

COMMITTEE ON PUBLIC HOUSING

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON PUBLIC HOUSING

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May 16, 2024  
Start: 10:25 a.m.  
Recess: 10:34 a.m.

HELD AT: COUNCIL CHAMBERS - CITY HALL

B E F O R E: Chris Banks, Chairperson

COUNCIL MEMBERS:

Alexa Avilés  
Erik D. Bottcher  
Justin L. Brannan  
Darlene Mealy  
Chi A. Ossé  
Rafael Salamanca, Jr.  
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: This is a microphone  
3 check for the Committee on Public Housing, recorded  
4 by Layla Lynch on May 16, 2024, in the Council  
5 Chambers.

6 SERGEANT-AT-ARMS: Good morning and  
7 welcome to the New York City hybrid vote on the  
8 Committee on Public Housing.

9 Please silence all electronic devices.  
10 Chair, we are ready to begin.

11 CHAIRPERSON BANKS: [GAVEL] This meeting  
12 is coming to order. Thank you.

13 Good morning, everyone, and welcome to  
14 this hearing of the Committee on Public Housing. I am  
15 Council Member Chris Banks, the Chair of the New York  
16 City Council on Public Housing.

17 I'd like to thank all for attending this  
18 meeting to vote on Proposed Introduction 110-A, a  
19 Local Law which would require the Mayor or any agency  
20 designated by the Mayor to work with NYCHA to provide  
21 a report on the impact of the Permanent Affordability  
22 Commitment Together, or PACT, program to the Council  
23 and the public.

24 We are joined by my Colleagues, Council  
25 Members Chi Ossé, Avilés, Mealy, Salamanca, Brannan,

2 and Sanchez, and we have Council Member Bottcher in  
3 the back.

4           In my five months of Chair of this  
5 Committee on Public Housing, a major theme for our  
6 hearings has been transparency, whether transparency  
7 over the NYCHA's budget cuts or our seniors'  
8 transparency when it comes to corruption and what it  
9 means to tenants getting subpar repair work done and  
10 transparency when NYCHA hands off the day-to-day  
11 operations of developments to private management.  
12 With that in mind, I am excited to vote yes today on  
13 the Proposed Intro. 110-A, which would provide  
14 transparency for the Council and for the tenants  
15 about the impacts of the PACT conversions. This bill  
16 would give a window into how these conversions affect  
17 tenants and provide tenants who are undergoing  
18 conversions a clear picture of what they are agreeing  
19 to. I would recommend voting yes to all Committee  
20 Members today.

21           At this time, I would like to thank my  
22 Staff along with the Public Housing Committee Staff  
23 for all the work on this legislation.

24           Before we go into this vote, I would like  
25 to give Council Member Avilés the opportunity to

2 speak about this, what I would say, groundbreaking  
3 legislation. Council Member Avilés.

4 COUNCIL MEMBER AVILÉS: Thank you, Chair  
5 Banks. Good morning to everyone. I'm so glad to have  
6 this legislation before you.

7 For those of you who may not know, the  
8 PACT program essentially sells off management of our  
9 precious public housing stock to private management,  
10 and the City, our City, has invested billions in this  
11 program, with 1.4 billion dedicated between Fiscal  
12 '24 and '26. The goal is, of course, to improve  
13 NYCHA's bottom line but, while this program has been  
14 running since 2017 with more developments in the  
15 pipeline for conversion, we have very little coherent  
16 information on the actual impacts of the program, and  
17 stories vary from developments that have had positive  
18 experiences to developments that say more of the same  
19 and actually just as bad so I'm very excited to be  
20 able to offer this Intro. that is going to improve  
21 transparency and is going to allow the public to  
22 understand some basic questions regarding PACT.  
23 Questions about evictions, questions about arbitrary  
24 fees and fines, questions about how tenants are  
25 experiencing these fees, questions around how repairs

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2 are being met, and are they being met in a timely  
3 fashion, among other questions the legislation will  
4 respond to so, of course, I always have to thank the  
5 NYCHA residents who have deeply informed this  
6 legislation, and of course our advocates, residents  
7 who protect public housing, the Red Hook Justice  
8 Center, Community Voices Heard, among so many others,  
9 and thank you to my Colleagues for your commitment on  
10 New York City's greatest social housing asset, which  
11 is public housing, so I proudly vote aye, and I  
12 encourage you all to do so.

13 CHAIRPERSON BANKS: Thank you, Council  
14 Member Avilés.

15 With that, I will now turn it over to the  
16 Clerk to call the roll.

17 COMMITTEE CLERK WILLIAM MARTIN: Good  
18 morning. William Martin, Committee Clerk. Roll call  
19 vote Committee on Public Housing, Proposed  
20 Introduction 110-A. Chair Banks.

21 CHAIRPERSON BANKS: Aye.

22 COMMITTEE CLERK WILLIAM MARTIN:  
23 Salamanca.

24 COUNCIL MEMBER SALAMANCA: Aye.

25 COMMITTEE CLERK WILLIAM MARTIN: Brannan.

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2 COUNCIL MEMBER BRANNAN: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Avilés.

4 COUNCIL MEMBER AVILÉS: I vote aye, and I  
5 just want to give a special shout out to Connor  
6 Mealey for all his support and work and to our team.  
7 Thank you. I vote aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Bottcher.

9 COUNCIL MEMBER BOTTCHEER: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Mealy.

11 COUNCIL MEMBER MEALY: May I explain my  
12 vote?

13 CHAIRPERSON BANKS: Yes, you may, Council  
14 Member.

15 COUNCIL MEMBER MEALY: I just want to  
16 congratulate my Colleague on this great legislation,  
17 and NYCHA constituents will be really affected by  
18 this, the betterment for their livelihood so I thank  
19 you, and I vote aye on all.

20 COMMITTEE CLERK WILLIAM MARTIN: Ossé.

21 COUNCIL MEMBER OSSÉ: I vote aye.

22 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

23 COUNCIL MEMBER SANCHEZ: Aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Won.

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2                   By a vote of eight in the affirmative,  
3 zero in the negative, and no abstentions, item has  
4 been adopted by the Committee.

5                   CHAIRPERSON BANKS: Thank you so much.

6 This meeting is adjourned. [GAVEL]

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C E R T I F I C A T E

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



Date June 1, 2024