

PUBLIC COMMENTS SUBMITTED IN RESPONSE TO THE PROPOSED REVISIONS OF THE PUBLIC HOUSING PRESERVATION TRUST VOTING PROCEDURES

All public comments submitted in response to proposed revisions of the Public Housing Preservation Trust Voting Procedures during the September 29, 2025, to October 28, 2025, public comment period are reproduced below. A hybrid (in-person and virtual) public comment meeting was held on October 20, 2025, during which the public could provide oral or written comments. Comments are grouped together based on the method by which they were received: via email, orally by attending the public meeting in person, or written during the virtual public meeting.

Email

My mother and I live in the Morris II Houses Development, [address redacted]. We both want to vote for the PACT Program. My question is: What are the next steps if the Morris II Houses Development remains in disrepair under Section 9 and we want to live under the PACT program? My mother and I would love to finally live in a renovated apartment and in a quieter environment without the loud music that constantly plays in our building every day in the Morris II Houses. Thank you,

I am a resident of Morris II Houses. I am concerned about the residents' vote. I hope the CEO and Chair of NYCHA can address this issue. My mother and I have discussed this resident vote with some neighbors interested in the private PACT program in Morris II. We would love to see our apartments repaired and the PACT program rules be enforced. We are concerned that some Morris II residents may prefer to remain in Section 9 simply because, sadly, they do not want to correct their repeated violations of NYCHA laws. Under Section 9, some Morris II residents repeatedly violate NYCHA rules, and no action will be taken. Unfortunately, the notice posted in the lobby for the residents' vote meeting has been removed. I am not sure if the notice was removed on purpose or if something else. If the Morris II complex converts to private programs like PACT or the Trust program, these repeated violations will not be tolerated. If Morris II remains in Section 9, many of us will be affected. I hope this concern is addressed and helpful at the meeting. Thank you.

The ballot must have a clear choice that saves public housing as is under section 9 allowing for future co-op opportunities for tenants to own under section 9 regs, city and state landlord notifications of intension to sell buildings giving tenants first opportunity to buy in.

Blessings Preservation Trust Team,

I am writing to share my comments regarding the proposed revisions to the Preservation Trust's Voting Procedures.

Monday, October 20th was my first time attending a Preservation Trust meeting. I noticed that only four public housing residents, including myself, were present in person and fewer than ten participants joined via Zoom (excluding translators). This low participation highlights the need for broader engagement and awareness among residents.

I appreciate NYCHA's efforts to improve the structure, engagement, accountability, transparency, and operations of the Preservation Trust Authority. I understand that meaningful change takes time and requires a strong vision and a committed team to ensure success.

However, I have several concerns and recommendations:

1. Resident Representation and Voice

The statement that “resident voices are a critical part of the Trust” should extend beyond the few appointed resident board members. The Trust is a public authority and should include additional resident leaders who actively represent their communities. NYCHA should recognize the significance of HUD’s 964 regulations, which serve as the foundation for authentic resident participation in public housing.

2. Concerns About CCOP Representation

The Citywide Council of Presidents (CCOP) was appointed to represent residents, yet many residents feel unheard or misrepresented. I believe it is inappropriate for [name redacted] to hold seats on both the CCOP and the Trust Authority simultaneously. This dual role undermines fair and balanced representation.

3. Lack of Resident Awareness and Education

Many residents have not been adequately informed or educated about the Preservation Trust. It is not equitable to request public comment by Tuesday, October 28, 2025, when most residents remain unaware of the Trust or its purpose. Residents cannot meaningfully engage in a process they do not understand.

4. Trust and Fear of Retaliation

NYCHA must recognize that many residents do not trust management due to past experiences with poor transparency and accountability. Additionally, residents employed by NYCHA often refrain from speaking out due to fear of job loss. This culture must change if the Trust truly values resident voices.

5. Meeting Accessibility and Participation Requirements

I strongly recommend live streaming and recording all Trust meetings so residents can access them at their convenience. The proposed 20% minimum participation threshold for voting should be increased to at least 50% of Heads of Household to ensure fair and representative outcomes.

6. Extend Comment Deadline

To allow sufficient time for education, engagement, and outreach, I urge the Trust to extend the public comment deadline to February 2026.

The Trust has the opportunity to rebuild confidence and empower residents — but that can only happen through genuine inclusion, transparency, and respect for resident leadership.

Thank you for considering my comments.

Many Blessings,

[redacted]

Intentional Public Housing Resident

In-Person During Hybrid Public Meeting

Okay, so the question is, is, I heard you say that, under the Trust, that the 964 regulation is also a part of the legislation. And I also know that, I mean, from what I read, it is, project-based Section 8. Correct? Which is similar to the PATC program, right? Now, when I looked up in terms of the PACT program, in terms of, like, the resident engagement, resident council, it says that the buildings are fixed by and run by new partners, not just NYCHA. Tenants can still share their ideas and concerns, but the rule of 964 does not apply here. Instead, tenants take

part through the meetings and plan that the PACT team and the NYCHA organize isn't covering is encouraged, but it's not required by law. So, does that also apply for the Trust as well?

Okay, there are two things that I'm very much concerned with. Number one, the 20% that is mentioned, I believe that that amount is too small. This is a monumental task to make a determination on behalf of a lot of residents whose lives are going to be affected permanently by the results. And because of that, I really feel that 50% should be the going amount in order to make a determination of any factor of this type of magnitude. That's number one. Number 2. And you kind of clarified it based on everything you just said. This entire situation deals with the comparability of the 964 regulations versus the Trust. Some of the ideology of the Trust has to coincide with the 964s. But I do believe that the public needs to be more informed of the 964 rules and regulations in order to go forward. And that is exactly the reason why you only have a minimal amount of percentage as far as getting the people to understand the magnitude of the decision they're about to make. So, I would like to see more intel of the 964 rules and regulations to educate the residents on making a determination of this magnitude. Thank you.

Okay, so you were saying that you work with the resident leadership, right? But then, if they don't have a resident leadership, then you work with the district council, correct? How about if the district council doesn't even have a relationship with none of their tenants in the development that they built? So what happens then? Like, how can they make a decision if they don't really know the residents?

I just heard what was said, and I'm going to say, as a TA president for over 20-some-odd years. I do believe that the residents need to be more informed of the 964 regulations. These regulations show you the power, the input that you have or don't have. Okay? There are a lot of developments who are now being supervised by not-for-profits. The question becomes, were those developments actually given the right to make this type of decision before actuality took place. And because of that, I take this very, very seriously, and I really implore that NYCHA spend more time doing the 964 rules and regulations so that it informs residents of their rights, because most of them do not know, and that is probably one of the reasons why you're getting less than or in the market of 20% of a development, because the folks do not fully understand what rights they really have. Thank you.

So, I wanted to know, is this being livestreamed? So, it would have appreciated if it was being livestreamed, because then other people could see it from the outside, because I know that you have public meetings, they got a public board meetings and all of that, and that's all livestreamed. It would have been great, because, you know, we have not been in a lot of the meetings, but we're sharing and just going by just the presentation that y'all had here. It would have been great to be livestreamed, so the public knows that there are other people out there listening and watching, and we are here to represent them and ask the questions. So, moving forward, can that be implemented?

Okay, good evening. I do have a question, however. The question that I'm about to ask is, in some contracts throughout the years, when contractors came to do work on the grounds or in the apartments, there was discussion about opportunities for residents to be provided with employment as those jobs became available. I'm just wondering, now that, you know, these things are happening, will this opportunity also be available to residents who are presently in those circumstances?

I have to admire the individual who just asked what Section 3 is. Because what has just happened is the alarm just went off, and the alarm states more knowledge needs to be given to

the people that have to make a decision of this magnitude. Which is, once again, why I indicated 964 rules and regulation knowledge needs to come before all the individuals who are going to make a decision of this magnitude. And I say this because I've been in this business for over 20-some-odd years, and I really understand the sensitivity of this entire operation. And I don't expect a resident who just lives in the development, to fully understand all of the facades necessary to make a decision of this magnitude. But once that individual learns about the 964s, it enhances them and gives them more of a capability to be effective in making a decision of this magnitude. Thank you.

The 964s are the rules and regulations. As a TA president, we call it the Bible. These rules are the rules that we are founded upon. They are federally funded rules, which makes the New York City Housing Authority unique. And what it does is it gives the residents the right to have more of a say into what they want and don't want. And this is why it is very important, all right? It even goes so far as to mention if, in fact, you want to recognize jurisdictional offers that exist within the district, within the citywide council of presidents. You can negate your development from taking part in decision-making applications if you were to submit the proper documents to HUD. But the 964s is a Bible of rules and regulations that give residents their rights, so that they can make a determination of this type of magnitude. So that's a very good question, and I'm glad it was asked. Thank you.

Yes, good afternoon. I just received a text message from a resident, name unknown. They say, how can they obtain the 964? Who can they request this to, or where can they go to get a copy of that, so they can know their rights?

I was just wondering, I live in Pelham Parkway Houses. I just wanted to know when will it be our turn to vote? If you have any idea.

Virtually During Hybrid Public Meeting

Why couldn't NYCHA raise the voting percentage to 60%?

I'm a resident of Morris Houses. I'm concerned about the resident vote. I hope the CEO and Chair of NYCHA can address this issue. My mother and I have discussed this resident vote with some neighbors interested in the private PACT program in Morris. We would love to see our apartments repaired and the PACT program rules be enforced. We are concerned that some Morris residents may prefer to remain in Section 9 simply because they do not want to correct their repeated violations of NYCHA laws. Under Section 9, some Morris residents repeatedly violate NYCHA rules, and no action will be taken. Unfortunately, the notice posted in the lobby for the resident vote meeting has been removed. I'm not sure if the notice was removed on purpose or something else. If the Morris complex converts to private programs like PACT or the Trust Program, these repeated violations will not be tolerated. If Morris remains in Section 9, many of us will be affected.

Shouldn't every member on the family composition whose rent is calculated into the annual lease be able to vote as well?

How will I know my building will get renovated? I'm sorry, I don't know much about this voting or renovation process, so it's a little confusing to me sorry.

You indicated using an election administrator to mail out ballots. When will that be? My complex notices were placed in the lobby, distortedly high up on the lobby walls. There's a lot of uninformed tenants, which is why there's a very low turnout.

When will NYCHA replace the entrance doors to [address redacted] those entrance doors are rotted & they remain wide open day & night for months. NYCHA should be concern about their tenants safety while the occupy their units. This is [address redacted] at the General Grant Houses.

I am a attendant at Bronx John Adams I'm just really confused about this meeting because I saw a letter in my building lobby about this is a very confusing and I don't really know what's going on I'm really sorry