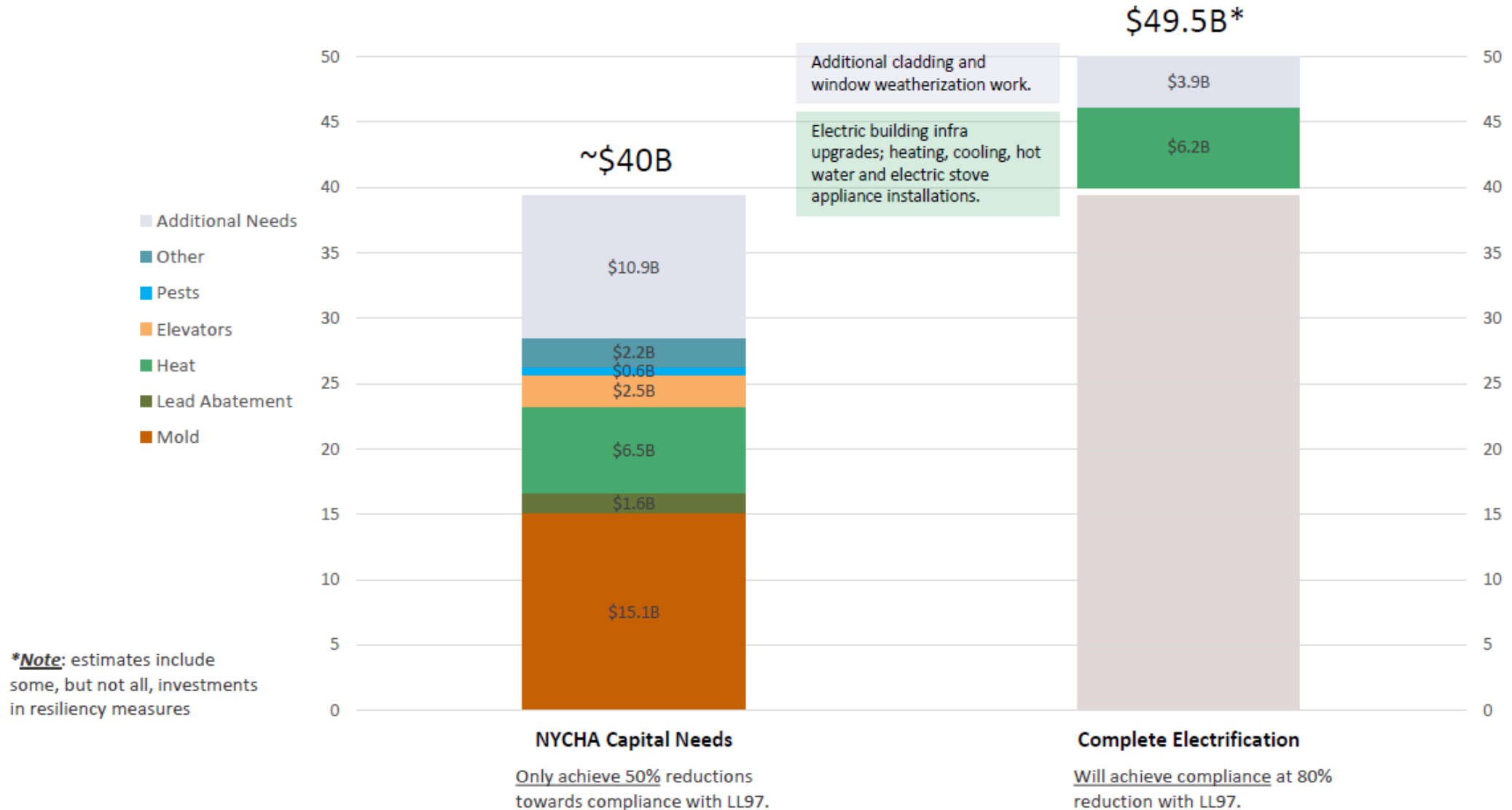




# How big is NYCHA's capital need across the city?



# How is NYCHA currently funded? What other sources exist?

## Section 9

### THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED

## Section 8

- Federally-funded
- Government-owned-and-operated housing with direct subsidies paid to local Public Housing Authorities

"LOWER-INCOME HOUSING ASSISTANCE"

"SEC. 8. (a) For the purpose of aiding lower-income families in obtaining a decent place to live and of promoting economically mixed housing, assistance payments may be made with respect to existing, newly constructed, and substantially rehabilitated housing in accordance with the provisions of this section.

**LOANS FOR LOW-RENT-HOUSING AND SLUM-CLEARANCE PROJECTS**

**SEC. 9.** The Authority may make loans to public-housing agencies to assist the development, acquisition, or administration of low-rent-housing or slum-clearance projects by such agencies. Where capital grants are made pursuant to section 11 the total amount of such loans outstanding on any one project and in which the Authority participates shall not exceed the development or acquisition cost of such project less all such capital grants, but in no event shall said loans exceed 90 per

- Federally-funded
- Voucher-based program with several different types of subsidies, including:
  - Tenant-based vouchers
  - Project-based vouchers

In recent years, HUD has created several programs that allow Public Housing Authorities to convert from Section 9 to Section 8 and access a more consistent subsidy

# What is the Trust?



**The Trust will be a new public agency with a publicly-appointed 9-member board and a small public workforce**



## **Comprehensive Repairs at NYCHA Developments**

The Trust will issue bonds (like other govt. agencies) and oversee renovations at NYCHA development in partnership with residents



## **Properties Remain 100% Public**

NYCHA owns, controls, and manages the property—no private manager is involved and there is no land or building sale



## **Public Workforce Remains**

The Trust will keep NYCHA’s public workforce to manage and maintain the developments.



## **Residents Keep Public Housing Rights**

Rents remain permanently capped at 30% of income and residents keep same succession rights. All resident engagement rules under 964 will carry over to Trust sites, including Resident Association and Citywide requirements.



## **Faster, Higher Quality Renovations**

The Trust can use “best value” to select vendors instead of the lowest responsive better. Additional procurement flexibility allows for better management of capital funds regardless of funding source.

# How are resident rights protected in the Trust?



## Voting Process

*Required voting process gives residents control over capital investment decisions at their developments*



## Tenancy Rights

*All Public Housing tenancy rights will extend to converted sites through statutory and contractual requirements.*



## 964 Regulations

*All 964 regulations will apply to converted sites and Resident Associations*



## Vendor Selection

*Residents at converted sites will have a voice in selecting contractors to perform capital work*



## Vendor Oversight

*Residents at converted sites will provide oversight to contractors working at their development*

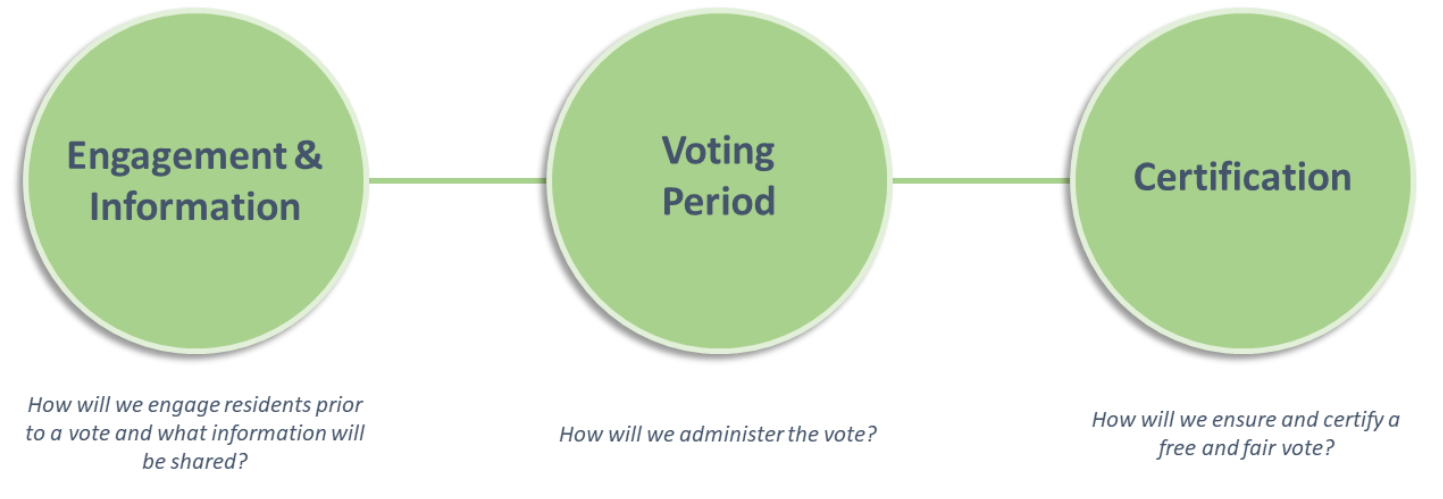
# Summary of the NYC Public Housing Preservation Trust Act

## Requirements and Authorities Granted in the Trust Act

- Appointment of a nine-member board; five appointed by the NYCHA CEO and four by the Mayor
- Issue municipal bonds to raise capital funds for repair work at NYCHA-owned sites
- Enter leasehold agreements with NYCHA
- Enter agreements with NYCHA for shared services, including property management
- ***Developments transferred to Trust only if residents vote to opt-in***

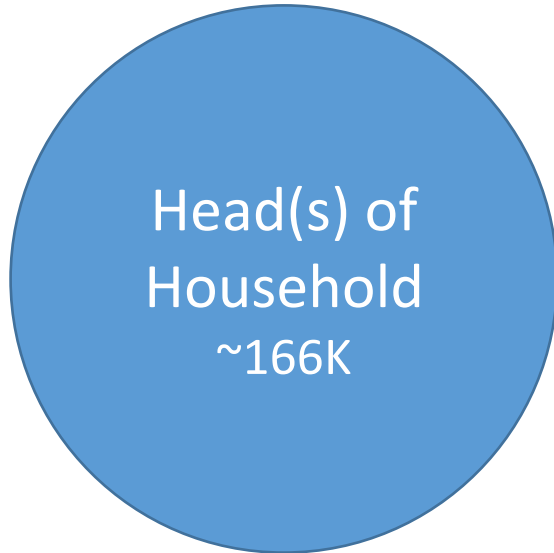
# Resident Voting: key considerations

- The Trust Act required NYCHA create a draft **resident voting procedure** for developments by October 14 and the **final voting procedure** for developments by December 13
- Through these procedures, residents will have the opportunity to vote to join the Trust, join PACT/RAD, or maintain the status quo

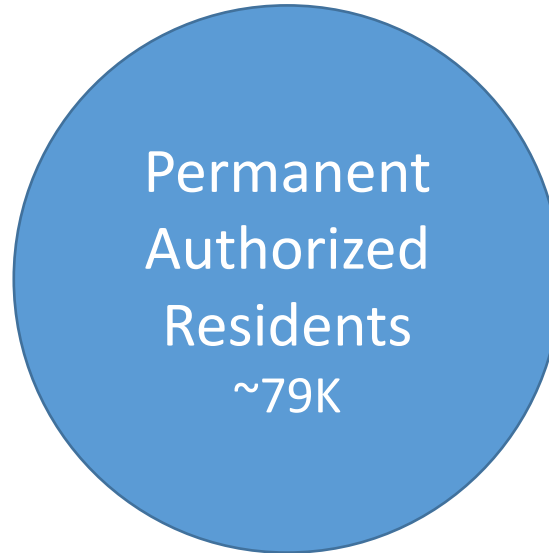


# Voter eligibility

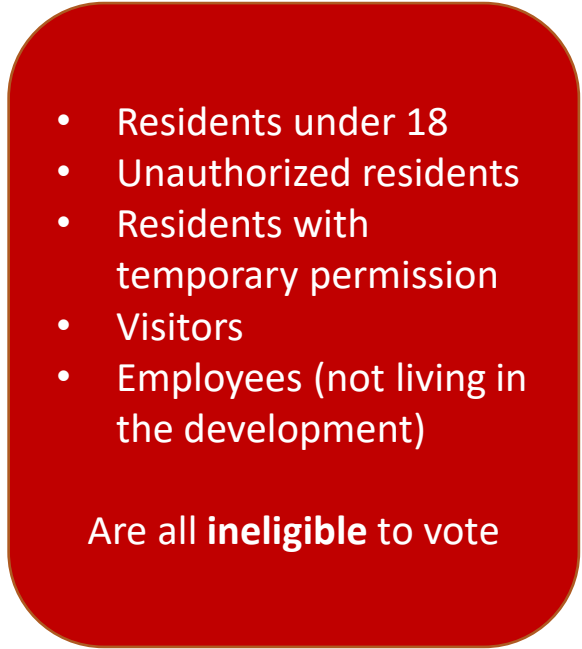
*Who is eligible to vote?*



- Signed the lease for their NYCHA apartment
- 18 and older



- Recorded on the Household Composition
- 18 and older

- 
- Residents under 18
  - Unauthorized residents
  - Residents with temporary permission
  - Visitors
  - Employees (not living in the development)

Are all **ineligible** to vote



# Final Voting Procedure – Key Components (1/3)

Voting Procedure Category	Details
<p data-bbox="326 862 1075 896"><b>Minimum requirements for voter outreach</b></p>	<ul data-bbox="1263 462 2145 1258" style="list-style-type: none"><li data-bbox="1263 462 2058 548">• Consultation with TA leadership to develop a tailored engagement plan</li><li data-bbox="1263 562 2145 1258">• <u>Minimum 100-day engagement period per site</u><ul data-bbox="1355 611 2145 1258" style="list-style-type: none"><li data-bbox="1355 611 2145 801">• Required notice that includes purpose of vote, options on ballot, dates and times of public meetings, contact information, and details on voting mechanics.</li><li data-bbox="1355 815 2145 1005">• Specific outreach materials that detail each option, including resident rights, construction standards and timelines, and future management structures</li><li data-bbox="1355 1019 2145 1258">• Information provided to residents through pamphlets delivered to each household, emails, posted printed materials, on-site tabling, and at least four (4) meetings open to all residents at the development</li></ul></li></ul>

# Final Voting Procedure – Key Components (2/3)

Voting Procedure Category	Details
Voting methods	<ul style="list-style-type: none"><li>• In-person</li><li>• Online</li><li>• By Mail</li></ul>
Timing of the voting process	<ul style="list-style-type: none"><li>• 30-day voting period<ul style="list-style-type: none"><li>• Online &amp; By Mail for all 30 days</li><li>• In-person for final 10 days</li></ul></li><li>• Voting period begins at end of engagement period</li></ul>
Selection criteria for modernization strategies	<ul style="list-style-type: none"><li>• NYCHA bound by the option receiving the most votes from residents</li></ul>

# Final Voting Procedure – Key Components (3/3)

Voting Procedure Category	Details
Ability of residents to reject the options proposed	<ul style="list-style-type: none"><li>• “reject both the Trust and PACT and remain in the Section 9 Program” option included on ballot</li></ul>
Minimum percentage of participation for a valid election	<ul style="list-style-type: none"><li>• At least 20% of heads of household must cast a vote for the process to be valid and the vote certified</li></ul>
Vote administrator	<ul style="list-style-type: none"><li>• A third-party vote administrator will conduct the elections and certification, not NYCHA</li></ul>

# Review: Voting timeline

