with NYCHA ends."
  - Every statement is a warning followed by "We'll start the process of eviction!"

# LISA HALL: City Council Testimony

OVERSIGHT – Transparency at NYCHA – Wed. February 26, 2025

- In order to sign a lease, you must submit sensitive personal identifying information, Your Social security card, birth certificate, driver's license, non-driver's license, driver's permit, and a passport.
  
- During the summer "cutover period," NYCHA did not complete its transition from public to private management, including the transfer and validation of the rent roll, tenant records, and invalid rent payment system leaving tenants between a public and private "hybrid status." At the same time, HUD's Special Applications Center determined that our development application was not submitted until September, making October an unrealistic target date as confirmed by NYCHA.

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## 2. The Situation:

- The RAD / PACT program is marketed as a renovation and upgrade to the apartment.
- However, the program is a real estate arrangement.
- The lease is a problem because a 50-page document with addendums and riders can be overwhelming and difficult to understand, especially for tenants who may not have legal or real estate experience and are discouraged from reading the lease before they sign it.
- It can lead to confusion and cause tenants to miss important clauses, leading to unexplained arrears and the process of eviction.
- Tenants who sign the Section 8 lease have arrears on their rent statement, and tenants who have not signed the Section 8 lease also have arrears on their rent statement.
- Private management, who are the private owners, refuse to answer the question of how they have determined these rent figures and arrears.
- This has already caused anxiety and confusion to tenants.

- **My Call to Action:**

- We need a suspension on RAD / PACT and to include clarification on the different versions of Section 8.

- **Thank You.**

## OVERSIGHT - TRANSPARENCY AT NYCHA

I lived in Elliot Chelsea Houses, Manhattan N.Y. and raised two families over a period of 50 years. Because of New York State divorce laws, I was forced to give up my apartment in March 2023 to avoid being dragged into NYS Supreme Court on my wife's terms. Even though I was a co-lessee with my wife, NYCHA did not offer me one of the dozens of vacant apartments in Elliot Chelsea Houses or the 6,000+ other NYCHA apartments that remain unoccupied across New York City. NYCHA's response to me was that I should reapply as a new tenant and start anew at the bottom of a 200,000+ application waiting list.

In 2023, I also contacted all of my elected representatives, but some did not return my visits or calls so that I could provide them with my details. At 78 years of age, with a limited income, especially after beginning to pay over \$1200 a month in alimony & maintenance payments to my wife, I would have to have to continue to pay \$1647.+ a month's rent, that put me out of the subsidized rental market and destroyed my chances of staying in this Chelsea community where I have lived and worked since 1963. I read somewhere that 50% of all marriages break up. That grandparents are providing shelter for their grandchildren. That single head of household is mostly women, who are increasingly making up a larger percentage of the American labor force. Even those who have married American citizens. All of these groups of people live in public housing here in NYC and across the HUD landscape. NYCHA & HUD were not created to help the bottom line of corporations or eliminate competition in the real estate industry. Every 10 years, the census is taken (2020 in this country, and the numbers of each group of citizens can be determined. The government knows where the need is. Stop the BS and get the job done. We sent you to represent us and to act on our behalf, not the special interest. On February 14, 2024, I was assaulted in a shelter in the Bronx after being there for four months. I was processing an apartment offer in Manhattan, which mysteriously vanished when the shelter requested information about two documents that I had previously provided to the shelter system

LOUIS ANTHONY BERTOT



Minerva Diaz

[REDACTED]  
New York, NY 10009

February, 26, 2025

New York City Council

250 Broadway

New York, NY 10007

RE: Committee on Public Housing

Dear Committee,

My name is Minerva Diaz, and I am a resident of the Jacob Riis Houses in the Lower East Side of Manhattan.

For months, white steam streamed through my windows, and I escalated my complaints through the chain of command until I was referred to the NYCHA Indoor Air Quality Oversight Department. However, communication ceased after they dug a trench under my window. At that point, I connected with Joel R. Kupferman, an environmental lawyer, who provided me with an FDA-approved air monitor.

I've also attached a 2021 fact sheet: Remedy Proposed for Site Contamination from the NYS Department of Environmental Conservation, regarding the former Manufactured Gas Plant site. The gas pipes, remnants of the plant, are located beneath my building and four other buildings at Jacob Riis Houses. Shown in the red zone of the document. None of the proposed remedies from 2021 have been implemented. Along with an Environmental Site Remediation Database Search Details

Below are the contents of two emails I sent to Mikhail Kuznetsov, a NYCHA Indoor Air Quality Oversight Specialist. Prior to these emails, we had been corresponding to coordinate a mutually convenient time and date. However, he never responded to either of the following emails:

Date: Tue, May 21, 2024 at 10:45 AM

Good morning, Mikhail,

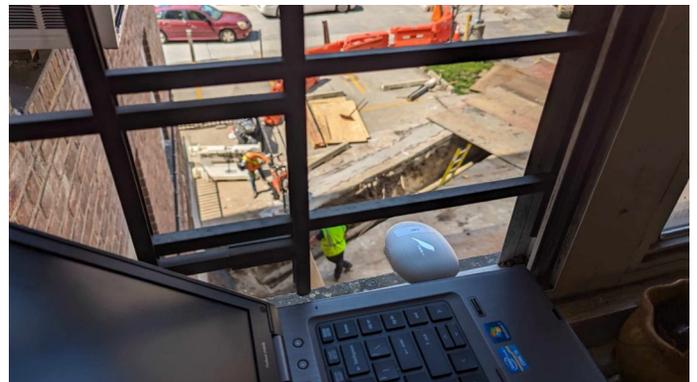
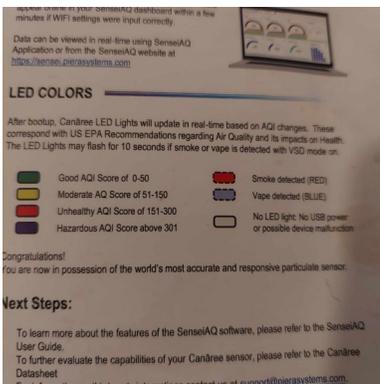
I sent you an email yesterday morning regarding the steam repair happening under my window. This is a continuation of that message. The smell has worsened in my apartment, so I installed a Canary air monitor in my kitchen window. Attached are the following images:

1. An image showing what the different colors mean, one of which is purple, indicating a hazardous AQI score above 301.
2. An image showing the color of the monitor, which is purple.
3. A view of the monitor and the work being done outside of my window.

I need someone from your department to come here immediately while the work is being conducted to monitor this situation, as my health, my brother's health, and the health of everyone else exposed to this are being compromised by this work.

Thank you in advance for your immediate attention to this matter,

Minerva



Mon, May 20, 2024 at 12:06 PM

Hello Mikhail,

I trust this email finds you well.

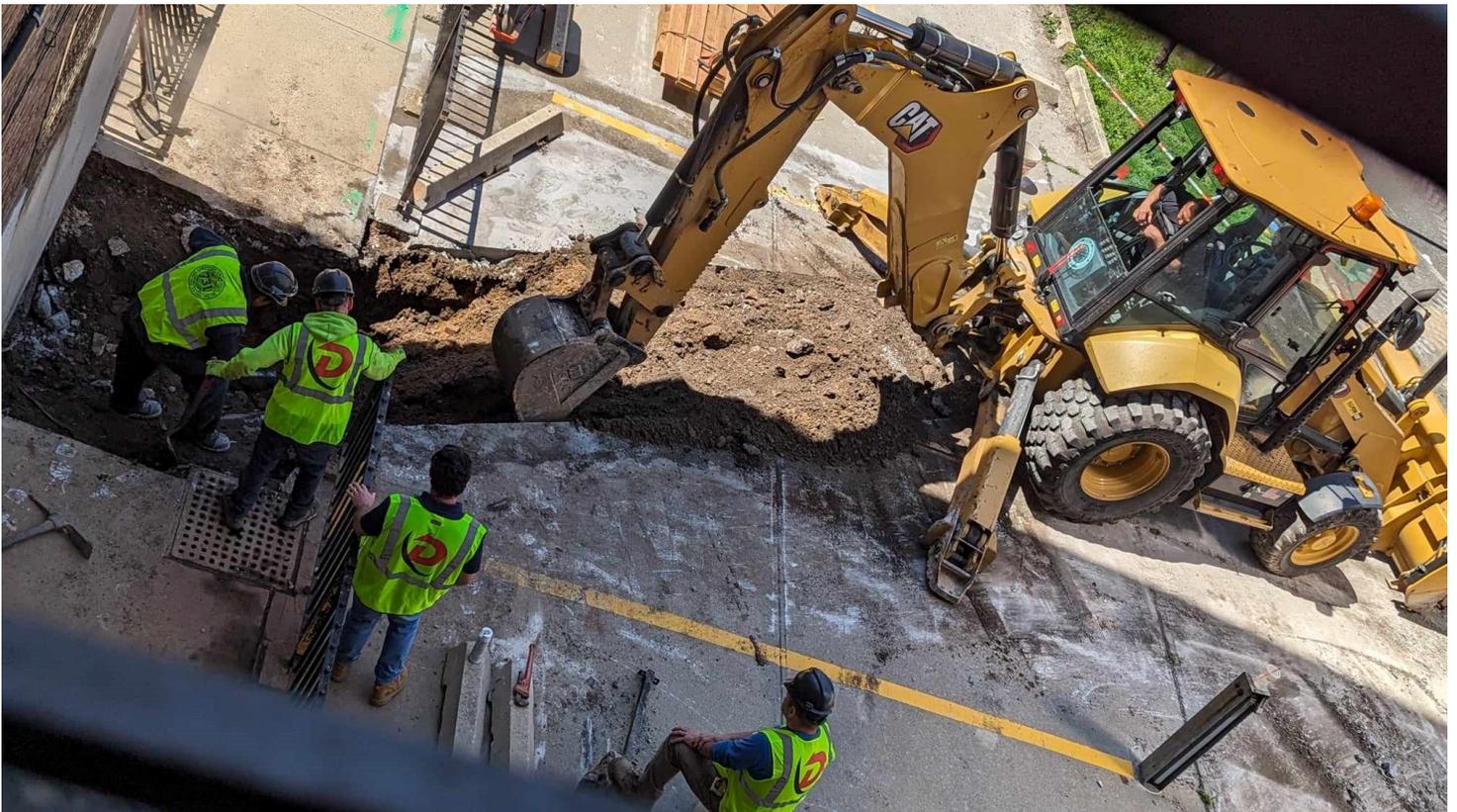
Your colleagues who were here to administer the air quality test in my apartment on May 3rd, informed me that I would be receiving a copy of the report.

As you'll see in the attached image, they broke ground to begin repairing the steam leak today, which has been entering my apartment for months. Currently, as they work directly outside my window, there's a slight but distinct smell in my apartment that is quite disturbing. I'm now more eager than ever to read the report of your findings. I'm particularly interested in the results from the testing administered outside, directly from the steam coming up through the ground by my window, as the indoor test was conducted when there was no steam entering my apartment.

Could you please let me know when I can expect to receive the report?

Best regards,

Minerva





Department of  
Environmental  
Conservation

### Where to Find Information

Access project documents through the DECinfo Locator/On-line Repository <https://www.dec.ny.gov/data/DecDocs/231110/> and at these location(s):

#### Manhattan Borough President

1 Centre Street, 19<sup>th</sup> Floor  
New York, NY 10007  
(212) 669-8300

#### Manhattan Community Board 3

59 E. 4<sup>th</sup> Street  
New York, NY 10003  
(212) 533-5300

#### New York Public Library Tompkins Square Branch

331 E. 10<sup>th</sup> Street  
New York, NY 10009  
(212) 228-4747

### Who to Contact

Comments and questions are welcome and should be directed as follows:

#### Project-Related Questions

Douglas MacNeal, Project Manager  
NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7014  
(518) 402-9684  
[douglas.macneal@dec.ny.gov](mailto:douglas.macneal@dec.ny.gov)

#### Project-Related Health Questions

Steven Berninger  
NYSDOH  
Empire State Plaza  
Corning Tower, Rm 1787  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

Manufactured Gas Plant (MGP)  
Program

May 2021

CE- E. 11<sup>th</sup> Street MGP OU-1  
East 11<sup>th</sup> to East 13<sup>th</sup> Street  
New York, NY 10029  
SITE No. 231110  
NYSDEC REGION 2

## Remedy Proposed for Site Contamination; Public Comment Period and Public Meeting Announced

Virtual Public Meeting, Wednesday 06/09/21 at 7:00 PM

To join via computer, address is :

<https://meetny.webex.com/meetny/onstage/g.php?MTID=e8ce8e5d9492ac8dad92c0c502825853e>

Password: June9-7pm

To Join by phone, call: 518-549-0500 Access code: 161 249 6454

See Page 4 for more details on attending the virtual meeting.

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the CE- E. 11<sup>th</sup> St. MGP site ("site") located on the Jacob Riis Housing properties between E. 11<sup>th</sup> and E. 13<sup>th</sup> Streets, Manhattan, New York County. Please see the map for the site location. The proposed remedy is summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Alternative Analysis Report (AAR)" for 45 days, from May 19<sup>th</sup> through July 2, 2021.

- Access the AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/231110/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Restricted Residential use remedy consists of:

- Excavation and off-site disposal of approximately 5,000 cubic yards of surface soil that exceeds the restricted residential soil cleanup objectives;
- Installation of a demarcation barrier at the limits of the excavation;
- Placement of backfill that meets the requirement for restricted residential use in the excavation areas to return the surface to its original grade;
- Installing a concrete floor in the storage room areas of Jacob Riis Building 4;
- Installation of approximately 12 coal tar recovery wells across the site;

# MANUFACTURED GAS PLANT PROGRAM

## Site Location



# MANUFACTURED GAS PLANT PROGRAM

- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Consolidated Edison of New York (“applicant”) after performing a detailed investigation of the site under New York’s Manufactured Gas Plant (MGP) Program.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant will then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** This portion of the site, designated as Operable Unit (OU) 1, is roughly 5.5 acres and is bordered on the west by Avenue D, on the south by East 11th Street, on the north by East 13th Street, and on the east by FDR Drive. It is currently developed as multi-unit housing. The site was historically used as a Manufactured Gas Plant to manufacture gas from coal and other raw materials from approximately 1860 to 1933. The proposed remedy presented above addresses OU1.

OU2 encompasses the off-site area east of OU1 including FDR drive, the East River Park, and the East River sediments. OU3 addresses the remaining portion of the site to the west of OU1, bounded by East 13<sup>th</sup> Street to the North, East 12<sup>th</sup> Street to the South, Avenue D on the East, and Avenue C to the West. OUs 2 and 3 are not being addressed by this AAR and will be addressed at a later date.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, 231110) at:

<https://www.dec.ny.gov/cfm/extentapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), both of which are components of coal tar, a byproduct of the gas manufacturing process. Coal tar and its components are found across the site in the soil and groundwater. The primary sources of the coal tar are the historic MGP structures on the site. Coal tar is primarily found on the eastern half of the site at depths ranging from 6 feet to 40 feet beneath the ground surface.

**Manufactured Gas Plant Program:** New York’s MGP program oversees the investigation and cleanup of former manufactured gas plants that had been historically used to manufacture gas at in the late nineteenth and into the twentieth century. Many of these gas plants were operated by the predecessor companies of our modern-day utility companies. Most of the sites under this program are being addressed under multi-site consent orders with the utility companies. The aim of the program is to prevent future impacts to human health and the environment and to ensure that the sites can be safely used. These uses may include recreation, housing, business or other uses.

The gas manufacturing process involved the heating of coal or petroleum products to produce a gas mixture. Once cooled and purified, the gas was distributed through a local pipeline network. The gas was used for heating and cooking in much the same way that natural gas is used today. In early years, the gas was also used for lighting in homes and streetlights.

For more information about the MGP program, visit:  
<https://www.dec.ny.gov/chemical/8450.html>

*We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.*

#### Stay Informed With DEC Delivers

Sign up to receive site updates by email:  
[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

#### DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# Environmental Site Remediation Database Search Details

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## Site Record

### Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

## Administrative Information

**Site Name:** CE - E. 11th St. MGP

**Site Code:** 231110

**Program:** State Superfund Program

Classification: A

**EPA ID Number:**

## Location

**DEC Region:** 2

**Address:** East 11th - East 13th Sts.

**City:**New York    **Zip:** 10029

**County:**New York

**Latitude:** 40.726409244

**Longitude:** -73.974062101

**Site Type:**

**Estimated Size:** 7 Acres

## Site Owner(s) and Operator(s)

**Current Owner Name:** NYC HOUSING AUTHORITY

**Current Owner(s) Address:** 250 BROADWAY  
NY,NY, 10007

## Site Document Repository

**Name:** Manhattan Community Board 3

**Address:** 59 East 4th Street  
New York, NY 10003

**Name:** Manhattan Borough President

**Address:** 1 Centre Street  
19th Floor New York, NY 10007

**Name:** New York Public Library

**Address:** 331 E.10th Street  
New York, NY 10009

## Site Description

Transitioned from VCP site V00534 Location: The CE - East 11th Street MGP site is on the former grounds of a manufactured gas plant (MGP) that was operated by Con Edison's predecessor companies in the lower East Side of Manhattan, New York. The site is 7 acres in size and is divided into four operable units; they are referred to as Operable Unit 1 (OU-1), Operable Unit 2 (OU-2), Operable Unit 3 (OU-3), and Operable Unit 4 (OU-4). The subject of this Decision Document is OU-1. OU-1 is located on the lower East Side of the Borough of Manhattan in New York City. OU-1 is bounded by East 13th Street to the north, East 11th Street to the south, Avenue D to the west and FDR Drive to the east. Site Features: OU-1 comprises of a portion of the New York City Housing Authority's (NYCHA) Jacob Riis Houses complex, encompassing the high-rise apartment buildings and surrounding green space, commonly known as 170 Avenue D, 178 Avenue D, 1115 FDR Drive, 1141 FDR Drive, 1223 FDR Drive and the adjacent New York City Department of Environmental Protection Manhattan Pumping Station. Current Zoning: New York City Planning Commission designates the properties as R7-2: Moderate to High-Density Residential District and includes land uses designated as multilevel elevator residential buildings, transportation and utility use, and public facilities and institutions. Past Uses of the Site: The East 11th Street Works began operations sometime between 1859 and 1868 and was shut down in approximately 1933. During its operational period, the manufactured gas plant (MGP) consisted of 17 gas holders ranging in capacity from approximately 50,000 cubic feet (cu ft.) to 5,000,000 cu ft. Several of

the gas holders were converted from gas storage to liquid storage of naphtha, tar or gas oil. The original gas holders built in the late 1800s were most likely constructed with below grade bottoms. Many of these were replaced by large gas holders built on grade, with storage capacities greater than 1,000,000 cu ft. of gas. Other production and storage facilities that were present at the former MGP included retorts, fuel/gas oil tanks, tar separators, purifying houses, condensers and scrubbers. Site Geology and Hydrogeology: Overburden materials at the site comprise three primary stratigraphic units: fill, alluvium from glacial outwash, and bedrock. The Fill Unit is the uppermost unit encountered and is the present day surface of the site. The Fill Unit consists of typical urban debris, including reworked gravel, sand and clay, as well as various types of anthropogenic material, such as, but not limited to, concrete, brick, ash, cinder and glass. The Fill Unit is underlain by alluvium in the form of the Sand-Silt Unit, which is underlain by the Silty-Clay Unit. Beneath the overburden lies gneiss bedrock, which is located at least 90 feet below ground surface (ft bgs). The Fill Unit and the Sand-Silt Unit represent a shallow unconfined aquifer (or water-table aquifer), and the Silty-Clay Unit appears to be semi-confining to groundwater. Shallow groundwater, found at approximately 10 ft bgs, appears to flow in a radial pattern from a groundwater mound centered in the southern portion of the site generally toward the East River. A Decision Document for OU 03 was issued in 2017 under the old site number (V00534).

## **Contaminants of Concern (Including Materials Disposed)**

Contaminant Name/ Type
benzene
chrysene
benzo(a)
ethylbenzene
naphthalene
toluene
acenaphthene
xylene (mixed)

## Site Environmental Assessment

Nature and Extent of Contamination: Based on the investigations, the chemicals of concern at the site are the constituents of MGP tar (aka coal tar) from the historic manufactured gas plant operations. MGP tar is a black, oily liquid which was produced as a by-product of the gas manufacturing process. The principal contaminants in the tar are benzene, toluene, ethylbenzene, xylene (a group of volatile organic compounds (VOCs), collectively referred to as BTEX); and polycyclic aromatic hydrocarbons (PAHs, which are semi-volatile organic compounds, or SVOCs). The PAHs found most often at the site are benzo(a)pyrene, chrysene, acenaphthene, and naphthalene. BTEX and PAHs have been found in the soil at the site at levels exceeding applicable standards, criteria, and guidance. Additionally, metals have been found in the groundwater over applicable standards. Soil – Coal tar is found primarily in the northeast quadrant of OU-1 at depths between 10 and 40 feet below the ground surface (bgs). This tar is the source of the highest levels of soil contamination. Of the BTEX compounds, xylene had the highest maximum concentration of 1600 ppm (parts per million), which exceeded the restricted residential soil cleanup objective (RRSCO) of 100 ppm and the protection

of groundwater soil cleanup objective (PGWSCO) of 1.6 ppm. Benzene, toluene, and ethylbenzene showed respective maximum concentrations of 270 ppm, 560 ppm, and 1300 ppm, all which exceed their respective RRSCOs of 4.8 ppm, 100 ppm, and 41 ppm, and their respective PGWSCOs of 0.06 ppm, 0.7 ppm, and 1 ppm. These exceedances are located adjacent to known locations of coal tar and are found at depths exceeding 15 feet bgs. Of the PAHs found, naphthalene had the highest concentration at 13,000 ppm, which exceeds the RRSCO of 100 ppm and the PGWSCO of 12 ppm. Benzo(a)pyrene, chrysene, and acenaphthene had maximum concentrations of 740 ppm, 1,000 ppm, and 1,500 ppm, respectively. These all exceed their respective RRSCOs of 1 ppm, 3.9 ppm and 100 ppm and their respective PGWSCOs of 22 ppm, 1 ppm, and 98 ppm. These are also found at depths and locations that correspond to or are adjacent to known areas of coal tar contamination. Groundwater – The same contaminants in the soil are found in the groundwater, all at levels that exceed the relevant groundwater standards. As the groundwater flow is basically to the east, we find the highest contaminant concentrations at the same locations as the coal tar with steadily decreasing levels to the east. Toluene is the BTEX compound with the highest concentration in the groundwater at 9,300 ppb (parts per billion), exceeding its groundwater standard of 5 ppb. Benzene, xylene, and ethylbenzene had maximum concentrations of 7,900 ppb, 3,900 ppb, and 2,900 ppb, respectively. These all exceeded their groundwater standards of 1 ppb for benzene, and 5 ppb for both xylene and ethylbenzene. The PAHs were all also found in exceedance of groundwater standards in locations adjacent to coal tar. Naphthalene was found at the highest concentration, at 4,700 ppb, which is in exceedance of the groundwater standard of 10 ppb. Acenaphthene, benzo(a) pyrene, and chrysene were found at maximum concentrations of 150 ppb, 3.2 ppb, and 4.5 ppb, respectively. These exceeded their respective standards of 20 ppb for acenaphthene and 0.002 ppb for chrysene. Benzo (a) pyrene does not have a set groundwater standard.

## Site Health Assessment

People could contact contaminants in the soil by walking on non-vegetated areas, digging in the soil or otherwise disturbing soils. People are not expected to come into direct contact with contaminated groundwater unless they dig below the ground's surface. People are not drinking contaminated groundwater because the area is served by a public water supply that is not affected by site contamination. Volatile organic compounds in soil vapor (air spaces within the soil), may move into buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the

subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. On Operable Unit 1 (OU-1 - Jacob Riis portion of the site); environmental sampling indicated soil vapor intrusion was not a concern. OU-2, East River Park has no buildings so soil vapor intrusion is not a current concern. On OU-3, there is potential for soil vapor intrusion to impact the indoor air quality in one building (church) and monitoring is recommended for the school, but because these two buildings are vacant this does not represent a current exposure concern. On OU-4, Haven Plaza Co-Op Apartments indoor air continues to be monitored for soil vapor intrusion. Additionally, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development, however, environmental sampling indicates soil vapor intrusion from site contamination is not a concern for off-site buildings.

February 26, 2025  
Monica Arroyo Horne

### Quality of Life

I am a retiree from the New York City Police Department and have dedicated myself to serving the City of New York for a total of 25 years. While living in Linden Houses I've seen many things that most productive and law abiding citizens residing in the development including myself of course may not approve of, but its not my job to correct the wrongs within the development.

I can recall the day I moved into Linden Houses my mother and I had to step over a blood stain sidewalk where we were told that a crime had occurred. I can recall wondering if my mother and I had made a mistake moving into such a place. However, we had already excepted the keys and gave up the apartment where we lived in at Bedstuyversant so we had no choice but to give this place the benefit of a doubt. My mother has since passed on yet we both learned to love the place we lived. My mother had a garden in front of the building we resided at 295 Cozine Avenue and it gave her so much joy. I on the other hand worked full time and didn't have the opportunity to participate in many things NYCHA Linden Houses Development offered in the community.

As the years past by what I've noticed for the last three years the many changes in the community which has put many of us in an unhealthy environment. Individuals living in apartments that aren't on the lease many of which have harassed our elderly in the community. Also, tenants who suffer from alleged mental illness disturbing neighbors by banging on their doors, spitting and screaming profanity in the hallways in the early mornings. Individuals that have been deemed mental but quickly volunteer to inform many New York City Police Officers to check their file when called to contain the situation. These same mental individuals who are stable enough to conduct themselves accordingly when social workers approach their apartment. Speaking in a tone that one would assume they are not mental at all.

Yet, NYCHA will place many of us who are decent tenants here to suffer with these tenants outburst at 4:00 am in the morning. The same mental unstable individual who is so mental that they rent out rooms to unknown strangers that Linden or we as tenants can identify who those individuals are living next door to them. These strange men or woman can be pedifiliers or hold criminal records and are around our children and our elderly daily. This puts us in our lives in direct danger and can affect our quality of life. Also, tenants deemed mental allowing perpetrators to live in their apartment and you having to be awoken by NYPD Warrant Squad in search of said perps knocking on this tenants door. The tenant hiding said individuals in their apartment however I guess we can sum that up to that tenant being mentally unstable.

As an individual residing in Linden Houses and experiencing this very thing I can say my anxiety level has reached its highest level. I have had to deal with this for four years now. Kicking on my apartment door, banging on my wall and a tenant in the hallway when intoxicated screaming profanity (all which I have on recording) all time of the morning. I haven't been able to sleep for months and at my age this has taken a toll on me.

However, our politicians state they want the mental ill to live amongst us but I question why do they not allow them to live in their neighborhoods? Also, why aren't these individuals if they are mental have regular visits from Social Services to ensure they are taking their alleged meds? They should be ordered to report to a program weekly so that their alleged mental illness does not affect those living around them.

All this has an effect on anyones quality of life. No one should have to endure this constant annoyance daily. I suffer from a sleep disorder and when I think I can lay down and sleep I have to deal with this tenants disturbance which has gone on for four years now. I am mentally exhausted and blessed to have live to see my 65th birthday and consider myself a senior who is being abused by NYCHA's rules regarding tenants who allegedly claim to be mental. I understand that NYCHA fears being brought up on violations under the Disability Act but I would like to see where this Act states that those of us living amongst individuals who allegedly have this condition we as tenants have to suffer.

Princella Jamerson, Testimony on Finance & Public Housing Executive Budget Hearing

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

We submit this testimony on behalf of our members, and neighbors, in response to the hearing held on May 7 2023.

Once again New York City's public housing tenants face another round of budgetary disappointment. To reverse this trend we call on the city council to ensure no cuts which harm Section 9 tenants are made, and immediately demand NYCHA prepare a new organizational plan centered on Section 9. This new **organizational plan should be focused on the administration and upkeep of Section 9 public housing; remove financial and organizational responsibilities associated with the implementation of the Trust and RAD/PACT.**

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

NYCHA never report the total amount of funding and savings that is occurred after 20,000 + of conversions of public housing units to section 8.

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

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

NYCHA's Physical Needs Assessment is wrong and is nowhere near the **\$79B** that they announced. Instead the need is **closer to \$40B.**

Additionally, we would like to express our disappointment in the lack of humanity demonstrated by NYCHA's decision to threaten the security of our elders. Save Section 9 is an

intergenerational, multicultural organization that roots itself in the values which we learn living in public housing. We believe in each other, and care for each other. Central to this is caring for our elders. Our homes are intergenerational and anchored by seniors. We are volunteers directly impacted by the disinvestment in public housing, but we are inspired to keep fighting because Section 9 is the best housing program in America.

NYCHA has started to eliminating security at senior development sites leaving them unsecured without any safety protocols or any kind of mechanism in place.

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

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

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

Additionally,

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

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

In closing, NYCHA thinks that it is in the business of real estate management. We must collectively remind them that they are the provider of a human right, dignified housing. We are available for further conversations regarding our proposals and national solutions for public housing.

## Solutions and References

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

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

#### Evictions RAD/ PACT

- i. The Human Rights Watch report documents significant increases in evictions in two RAD developments. The report states: “ On paper, aside from the NYCHA-specific protections discussed above, tenants in RAD housing nationally have essentially the same rights as those in public housing. But in practice, property managers have significant discretion over evictions and other decisions that may have far-reaching impacts on tenants’ lives. Many tenants worry that PACT managers will be more likely to evict them if they fall behind on rent, which could lead to homelessness or a loss of adequate housing.”
- ii. City Limits and Anti-Eviction Mapping Project gathered data at Ocean Bay Houses indicating there were 80 evictions between January 2017 and February 2019, more than two times higher than evictions at any other NYCHA development
- iii. The Rockaways Neighbors Helping Neighbors report supplements this data via tenant surveys at Oceans Bay finding that 19% of tenants said new management tried to evict them and 18% said they knew a neighbor was threatened with eviction.
  - iv. Further eviction evidence: <https://www.thecity.nyc/2024/03/14/eviction-private-nycha-managers-rad/>
- b. Rent increases and Double Landlords
  - i. 61% of tenants at Ocean Bay Houses indicated their rent had increased, 35% said they were recertified more than once a year and 64% said they had to recertify with both NYCHA and the private manager.
- c. Poor Living Conditions
  - i. The Human Rights Watch report details countless evidence of continued poor living conditions, faulty repairs, poor construction during renovations, hard to reach management, and more. A tenant that was interviewed said: “Monopoly is being played with our lives.... “That’s what the fight is, to protect us from investors who don’t care about us.” Some tenants describe how repairs were carried out in a manner that places tenants at risk including exposure to lead paint or asbestos. Other tenants worry that their homes will fall into disrepair again, noting that the private managers are frugal with their repairs.

ii. At Ocean Bay Houses, 40% of tenants said conditions have gotten worse or much worse after conversion, 21% said it is harder to get repair and 35% said there is not an easy-to-use system for submitting repair requests.

## 2. Call on Congress to:

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

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

i. The claimed reason to extend RAD until September 2029 was to “provide PHAs more time to carry out the necessary and important resident engagement activities prior to applying for RAD and allow PHAs pursuing large scale, multi-year development of public housing properties to keep their commitments to their communities”

1. Thus far, tenant engagement by NYCHA and PACT partners has been poor and many tenants do not know their development is being converted or what this means for their tenancy. An example of this was the tenant engagement at Fulton Elliot Chelsea which included a survey process that was falsely communicated as a vote:

- a. 969 of 3388 participated in the survey. That is 16% meaning 84% did not take part.
- b. Simon Kawitzky, Vice President Portfolio Planning stated the packets were given out in the languages spoken in the development. English, Spanish, Chinese
- c. Unable/unwilling to explain how we went from No Demolition to Demolition.
- d. Have taken the attitude that they are doing everyone a courtesy by meeting with CB4 to explain the proposal.
- e. Lack of transparency: NYCHA speaks with Resident Leaders And CB4 but not the thousands of other tenants.
- f. Related is now trying to put up a casino in the Western Rail Yards [West Side Rail Yards/Hudson Yards Rezoning - Manhattan Community Board 4 \(nyc.gov\)](#) violating this agreement.

ii. As of NYCHA’s 2024 Annual Plan, there are 81 developments under consideration for RAD conversions (Bronx: 36; Brooklyn: 21; Manhattan: 22; Staten Island: 2), a huge increase since the program was first introduced. This will impact 22,282 NYCHA units. Without a comprehensive impact assessment and proper framework of accountability for NYCHA and RAD partners being established by City Council & HUD, extending the RAD sunset deadline puts tens of thousands of tenants at risk

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

i. Congress has steadily divested from public housing while increasing funding for housing programs that rely on the private sector. ([HRW](#)). Of note is the consistent disinvestment in Section 9 while increasing investment in the RAD Program:

1. In 2021, the overall budget of the US Department of Housing and Urban Development (HUD) was \$69.3 billion, of which \$2.9 billion was allocated for major repairs to public housing. Adjusted for inflation, this amount is around 35 percent lower than the capital funding allocation in 2000, which in 2021 dollars would be worth \$4.5 billion ([HRW](#)).
2. The 2021 President's Budget requests \$100 million for the RAD program, which is \$100 million more than the 2020 enacted level. These funds would be used to support the costs of conversion for public housing properties that are unable to convert using only the funds currently provided through public housing appropriations. ([President's Budget RAD](#)).

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

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

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

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

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

- ii. City Council is accountable to work jointly with NY State and HUD to have close oversight on NYCHA and PACT partners' actions during conversions. [Since NYCHA is controlled and funded by the Mayor and City Council](#), and its board and leadership appointment is overseen by these entities, City Council has a responsibility to track NYCHA's actions. Furthermore, City Council directly funds NYCHA, and \$265.1 million dollars were provided for NYCHA's operating budget in 2024. NYCHA has a history of misusing this funding (see next point), but these practices are connected to a broader mismanagement that embroils NY State and HUD.

iii. Before his replacement, Federal Monitor Bart Schwartz challenged NYCHA's default position of blaming money woes for its troubles, arguing that many of its problems are self-inflicted due to incompetence and an inability to efficiently use existing resources. He is quoted as saying "Funding is not the worst of NYCHA's problems. It is the lack of effective governance, ethics and accountability that prevents NYCHA from achieving comprehensive, sustainable improvements within its current financial restraints." The Federal Monitor's warnings need to be taken seriously by City Council as it points to a systemic issue in NYCHA's practices that can only be addressed by a coordinated efforts between multiple levels of government.

### 3. Develop the following accountability processes:

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

i. In light of the recent federal bribery charges against 70 NYCHA employees, City Council must develop stringent oversight on NYCHA's spending practices ([US Attorney's office](#)). These bribery charges arrive on the backs of decades of general money mismanagement, as tenants have watched NYCHA use the repair process take place with no accountability and many tenants describe how money is wasted in these processes with repeat visits, poor work quality, and no oversight from NYCHA over work that is contracted out to third parties.

ii. In a [hearing on NYCHA's Spending of Capital Funds on November 18th 2021](#), **City Council highlighted that NYCHA only spends 6.5% of its allocated City capital funds.** Since City capital funds do not have an expiry date, the report points to a history of NYCHA not spending allocated city capital funding. This is compared to a spending rate by other agencies of at least 60-61%. **This is clear evidence of NYCHA's long track record of wasting and mismanaging funds.** Along with this broader issues, tenant testimonies highlighted a range of related issues that take place when NYCHA mismanages its spending including:

1. Section 964 regulations not being followed by NYCHA, and tenants not being involved in decision making on how capital repairs get addressed
2. Continued issues with no heat, hot water and broken elevators despite NYCHA having access to City funds to address these
3. Section 3 regulations not being abided by, and public housing tenants not having access to labor opportunities that can be provided during capital repair efforts

## (NDA) Non-Disclosure Agreements

NYCHA must stop from threatening and bullying residents' leaders, to sign an **(NDA Agreement)** without any kind of legal counsel. It's vital and important that some of the information of **RAD PACT** transactions and contract is disclosed to insure that the residents' leaders aren't being taken advantage of by NYCHA or the Management Company or Developer.

NYCHA has been abandoning units and critical repair needs that place tenants' lives at risk just so the units can qualify as 'obsolete' and receive Tenant Protection Vouchers PACT/The Public Housing Preservation Trust

In 2023, NYCHA released an updated Physical Needs Assessment which claimed the Authority needed an astounding \$78.34 billion dollars, increased from \$31.8 billion in 2017. There are a range of issues with how the 2023 PNA was carried out, however the key point to make is that NYCHA parading the alarming number of \$80 billion deeply stigmatizes public housing and contributes to the narrative of its failure. The 2023 PNA is meant to be about tenant needs, however is being used by NYCHA to justify its plans to forward RAD/PACT and the Public Housing Preservation Trust as the only options moving forward, instead of scrutinizing its own mismanagement of funds. The 2023 PNA does not accurately reflect capital needs and must be understood with the following details:

4. Compared to the 2017 PNA which comprehensively examined the whole NYCHA portfolio, the 2023 PNA only examined 10-15% of apartments in 30 selected developments. Only 18% of NYCHA apartments were actually inspected.
5. The 2023 PNA focuses on the 20-year need while the 2017 PNA focused the 5-year need. This in itself is not of issue, however the 20-year need is a higher number (\$78.3 billion instead of \$60 billion) and adds to the sensationalizing of repair needs without proper explanation of its meaning.
6. Over 30% of the 2023 PNA amount (18.9 billion) is attributed to 'market price escalation', which is the impact of inflation and market prices for construction. This is relevant, but has nothing to do with the physical condition of apartments. Furthermore, this was calculated during surges resulting from the pandemic and do not take into account savings that can occur through mass material ordering and coordinated construction practices across the portfolio.

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

**Thank you: Princella Jamerson, a Resident of Public Houses:**

Hi, my name is Rosemarie Williams and I live in Ingersoll houses and before this I lived in Eastchester gardens . I'm here to talk about how public housing has affected me and my family."

Life was never easy for me. Residents don't respect staff. Residents visitors are dangerous. Staff don't respect tenants. I heard someone get killed. I've seen a body drop from the building. I woke up to a bloody show when kids were on their way to school. Buildings are filthy. My housing manager put his hands on me. Transients are illegal they extort me for money. Try to make me sell drugs. Try to sell my body. They smoke cigarettes and crack in my building in the lobby in front of my door all day, all night. I've lost several jobs. They organized a group of females in my building to beat me up. They've been harassing me and stalking me. My family is really stressed and have not been safe in our home. My neighbor killed his brother and is living in the apartment where he threatened to kill my boyfriend.

It's not just my family. My neighbors feel the same way. Many people are scared of being evicted because the rules are confusing. It feels like we've lost control over our homes."

Please help stop nycha from making things worse. We need stronger protections for tenants so we don't lose our homes and have a voice in decisions about our housing. We have tools and resources. We can use tenant power. Ans the resources already available. No extra funding is needed.

Thank you for listening. I hope you can help families like mine.

**From:** [New York City Council](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Wed, Feb 26 2025 @ 10:00 AM - Committee on Public Housing  
**Date:** Wednesday, February 26, 2025 8:30:46 PM  
**Attachments:** [NYCHA-violates-964-regulations-which-are-our-Bill-of-Rights-as-tenant.docx](#)

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[REDACTED]

Attendee will be: Submitting written testimony

[REDACTED]

Attendee name (Zoom name): Siide Gil-Frederick

[REDACTED]

Hearing: Wed, Feb 26 2025 @ 10:00 AM - Committee on Public Housing  
Subject of testimony: Oversight Transparency  
Organization: Self  
Organization if "Other":  
Accommodations: None  
Language Translation:  
Language Translation, if "Other":  
Country of origin, if "Creole":

If a testimony was uploaded, it will be in the attachments.

NYCHA violates 964 regulations which are our Bill of Rights as tenant. On September 19th, 2024, and February 13, 2025, I was identified both inside and outside the day of the NYCHA Pact meeting. On October 31st, 2024, I mentioned about the red and green stickers that were used for data to justify what tenants wants as survey/vote by Simon and Johnathan. On February 13th, 2025, the intro meeting for NYCHA Pact Jonathan admitted uncertain and corrected by Simon when I asked about the transparency for Section 8 and section 9 funding from HUD secretary Turner not being funded and if they will use section 18 which is to demolish public housing buildings at Riis. NYCHA is in a deficit of \$80 billion for repairs which could put liens our homes. The timeframe to repair is vague which lead from temporary displacement to homelessness and evictions. Repair tickets are nonexistent due to this acceleration to vote for NYCHA pact. The TA president election has been canceled; pending this election for pact to pass. Tenant folders continue to be misplaced and must be recreated by tenant with regard for privacy. Healthy homes, blueprint, etcetera is NYCHA rebranding its LIES!!Where is our quality of life! Nycha consultants wear NYCHA ID badges getting tenants to sign from section 9 to Section 8 without truly informing the tenant of the ramifications this can impose on the tenants. Jonathan states that there must be 5 more sessions prior to the vote which means he acknowledges he has to reengage the disengaged tenants to get this to pass. Beth Israel hospital is slated to close March 26, 2025, tenants who are sick or don't know they are sick can't seek medical attention based on the environmental hazards known or unknown. There needs to be an environmental impact statement. I implore council to audit and collect the uncollected fines and bribery monies that was taken to fund section 9 and repairs.

# SIMONE HALL - CITY COUNCIL TESTIMONY

OVERSIGHT – Transparency at NYCHA – Wed. February 26, 2025,

## **Introduction:**

Hi, my name is Simone Hall. I live in Boston-Secor Houses in the Bronx, and I want to talk about how RAD / PACT has made things harder for me and my family.

### **1. My Story:**

- Boston-Secor is a federal building and Section 9 is a Federal program.
- Before RAD/PACT, things were O.K. but now it's different with privatization.
- Living in NYCHA allowed me to raise 3 engineers and I attended college myself and earned an associate's degree. We were happy, but not anymore.
- Repair tickets weren't cancelled as they are now.
- Now, repairs are not being done at all and there are new rules and regulations.
- Our rent remained affordable until RAD/PACT showed up, and we didn't have to worry about renting before then with NYCHA.
- I always paid my rent on time, within the first 5 days of the month.
- Now, I am stressed about unexplained rent charges that appeared out of nowhere in November of 2024.
- My rent statement shows that I owe \$14,099.00 for February 2025. For what?
- Questions I have about it remain ignored and unanswered by Wavecrest.
- This is not the accurate rent that NYCHA calculated, which was always 30% of my income.
- Rent statements arrive very late in the mail now, up to 18 days after the due date.
- Tenants were told so many do's and don'ts and rules and regulations during our meetings. "You can't hang a picture or paint a wall a different color.", etc. etc.
- You must notify Wavecrest if you plan to have visitors for more than 24 hours.
- It can be challenging to make your home feel home-like and welcoming.
- Tenants are scared about being evicted because of all of the threats and bullying.
- Our Spanish speaking neighbors do not have language interpretation during the meetings held by Wavecrest.
- This has caused a lot of confusion and animosity.

### **2. The Situation:**

- The Executive Secretary to the Director of Section 8, Robert [Tess-o-ree-air-o] said that Section 8 was closed in 2009.
- It wasn't open legitimately until June 3<sup>rd</sup>, 2024.
- Several neighbors said we have been signed up for Section 8 since March 26th, 2024.
- I never signed anything, and I want to see my signature.
- A tenant at a meeting asked how we were signed up in March 2024.

# SIMONE HALL - CITY COUNCIL TESTIMONY

OVERSIGHT – Transparency at NYCHA – Wed. February 26, 2025,

- She said she was unable to get into her tenant's portal.
- A PACT partner snatched the microphone out of her hand shouting, "Don't listen to her! Only listen to an authorized person!"
- PACT partner Khadijah Wilson started screaming repeatedly, "She's a liar!"
- The tenants became upset, and the meeting ended, and the tenants ran out of the meeting.

### 3. My Call to Action:

- We need a stop placed on RAD / PACT to make sure the program is transparent and understood by ALL tenants and how they can be helped with paying rent.
- We have no legitimate Tenants Association and never had a chance to vote for anyone, especially to make Boston-Secor private.
- How Wavecrest came to be in Boston-Secor Houses is a mystery.
- We need a freeze on RAD / PACT to get to the cause of so many evictions and to make sure our neighbors, especially seniors, are not displaced, which would add to the homeless problem.
- There are RVs parked on the service road of I-95 North and South, and tents built in the woods by people who are homeless.
- Thank you.

**From:** [Teresa Scott](#)  
**To:** [NYC Council Hearings](#)  
**Cc:** [Save Section 9](#)  
**Subject:** [EXTERNAL] Testimony for PH Hearing with City Council  
**Date:** Friday, February 28, 2025 7:03:29 PM

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Teresa Lorraine Scott  
[REDACTED]

Far Rockaway NY 11691

Peace and Blessings, my name is Teresa Scott and I live in Redfern Houses in Far Rockaway. I'm a 66 year old Seasoned Adult with a wheelchair, I'm an Elder that advocate for Seniors and Disability Community  
I am one of the leaders from Save Section 9.

I love public housing, because it saved my life.

28 years ago I was living in a very abusive situation. I didn't think I would survive it. But I received notice that I was getting my own place and have been in NYCHA ever since. I have amazing neighbors that look out for me. Plus it's the truly affordable and has allowed me to become an advocate for other disabled folks.

NYCHA has become enamored with real estate deals and forgotten the promise of public housing. NYCHA's PACT team doesn't care what harm they cause us, as long as tenants allow the privatization of their development. But in the process tenants are harmed by:

- \* The bullying tenant leaders experience when their development is being considered, or forced into RAD/PACT.
- \* The harassment tenants experience once a RAD/PACT deal is announced. The new management office moves into the development and proceeds to hound tenants for lease signings, before their RAD/ PACT deals are finalized, sometimes before an application has been submitted to HUD's Special Application Center.
- \* The lack of improvement in repairs, wait time for said repairs and the quality of these repairs once NYCHA completes the handover, documented by Human Rights

Watch.

We recommend the following solutions be adopted to ensure NYCHA recommits to its promise.

1. Adopt Resolution 0731-2025- Implement a more robust resident engagement and voting process at each NYCHA development considering RAD/PACT conversion. We would encourage you to set the minimum voting threshold at 51% of tenants at a development or building and a requirement of 51% of voters supporting conversion to RAD/PACT.
2. Adopt Resolution 0730-2025- Conduct a thorough study on the RAD/PACT program to assess the effects of conversion on residents and the program's impacts on tenant rights, security, and community well-being.
3. We ask the City Council to immediately issue a moratorium on all NYCHA RAD/ PACT conversions, pending the completion of a robust impact study inclusive of all properties currently being served by Project Based Section 8.
4. We ask the City Council to host a joint hearing with its Albany counterparts on RAD/PACT. During this hearing NYCHA and HUD's office of Public and Indian Housing should be asked to:
5. Provide insight on the success of the program nationally, success should be defined on improved quality of life for previous Section 9 tenants living in a specific property.
6. An explanation of the timeline for RAD/PACT conversions highlighting when tenants have an opportunity to oppose these.
7. Expand on how said opposition is weighed in the larger application for RAD/PACT or Section 18.

Thanks and Sincerely  
For your assistance  
Councilman Banks  
Teresa Lorraine Scott

Teresa L Scott

## **COMMITTEE ON PUBLIC HOUSING HEARING FEBRUARY 26 2025 OVERSIGHT - TRANSPARENCY AT NYCHA**

### **The Truth About the Fulton and Elliott-Chelsea Redevelopment: A Manufactured Consent**

Throughout this entire process, there has been a glaring lack of transparency—and it continues to this day.

In 2019, the discussion was about demolishing two Fulton Houses buildings. That plan shifted to constructing a 12-story building on a playground where \$750,000 had already been spent on renovations. Later that year, Elliott-Chelsea residents were unexpectedly called to the Hudson Guild, only to be informed—without prior consultation—that they were now part of the redevelopment plans. This led to the formation of the so-called *Chelsea NYCHA Working Group*, yet meetings were never properly advertised within the developments. Flyers weren't distributed, leaving most residents in the dark.

The issue Public Advocate Williams raised about the so-called “survey” deserves serious scrutiny. There was no vote. It was never a democratic decision—it was a survey. A *temperature check*, as Simon Kawitzky, VP of Portfolio Planning, called it. The survey closed on May 20th, and by May 26th, the *Draft PHA Annual Agency Plan for Fiscal Year 2024* had already marked 550 units across 32 residential buildings for potential demolition and disposition. Yet, NYCHA claimed that decisions would be based on ongoing conversations with residents. That was a lie. The survey, which took 11 months to be revealed and is still the

subject of an open FOIL request, wasn't about PACT. It was about ***new construction and rezoning***—or, in reality, demolition vs. rehabilitation.

NYCHA's own RFP for a Community-Driven Preservation and Investment Strategy makes it clear: Developers were *invited* to submit plans outside the recommendations of the Working Group. Despite claims that this process was resident-led, NYCHA, HDC, and the Resident Review Committee ultimately decide what is *financially sound*. That means developers—not tenants—have the final say. The confidentiality and conflict of interest agreements required of Resident Review Committee members only reinforce the lack of transparency.

**The reality is this: NYCHA is manufacturing consent for a predetermined outcome.**

The collaboration between NYCHA, elected officials, and Related Companies/Essence in the redevelopment of neighborhoods like Chelsea raises significant ethical and practical concerns. The prioritization of private profit over the public good, coupled with the potential for displacement, gentrification, and cultural erasure, highlights the need for a more balanced approach—one that puts the needs of low-income residents first. Public land should serve the public, not private developers, and any development affecting vulnerable communities must protect, not displace, those in need of affordable housing.

Instead, the plan calls for an inequitable distribution and use of publicly owned federal land, where 70% of the lots would be earmarked for private market-rate housing, reducing NYCHA Section 9 housing to only 30%—with smaller units and project-based Section 8 housing. Unit sizes and distribution will not align with current NYCHA unit composition in terms of numbers,

types, or sizes, significantly reducing the total square footage dedicated to Section 9 housing. In a few years, the same lack of investment will lead to deterioration, just as we've seen time and time again.

Many will justify their complicity by saying they did the best they could—that they were stuck between impossible choices. But history will remember the lack of imagination, the failure to stand firm against segregation and inequity. Too many now look for solutions that will assuage their guilt rather than fight for true justice. They want our consent to be sacrificed so they can feel better about a plan that will ultimately erase us.

**Fight with us. Fight to remain in Section 9. Fight for full funding.**

If we were not who we are—if they did not believe they knew best how to decide our fate—we would not be in this position. As Dr. King said, *"It may be that this generation will have to repent not only the bad actions of those of ill will but the appalling silence of those who are willing to wait."*

That is where we are now. The question is, who is willing to fight? It is us, as it has always been.

## Resolution No. 2025-10010

### Resolution to Dissolve the Citywide Council of Presidents (CCOP)

Adopted by the The Carleton Manor Houses Tenant Association

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

#### Introduction

We, the duly elected Resident Council of **Carleton Manor Houses, The Carleton Manor Houses Tenant Association**, are recognized by the New York City Housing Authority (NYCHA), under the Housing Act of 1937 and regulated by **24 C.F.R. Part 964**, which ensures fair representation. The Citywide Council of Presidents (CCOP) reflects NYCHA's overreach by undermining over 200 duly elected resident councils. We, therefore, call for CCOP's immediate dissolution.

#### Legal Basis and Background

- **Federal Recognition (24 C.F.R. §§964.115, 964.18(a)(1))**: NYCHA must officially recognize each duly elected resident council as its development's sole representative.
- **Jurisdiction-Wide Councils (24 C.F.R. §964.105(a))**: Only resident councils may decide if a JWRC is formed and how. CCOP was created without proper consent or full participation from duly elected resident councils, violating these rules.
- **No Competing Councils (24 C.F.R. §964.18(a)(7))**: NYCHA and HUD cannot acknowledge a competing body once a duly elected resident council is established.
- **NYCHA Resolution 92-12/21-29**: After admitting racial bias in 1992, NYCHA created ICOP/CCOP as a "Permanent Citywide Resident Organization." No evidence of resident inclusion exists beyond NYCHA's policy. CCOP's bylaws and MOA lack resident council consent (3% of presidents signed bylaws, 1 person signed MOA, 1,100 officers excluded).
- **NYCHA CCOP MOA Article 1.3, 1.4**: Imposes upon CCOP additional overreaching recognition requirements that only apply to an elected resident council under §964.115
- **CCOP Code of Conduct Compliance**: CCOP seems to operate without following its own code of conduct and internal procedures, answering only to NYCHA—Not Resident Councils

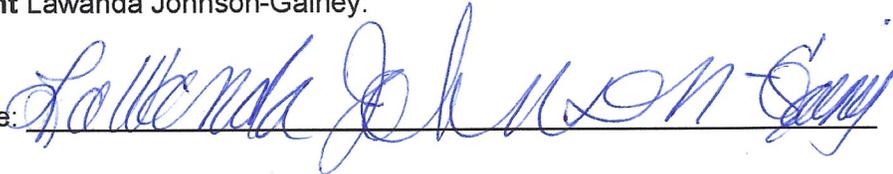
#### Resolution

1. **CCOP Does Not Represent The Carleton Manor Houses Tenant Association**  
There is no record that **The Carleton Manor Houses Tenant Association** took part in forming CCOP per §964.105(a).
2. **Dissolve CCOP**  
We demand CCOP's immediate dissolution as a jurisdiction-wide resident council and/or competing resident council.
3. **Restore Local Council Authority**  
NYCHA must respect all duly elected resident councils under §§964.18(a)(1), (a)(7), and 964.115.
4. **Ensure Compliance**  
Any future JWRC must fully follow §964.105(a) by including resident councils, forbidding overreaching NYCHA conditions, and forbidding recognition as a duly elected resident council.
5. **Valid Decision-Making**  
NYCHA cannot speak or decide on behalf of resident councils. Resident Councils' decisions must be clearly documented per all statutes, regulations, and organizational procedures.
6. **Accountability**  
We urge HUD to hold NYCHA accountable for these violations and prioritize residents' rights to organize and correctly represent resident voices in NYCHA policy-making decisions.

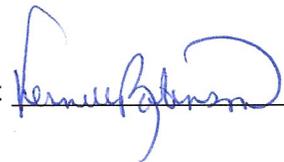
**Signatures**

We, the duly elected Resident Council of **Carleton Manor Houses, The Carleton Manor Houses Tenant Association**, exercise §964.18(a)(1) in representing our community, denounce the Citywide Council of Presidents as any type of recognizable resident organization under the Housing Act of 1937 and/or its regulations, and demand for its immediate dissolution as a jurisdiction-wide resident council and/or competing resident council. We stand with NYC public housing residents in defending our communities, protecting our rights, and demanding fair representation.

**President** Lawanda Johnson-Gainey:

Signature:  Date: 2-24-25

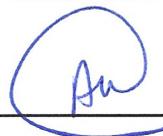
**Vice President** Vernell Robinson:

Signature:  Date: 2-24-25

**Correspondent Secretary** Lum Mum Chan:

Signature:  Date: 2/24/25

**Treasurer** Alisha Robinson:

Signature:  Date: 2-24-25

**Sergeant at Arms** Alice Somerville:

Signature:  Date: 2-24-25

Adopted on Date: 2/24/25 under the bylaws of **The Carleton Manor Houses Tenant Association**.

## Resolution No. 2025-10010

### Resolution to Dissolve the Citywide Council of Presidents (CCOP)

Adopted by the **FHA Homes Resident Council**

Date: 2/17/2025

#### Introduction

We, the duly elected Resident Council of the **NYCHA FHA Homes**, the **FHA Homes Resident Council**, are recognized by the New York City Housing Authority (NYCHA) under the Housing Act of 1937 and regulated by **24 C.F.R. Part 964**, which ensures fair representation. The Citywide Council of Presidents (CCOP) reflects NYCHA's overreach by undermining over 200 duly elected resident councils. We, therefore, call for CCOP's immediate dissolution.

#### Legal Basis and Background

- **Federal Recognition (24 C.F.R. §§964.115, 964.18(a)(1))**: NYCHA must officially recognize each duly elected resident council as its development's sole representative.
- **Jurisdiction-Wide Councils (24 C.F.R. §964.105(a))**: Only resident councils may decide if a JWRC is formed and how. CCOP was created without proper consent or full participation from duly elected resident councils, violating these rules.
- **No Competing Councils (24 C.F.R. §964.18(a)(7))**: NYCHA and HUD cannot acknowledge a competing body once a duly elected resident council is established.
- **NYCHA Resolution 92-12/21-29**: After admitting racial bias in 1992, NYCHA created ICOP/CCOP as a "Permanent Citywide Resident Organization." No evidence of resident inclusion exists beyond NYCHA's policy. CCOP's bylaws and MOA lack resident council consent (3% of presidents signed bylaws, 1 person signed MOA, 1,100 officers excluded).
- **NYCHA CCOP MOA Article 1.3, 1.4**: Imposes upon CCOP additional overreaching recognition requirements that only apply to an elected resident council under §964.115
- **CCOP Code of Conduct Compliance**: CCOP seems to operate without following its own code of conduct and internal procedures, answering only to NYCHA-Not Resident Councils

#### Resolution

1. **CCOP Does Not Represent the FHA Homes Resident Council**  
There is no record that the **FHA Homes Resident Council** took part in forming CCOP per §964.105(a).
2. **Dissolve CCOP**  
We demand CCOP's immediate dissolution as a jurisdiction-wide resident council and/or competing resident council.
3. **Restore Local Council Authority**  
NYCHA must respect all duly elected resident councils under §§964.18(a)(1), (a)(7), and 964.115.
4. **Ensure Compliance**  
Any future JWRC must fully follow §964.105(a) by including resident councils, forbidding overreaching NYCHA conditions, and forbidding recognition as a duly elected resident council.
5. **Valid Decision-Making**  
NYCHA cannot speak or decide on behalf of resident councils. Resident Councils' decisions must be clearly documented per all statutes, regulations, and organizational procedures.
6. **Accountability**  
We urge HUD to hold NYCHA accountable for these violations and prioritize residents' rights to organize and correctly represent resident voices in NYCHA policy-making decisions.

**Signatures**

We, the duly elected Resident Council of the NYCHA FHA Homes, the FHA Homes Resident Council, exercise §964.18(a)(1) in representing our community, denounce the Citywide Council of Presidents as any type of recognizable resident organization under the Housing Act of 1937 and/or its regulations, and demand for its immediate dissolution as a jurisdiction-wide resident council and/or competing resident council. We stand with NYC public housing residents in defending our communities, protecting our rights, and demanding fair representation.

**President Doreen Goggans**

Signature: *Doreen Goggans* Date: 2/17/2025

**Vice President Tanya Wilson**

Signature: *Tanya Wilson* Date: 2/17/2025

**Treasurer Elba Rivas**

Signature: *Elba Rivas* Date: 2/17/2025

**Secretary Angela Meade**

Signature: *Angela Meade* Date: 2/17/2025

**Grievance Officer Anita Williams**

Signature: *Anita Williams* Date: 2/17/2025

**Seargent at Arms Mirlande Domond**

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

Adopted on Date: 2/17/2025 under the bylaws of the FHA Homes Resident Council.

## Resolution No. 2025-10010

### Resolution to Dissolve the Citywide Council of Presidents (CCOP)

Adopted by the **South Jamaica Houses Resident Association**

Date: 2/24/2025

#### Introduction

We, the duly elected Resident Council of the **South Jamaica Houses**, the **South Jamaica Houses Resident Association**, are recognized by the New York City Housing Authority (NYCHA) under the Housing Act of 1937 and regulated by **24 C.F.R. Part 964**, which ensures fair representation. The Citywide Council of Presidents (CCOP) reflects NYCHA's overreach by undermining over 200 duly elected resident councils. We, therefore, call for CCOP's immediate dissolution.

#### Legal Basis and Background

- **Federal Recognition (24 C.F.R. §§964.115, 964.18(a)(1))**: NYCHA must officially recognize each duly elected resident council as its development's sole representative.
- **Jurisdiction-Wide Councils (24 C.F.R. §964.105(a))**: Only resident councils may decide if a JWRC is formed and how. CCOP was created without proper consent or full participation from duly elected resident councils, violating these rules.
- **No Competing Councils (24 C.F.R. §964.18(a)(7))**: NYCHA and HUD cannot acknowledge a competing body once a duly elected resident council is established.
- **NYCHA Resolution 92-12/21-29**: After admitting racial bias in 1992, NYCHA created ICOP/CCOP as a "Permanent Citywide Resident Organization." No evidence of resident inclusion exists beyond NYCHA's policy. CCOP's bylaws and MOA lack resident council consent (3% of presidents signed bylaws, 1 person signed MOA, 1,100 officers excluded).
- **NYCHA CCOP MOA Article 1.3, 1.4**: Imposes upon CCOP additional overreaching recognition requirements that only apply to an elected resident council under §964.115
- **CCOP Code of Conduct Compliance**: CCOP seems to operate without following its own code of conduct and internal procedures, answering only to NYCHA—Not Resident Councils

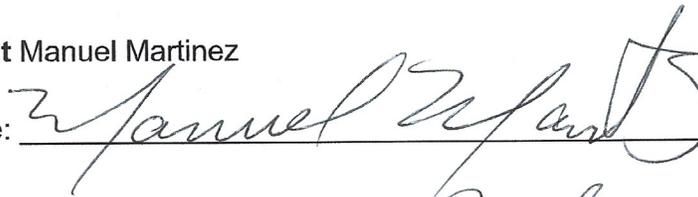
#### Resolution

1. **CCOP Does Not Represent the South Jamaica Houses Resident Association**  
There is no record that the **South Jamaica Houses Resident Association** took part in forming CCOP per §964.105(a).
2. **Dissolve CCOP**  
We demand CCOP's immediate dissolution as a jurisdiction-wide resident council and/or competing resident council.
3. **Restore Local Council Authority**  
NYCHA must respect all duly elected resident councils under §§964.18(a)(1), (a)(7), and 964.115.
4. **Ensure Compliance**  
Any future JWRC must fully follow §964.105(a) by including resident councils, forbidding overreaching NYCHA conditions, and forbidding recognition as a duly elected resident council.
5. **Valid Decision-Making**  
NYCHA cannot speak or decide on behalf of resident councils. Resident Councils' decisions must be clearly documented per all statutes, regulations, and organizational procedures.
6. **Accountability**  
We urge HUD to hold NYCHA accountable for these violations and prioritize residents' rights to organize and correctly represent resident voices in NYCHA policy-making decisions.

**Signatures**

We, the duly elected Resident Council of the **South Jamaica Houses**, the **South Jamaica Houses Resident Association**, exercise §964.18(a)(1) in representing our community, denounce the Citywide Council of Presidents as any type of recognizable resident organization under the Housing Act of 1937 and/or its regulations, and demand for its immediate dissolution as a jurisdiction-wide resident council and/or competing resident council. We stand with NYC public housing residents in defending our communities, protecting our rights, and demanding fair representation.

**President** Manuel Martinez

Signature:  Date: 2/24/25

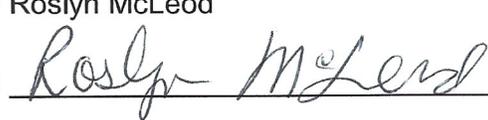
**Vice President** David Gantt

Signature:  Date: 2/24/25

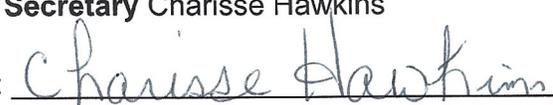
**Treasurer** Patricia Lewis

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

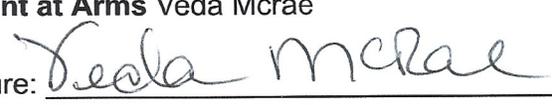
**Secretary** Roslyn McLeod

Signature:  Date: 2/24/2025

**Financial Secretary** Charisse Hawkins

Signature:  Date: 2/24/2025

**Seargent at Arms** Veda Mcrae

Signature:  Date: 2/24/25

Adopted on **Date:** 2/24/25 under the bylaws of the **South Jamaica Houses Resident Association**.

**Resolution No. 2025-10010**

**Resolution to Dissolve the Citywide Council of Presidents (CCOP)**

Adopted by the **the Beach 41st Street Tenant Association**

Date: 2/25/2025

**Introduction**

We, the duly elected Resident Council of **Beach 41st Street-Beach Channel Drive, the Beach 41st Street Tenant Association**, are recognized by the New York City Housing Authority (NYCHA), under the Housing Act of 1937 and regulated by **24 C.F.R. Part 964**, which ensures fair representation. The Citywide Council of Presidents (CCOP) reflects NYCHA's overreach by undermining over 200 duly elected resident councils. We, therefore, call for CCOP's immediate dissolution.

**Legal Basis and Background**

- **Federal Recognition (24 C.F.R. §§964.115, 964.18(a)(1))**: NYCHA must officially recognize each duly elected resident council as its development's sole representative.
- **Jurisdiction-Wide Councils (24 C.F.R. §964.105(a))**: Only resident councils may decide if a JWRC is formed and how. CCOP was created without proper consent or full participation from duly elected resident councils, violating these rules.
- **No Competing Councils (24 C.F.R. §964.18(a)(7))**: NYCHA and HUD cannot acknowledge a competing body once a duly elected resident council is established.
- **NYCHA Resolution 92-12/21-29**: After admitting racial bias in 1992, NYCHA created ICOP/CCOP as a "Permanent Citywide Resident Organization." No evidence of resident inclusion exists beyond NYCHA's policy. CCOP's bylaws and MOA lack resident council consent (3% of presidents signed bylaws, 1 person signed MOA, 1,100 officers excluded).
- **NYCHA CCOP MOA Article 1.3, 1.4**: Imposes upon CCOP additional overreaching recognition requirements that only apply to an elected resident council under §964.115
- **CCOP Code of Conduct Compliance**: CCOP seems to operate without following its own code of conduct and internal procedures, answering only to NYCHA-Not Resident Councils

**Resolution**

1. **CCOP Does Not Represent the Beach 41st Street Tenant Association**  
There is no record that **the Beach 41st Street Tenant Association** took part in forming CCOP per §964.105(a).
2. **Dissolve CCOP**  
We demand CCOP's immediate dissolution as a jurisdiction-wide resident council and/or competing resident council.
3. **Restore Local Council Authority**  
NYCHA must respect all duly elected resident councils under §§964.18(a)(1), (a)(7), and 964.115.
4. **Ensure Compliance**  
Any future JWRC must fully follow §964.105(a) by including resident councils, forbidding overreaching NYCHA conditions, and forbidding recognition as a duly elected resident council.
5. **Valid Decision-Making**  
NYCHA cannot speak or decide on behalf of resident councils. Resident Councils' decisions must be clearly documented per all statutes, regulations, and organizational procedures.
6. **Accountability**  
We urge HUD to hold NYCHA accountable for these violations and prioritize residents' rights to organize and correctly represent resident voices in NYCHA policy-making decisions.

**Signatures**

We, the duly elected Resident Council of **Beach 41st Street-Beach Channel Drive, the Beach 41st Street Tenant Association**, exercise §964.18(a)(1) in representing our community, denounce the Citywide Council of Presidents as any type of recognizable resident organization under the Housing Act of 1937 and/or its regulations, and demand for its immediate dissolution as a jurisdiction-wide resident council and/or competing resident council. We stand with NYC public housing residents in defending our communities, protecting our rights, and demanding fair representation.

**President** Eugenia Gibson

Signature: Eugenia Gibson Date: 2/26/2025

**1st Vice President** Bernard Gabriel

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

**2nd Vice President** Camila Ensley

Signature: Camila Ensley Date: 2-26-25

**Treasurer** Carmen Santiago

Signature: Carmen Santiago Date: 2-25-25

**Secretary** Crystal Wilson

Signature: Crystal Wilson Date: 2/25/2025

**Financial Secretary** Janice Ensley

Signature: Janice Ensley Date: 2/25/2025

**Sergeant at Arms** Carmen Lopez

Signature: Carmen Lopez Date: 2/26/2025

Adopted on Date: 2/25/2025 under the bylaws of the **Beach 41st Street Tenant Association**.

## Resolution No. 2025-10010

### Resolution to Dissolve the Citywide Council of Presidents (CCOP)

Adopted by the **WSUR Brownstones Resident Association**

Date: 9/25/2025

#### Introduction

We, the duly elected Resident Council of **WSUR Brownstones**, the **WSUR Brownstones Resident Association**, are recognized by the New York City Housing Authority (NYCHA) under the Housing Act of 1937 and regulated by **24 C.F.R. Part 964**, which ensures fair representation. The Citywide Council of Presidents (CCOP) reflects NYCHA's overreach by undermining over 200 duly elected resident councils. We, therefore, call for CCOP's immediate dissolution.

#### Legal Basis and Background

- **Federal Recognition (24 C.F.R. §§964.115, 964.18(a)(1))**: NYCHA must officially recognize each duly elected resident council as its development's sole representative.
- **Jurisdiction-Wide Councils (24 C.F.R. §964.105(a))**: Only resident councils may decide if a JWRC is formed and how. CCOP was created without proper consent or full participation from duly elected resident councils, violating these rules.
- **No Competing Councils (24 C.F.R. §964.18(a)(7))**: NYCHA and HUD cannot acknowledge a competing body once a duly elected resident council is established.
- **NYCHA Resolution 92-12/21-29**: After admitting racial bias in 1992, NYCHA created ICOP/CCOP as a "Permanent Citywide Resident Organization." No evidence of resident inclusion exists beyond NYCHA's policy. CCOP's bylaws and MOA lack resident council consent (3% of presidents signed bylaws, 1 person signed MOA, 1,100 officers excluded).
- **NYCHA CCOP MOA Article 1.3, 1.4**: Imposes upon CCOP additional overreaching recognition requirements that only apply to an elected resident council under §964.115
- **CCOP Code of Conduct Compliance**: CCOP seems to operate without following its own code of conduct and internal procedures, answering only to NYCHA—Not Resident Councils

#### Resolution

1. **CCOP Does Not Represent the WSUR Brownstones Resident Association**  
There is no record that the **WSUR Brownstones Resident Association** took part in forming CCOP per §964.105(a).
2. **Dissolve CCOP**  
We demand CCOP's immediate dissolution as a jurisdiction-wide resident council and/or competing resident council.
3. **Restore Local Council Authority**  
NYCHA must respect all duly elected resident councils under §§964.18(a)(1), (a)(7), and 964.115.
4. **Ensure Compliance**  
Any future JWRC must fully follow §964.105(a) by including resident councils, forbidding overreaching NYCHA conditions, and forbidding recognition as a duly elected resident council.
5. **Valid Decision-Making**  
NYCHA cannot speak or decide on behalf of resident councils. Resident Councils' decisions must be clearly documented per all statutes, regulations, and organizational procedures.

6. **Accountability**

We urge HUD to hold NYCHA accountable for these violations and prioritize residents' rights to organize and correctly represent resident voices in NYCHA policy-making decisions.

**Signatures**

We, the duly elected Resident Council of **WSUR Brownstones**, the **WSUR Brownstones Resident Association**, exercise §964.18(a)(1) in representing our community, denounce the Citywide Council of Presidents as any type of recognizable resident organization under the Housing Act of 1937 and/or its regulations, and demand for its immediate dissolution as a jurisdiction-wide resident council and/or competing resident council. We stand with NYC public housing residents in defending our communities, protecting our rights, and demanding fair representation.

President Cynthia Tibbs

Signature: Cynthia Tibbs Date: 2/10/2025

Vice President Victor Gotay

Signature: [Signature] Date: 2/10/25

Recording Secretary Jennifer Calcano

Signature: [Signature] Date: 2/10/25

Treasurer Carlene Pierre

Signature: Carlene Pierre Date: 2/10/25

Seargent at Arms Mark Thomas

Signature: Mark G Thomas Date: 2/10/25

Adopted on Date: 2/10/2025 under the bylaws of the **WSUR Brownstones Resident Association**.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Michael Parkinson

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

I represent: Director of Community Planning,

Address: NYCHA

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Karen Blondel

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

I represent: Red Hook West

Address: 428 Columbia

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Patricia Kelly

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

I represent: THE SHAKES

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

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

[ ]

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

in favor  in opposition

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

**(PLEASE PRINT)**

Name: KEN BRAVO

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

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

[ ]

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

in favor  in opposition

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

**(PLEASE PRINT)**

Name: Simon Kowalski

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

I represent: VP, Public Planning, NYCHA

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

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

[ ]

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

in favor  in opposition

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

**(PLEASE PRINT)**

Name: Gillian Wrenn

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

I represent: Managing Director NYCHA

Address: 212



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



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

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

(PLEASE PRINT)

Name: AMELIA WALDEN

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

I represent: PENN WORTMAN

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

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

(PLEASE PRINT)

Name: STEAN MARIANI

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

I represent: CHURCH STREET CAPITAL PARTNERS

Address: 400 NASSAU ST

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

Date: 2/26/2025

(PLEASE PRINT)

Name: Sharon Brown

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

I represent: Rose of Sharon Enterprises

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Monica Aronin Horowitz

Address: \_\_\_\_\_ Bklyn, NY

I represent: Myself & Tenants of Linden Houses

Address: S/A/A

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

Date: 2/26/25

(PLEASE PRINT)

Name: Motin Sacci (Moh-teen)

Address: \_\_\_\_\_ NYC, NY 10037

I represent: self

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Ms Yves

Address: Penn Workman Houses

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: CAROL BARNES

Address: \_\_\_\_\_ - Bklyn

I represent: LINDEN Houses

Address: 914 VAN SICKLEN AVE

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

Date: 2-26-25

(PLEASE PRINT)

Name: Sandra Bumpers

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

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

Date: 2/26/25

(PLEASE PRINT)

Name: Maura Hayes-Chaffo

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

I represent: NYC Comptroller's Office

Address: 1 Centre St

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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in favor  in opposition

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

(PLEASE PRINT)

Name: Manuel Martinez

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

I represent: South Jamaica Houses

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: DR. Jessie Fields

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

I represent: Committee For Independent

Address: COMMUNITY ACTION

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Zulay Velazquez

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

I represent: Myself

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor     in opposition

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

(PLEASE PRINT)

Name: TED Burrows -

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

I represent: Hudson Village Resident Mgmt Corp

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor     in opposition

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

(PLEASE PRINT)

Name: April Summers

Address: \_\_\_\_\_ W/NT

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor     in opposition

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

(PLEASE PRINT)

Name: LAYLA LAW-OSIKO

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

I represent: Myself -

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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in favor  in opposition

Date: 2/26/25

(PLEASE PRINT)

Name: Christopher Leon Johnson

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

I represent: self

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Alexander Brown

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

I represent: VP for Intergovernmental

Address: NYCHA

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Brian Moran

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

I represent: VP, Intergovernmental

Address: Adams, NYCHA

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Paula Bellrose

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

I represent: Chick, landlord & tenant Div 24

Address: NYC

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Josephina Louisa

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

I represent: EVP, Real Estate, NYCHA

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Alixa Cruz

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

I represent: Tenant section 9 Demolition

Address: Chelsea Elliott Fulton

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

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

(PLEASE PRINT)

Name: Carla Hollingsworth

Address: 720 Gates Ave.

I represent: Stuyvesant Gardens / TA

Address: [Redacted] Apt M1 11221

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

Date: 02/26/2025

(PLEASE PRINT)

Name: Dr. KATHA CREWSTER

Address: 740 Gates Ave

I represent: Stuyvesant Gardens /

Address: 730 Gates Ave

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

Date: 2/26/25

(PLEASE PRINT)

Name: Galliano Francois

Address: [Redacted]

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

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Christina Chaise

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

I represent: Take Root Justice / myself

Address: 123 Williams St

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Reginald D...

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

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Marquis Jenkins

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

I represent: District Leader

Address: Same

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Veronica Cordero

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

I represent: The Neighborhood

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Tamara Whittle

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

I represent: Myself & tenants

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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in favor  in opposition

Date: 02/26/25

(PLEASE PRINT)

Name: Celineo Miranda

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

I represent: FEC Tenants Against Demolition

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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in favor  in opposition

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

(PLEASE PRINT)

Name: John Mudd

Address: \_\_\_\_\_ NYNY 10018

I represent: NyCHA Tenants

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

Date: 2/26/2025

(PLEASE PRINT)

Name: Lydia Andre

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

I represent: Chelsea Neighbors Coalition

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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in favor  in opposition

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

(PLEASE PRINT)

Name: DAVID HOLLOWKA

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

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

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: CAESAR GODWALL

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

I represent: ELIOT CHASE & FULTON HOUSE

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

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

(PLEASE PRINT)

Name: MS YUE

Address: PENN WORTMAN HOUSES

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

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

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