

Revised Public Housing Preservation Trust Voting Procedures Public Comments & Responses

Introduction:

On September 29, 2025, the New York City Housing Authority (NYCHA) released proposed revisions to the Public Housing Preservation Trust Voting Procedures, followed by a 30-day public comment period to solicit input from residents and members of the community. Public comments were accepted through several methods, including email, mail, and in person at a public meeting. NYCHA's responses to the comments are below, organized by topic.

Responses to Public Comments:

Voter Eligibility

One commenter expressed concern that all eligible members of a household may be able to vote if they are on the lease and their income is being used to calculate the monthly rent.

The current voting procedures state that anyone who is a permanent member of the household composition and 18 years or older by the last day of the voting period is eligible to vote. Other considerations, such as outstanding rent arrears or lease violations, do not compromise voter eligibility. There are no proposed changes to voter eligibility requirements.

Voter Turnout Threshold

Three comments suggested that the Head of Household 20 percent voting threshold is too low, with one commenter proposing that the threshold be raised to 60 percent and another suggesting 50 percent.

In the first seven development elections completed, NYCHA has consistently met and surpassed the minimum 20 percent Head of Household threshold. Across the votes held thus far, the average turnout rate for Heads of Household was 58 percent, and the average overall turnout of all residents at these developments was 56 percent. Thus, NYCHA has achieved turnouts comparable to those observed citywide during national elections. NYCHA will continue to strive for maximum turnout through significant resident outreach and engagement referenced in Sections 2, 3, and 4 of the Voting Procedures.

Resident Rights and Opportunities

Commenters inquired about how voting options could impact resident rights and opportunities, including residents' right to organize pursuant to 24 CFR 964, as well as resident job and training opportunities. Additionally, some residents expressed a desire for more information about the Trust in general.

NYCHA understands the significance and the importance of informing residents of their rights and opportunities ahead of any resident vote. NYCHA's educational materials and resident outreach strategies address both resident rights and opportunities during its engagement. To ensure that these topics are more widely discussed throughout the voting process, NYCHA will review program materials to identify opportunities to provide additional information and clarification.

A primary goal of the resident votes is to ensure that residents are informed of the three ballot options, including an overview of the Trust, the reasons for its formation, how construction would proceed if residents elect to convert to the Trust model, and the rights and protections afforded to residents.

General Comments and Suggestions

NYCHA received various comments that fall beyond the Voting Procedures. Examples of such comments include questions about which developments will undergo a voting process in the future, concerns about ongoing repairs, suggestions for improving accessibility at future public comment meetings, and confusion about the purpose of the public meeting, among others.

NYCHA acknowledges these comments and will take each into consideration as part of its ongoing operations. Requests for repairs and other resident needs were forwarded to the appropriate NYCHA department for review and response.