

NYCHA'S UPCOMING VOTE COULD REMOVE YOUR DEVELOPMENT FROM SECTION 9!

The ballot will provide the following three options. Tenants will be asked to choose one!

- Convert to RAD/PACT Join the Preservation Trust Remain in Section 9 ("status quo")

Convert to RAD/ PACT

RAD/PACT transfers units to taxpayer funded "project-based Section 8 vouchers" (not families). A private management company then takes over your development. They make decisions about construction, maintenance and tenants. Social services, if any, are handled by a non-profit chosen by your new management company.

- Human Rights Watch and National Housing Law Project found that RAD/PACT leads to a **rollback of tenants' rights and protections**, and resulted in **increased evictions**.
- Tenant led group NYCHA Neighbors Helping Neighbors found that **RAD brings new rules, fees, and rent increases** but doesn't speed up repairs. Learn more at www.radpact.info

Join the "Preservation Trust" (AKA the Blueprint)

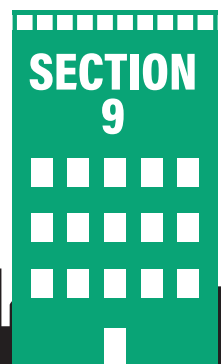
In 2022 elected officials allowed NYCHA to develop the Preservation Trust. It was created by our elected officials, but will operate like a private management company. The Trust has permission to privatize 25,000 units via taxpayer funded project-based Section 8. NYCHA can only do this if they can prove these units are uninhabitable (have severe repair needs or are unoccupied) and therefore qualify for Section 18 (Disposition and Demolition). Then the Trust will borrow money from big banks, using our buildings, homes and land as collateral.

- **The Trust will take on almost \$10 billion in debt**, making it vulnerable to foreclosure.
- If the Trust can't make payments a foreclosure will happen. NYC and New York State are **not legally obligated to rescue the Trust** and the 25,000 units it will control.
- The Trust will have a board made up of nine members; only 4 of which will be held by tenants, and those members will be appointed by the Mayor and CEO of NYCHA.
- The vouchers used for Section 8 are the same as those in RAD/ PACT. **They belong to the unit, not the family.**
- NYCHA still has to convince HUD and Congress that we need "project based Section 8 vouchers".
- NYCHA claims that after one year, tenants will be eligible for traditional Section 8 vouchers, and allowed to move if vouchers are available, but **the New York Section 8 waitlist is closed.**

Stay in Section 9/ Public Housing and maintain federal rights and protections.

NYCHA describes this option as the "status quo". They claim that we will suffer from continued delays, disrepair and disinvestment through this option, but these are failures of our housing authority, not the Section 9 framework. Public housing is the only housing in America that includes a robust bill of rights for tenants. NYCHA does not honor these consistently, but they are ours to claim!

- We are allowed to **participate in the management** of our developments.
- We are **guaranteed a due process** when facing eviction. Meanwhile tenants outside of public housing fight for this right!
- **We receive social services** that enrich our lives, lead to employment, education and progress.
- Our rent is always capped at **30% of our income**, and much more!
- **Section 9 is amazing!** We have to separate NYCHA from Section 9 as NYCHA is a failing organization, but Section 9 is a great framework.



Amendments to Article 15 suggested by The Residents to Preserve Public Housing (RPPH):

Congress must fully fund public housing to fulfill the promises of Section 9. Public housing was established to provide decent and safe rental housing for low-income families, the elderly, and persons with disabilities. However, disinvestment in public housing by our government has led to deteriorating living conditions for tenants. Despite well-known dilapidation, waiting lists for public housing are still long, and at 254,827 families, the list is many times over the length of the Section 8 waiting list (17,200). Why does Section 9 public housing matter?

- **The 964 regulations under Section 9 are the strongest tenants' rights in the country.** These guarantee opportunities for self-determination through Resident Councils and other governing bodies, as well as options for resident management.
- Unlike Section 8, HOPE VI, RAD, and the low-income housing tax credit, Section 9 relies on **direct outlays funding for repairs and operations.** This is the only option that doesn't involve private and nonprofit sector interests in our homes.

If your development leaves Section 9, there is no path to rejoin and get back federal rights and protections. Leaving public housing also jeopardizes the strong sense of community that especially older residents depend on. Our national solutions are being presented to members of congress and include an ask for \$100 Billion now and \$180 Billion by 2025. Find these at www.savesection9.org

- No properties should be transferred without approval of **66% of eligible voters**
- **Require an audit** of the current resources available for the development under Section 9 and an **independent physical needs assessment** of their campus to be provided to residents
- Require that NYCHA disclose how much **bond financing** will be used for each development in addition to vouchers as part of the as part of the "summary" required by Sec. 630(5)(b).
- NYCHA must facilitate and directly fund resident access to an **independent tenant advisor** to guide outreach strategy and assist in evaluation of the options.
- Remove Section 13 and amend Section 14 to **prohibit the trust from backing its debt with NYCHA housing**, to reflect the intention of NYCHA staff stated in public discussion throughout 2022.
- **Lower the financing limit to \$5 billion** so that TPV vouchers, not debt financing, remain the primary funding stream as represented to elected officials who voted for the Trust.
- **Restrict the Preservation Trust (PT) ballot to the PT question only**, eliminating the possibility of both other options and other ballot items.
- Require New York City and/or New York State to **pay any outstanding debts** in the event the Trust should default on its obligations, or cease to exist

Each NYCHA development will have a chance to vote. Our coalition is also available to hold teach-ins and provide flyers so you can educate your neighbors—e-mail us at: savesection9@gmail.com

TAKE ACTION!

- Share this information with your neighbors! We suggest having folks over for coffee.
- Let Save Section 9 know if your development is holding a vote by emailing us, or messaging us on Facebook or Twitter:
- Contact your elected officials and tell them we want Section 9 to be funded and are tired of NYCHA's distractions.
- Join our weekly Zoom meetings Wednesdays at 7:30pm!
<http://www.bit.ly/wedswithss9>



savesection9@gmail.com
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