Save Section 9 Analysis and Response
U.S. 117TH Congress H. R. 5376
“Reconciliation Bill”

Summary

The housing portion of the reconciliation bill, as proposed, is not sufficient to address the concerns facing public housing residents in New York City, Minneapolis, or elsewhere.

Instead, the bill will worsen living conditions for residents who live in public housing today by continuing to starve Section 9 of public funding. Further, it directly threatens to displace many of those households in the coming years.

Instead of supporting public housing residents, the legislation supports the further privatization of our national and city public housing stock, which has had deleterious consequences for residents in NYC and Minneapolis, and across the country. For public housing, the reconciliation bill is a short-term plan to prepare the buildings for privatization with little-to-no care for those who currently reside in the buildings.
Moreover, these changes would lead to less-and-less affordable housing in the future, ultimately worsening the housing crisis in our country that has rendered hundreds of thousands homeless, or living in dangerous or unsafe or insecure conditions.

It is shameful that THIS has been presented as a solution for the crisis facing public housing residents.

We reject this legislation as is, and demand that plans for public housing be devised with residents not only in mind, but at the table.

Towards this end, we issue the set of demands below, and ask that they be implemented immediately. Below our list of demands, you can find a detailed outline of our concerns.

Thank you for your time.

In solidarity,
- Save Section 9
- Ojala Threads Inc.
- Justice For All Coalition
- Tenant Advocacy Team
- Tina Johnson, NYCHA resident and appointed community member on the Mayor’s NYC Environmental Justice Advisory Board
- Movement School
- Defend Glendale & Public Housing Coalition (The movement to save public housing and stop it’s privatization and dismantling has been ongoing for years in Minneapolis, MN, led by Defend Glendale & Public Housing Coalition, public housing resident-led campaign.)

Demands

1. **A state of emergency needs to be issued.** The conditions in public housing are deplorable and a violation of our human rights. In order to expedite the resource allocation, and ensure that current trends are reversed a state of emergency must be issued for New York City Housing Authority.

2. **Oversight is necessary.** The US Department of Health should provide oversight as HUD has demonstrated they are unable to assess, and remediate hazards public housing tenants face. FEMA should provide resource allocation under the state of emergency to ensure housing authorities with malicious intent and a history of corruption won’t misappropriate funds.

3. **Fund Section 9.** Private interests in housing are what is creating the housing crisis. We must preserve existing Section 9 housing, which is not privatized or financialized at this time. Public Housing Authorities NOT pursuing conversions should be funded to fully address the capital and operating expenses. This is possible via:
a. Public Housing funding should be limited to authorities. SEC. 40004 and SEC. 40005 funding should be reallocated to public housing as the disabled and elderly are currently living within public housing.
b. Private property owners benefitting from Section 8, or other taxpayer subsidized housing, shall not be eligible for federal funding intended to remediate obsolete units.
c. SEC. 40009. Currently allocates half a billion dollars for Tenant Protection Vouchers renewals, issuance, and administration, issuance should be halted.
d. Additionally SEC. 40009. allocates another half a billion to landlord outreach. This should be redirected to Section 9 operational costs.
e. SEC. 40102 excludes public housing; instead prioritizes private dwellings being subsidized by taxpayers. Public housing administrations must be eligible for grants listed in this section.

4. **Fully repeal Faircloth Act and maintain ties to Section 9.** Expanding Section 9 housing is key to addressing the national housing crisis. The new HUD program that binds a soft repeal of the Faircloth Amendment to RAD is insufficient and must simultaneously be halted. RAD and Section 8 funding does less to provide quality homes and more to funnel public money and land ownership to private actors, and will contribute to the further concentration of wealth and worsening political inequality.

5. **Sustainable Public Housing.** Components of the GND4PH must be incorporated into any legislation addressing the conditions within public housing. SEC. 40006 must be expanded to include Section 9 public housing.

6. **Community Development.** We reject the racist and classist language in the bill that suggests our communities do not “function”. Poor communities have repeatedly been impoverished by bad policy decisions like those that further the privatization and financialization of public housing. We oppose the choice neighborhood initiative and any actions that would displace poor communities. Those public monies should go towards funding and expanding Section 9 housing.

### Detailed Summary of Concerns

The first section of the housing portion of the reconciliation bill focuses specifically on public housing. A close examination raises a number of red flags about how the money is allocated - what means are used towards what ends - and who has control over it and the future of the housing stock.

**Sec. 40001. Public Housing Investments.**

1. The allocations to Section 9 - described in “Section 40001. Public Housing Investments” - are not sufficient to address the slum-like conditions facing public housing residents, which violate their/our human rights and dignity on a daily basis. This is because the funding is not enough to make up for decades of underfunding, and because this funding is not a one-time infusion of cash, but could be distributed over the next four years, in some cases, allowing units and developments to continue to deteriorate in the process.
a. From this $80 Billion allocation, NYCHA would only receive $30 Billion, which is more than $10 billion shy of the latest physical needs assessments.

b. Subsection (c) obligates the Secretary to disburse the $10 Billion capital fund (subsection (a)(2)(A)) within 60 days, while allowing the majority of funds under subsection (a)(2)(B) to be delayed as much as four years.

c. Further, the Secretary is further empowered to alter any and all deadlines.

d. Public housing developments across the country and in NYC need these funds now - as in yesterday, last year, 5 years ago - not in 4 years, or more.

e. Any delay in the allocation of funds, will ensure that public housing continues to deteriorate. For example, in 2018, the Regional Plan Association estimated that NYCHA developments incur an additional $700 million in needed repairs every year, and that the costs for repairs are growing at an exponential rate.

2. The majority of the funding for building improvements\(^1\) outlined in “Section 40001. Public Housing Investments” could be used to prepare buildings for conversion to project-based Section 8 (maybe through RAD or other mechanisms). Specifically:

   a. Subsection (a)(2)(B) earmarks $66.5 Billion - or 83% of the $80 Billion - for “properties for which assistance will be converted to project-based assistance under Section 8”.

   b. Subsection (a)(2)(A) initially appears to allocate $10 Billion for the Capital Fund, to be distributed nationally to supplement annual allocations, but subsection (a)(3) allows the Secretary to recapture this funding and add it to the amount under subsection (a)(2)(B), i.e. the $66.5 Billion for project-based Section 8 conversion.

   c. Taken together, this means that 96% of the funding can be put to use preparing buildings for project-based Section 8 conversion. For residents, this may look like some repairs, but in reality, this is a massive giveaway to developers, whereby public money - our taxpayer dollars - are being invested into future assets intended to produce wealth for private actors.

3. The grant funding allocation outlined in “Section 40001. Public Housing Investments” creates another entry for profit-seeking actors and creates displacement risks on the basis of debunked housing theories that are also racist and classist, and obscure how impoverishment is produced by bad policy and racist historical developments. Further, the period of time that the units created by the grants must remain affordable extends only 20 years at this time.

   a. Subsection (a)(2)(C) of “Section 40001. Public Housing Investments” allocates $2.75 Billion for grants for which nonprofit and for profit developers can apply

\(^1\) This excludes only the $750 million allocated for overhead and staffing.
along with public housing authorities “to transform neighborhoods of poverty into functioning, sustainable mixed-income neighborhoods.”

b. The congressional code cited, 42 U.S.C. 1437v, allows for demolition and improvements which “decrease the concentration of very-low-income families”. This is the same logic that was used to implode public housing communities through HOPE VI and justify displacement.

c. The deconcentration of poverty theory is fundamentally racist and classist. It is based on the understanding that impoverished communities are low-functioning and pathological, and it leverages that flawed understanding to justify replacing low-income housing (and households) with mixed income housing (and wealthier households). This does not address impoverishment, but rather represents a long line of bad policy that has only furthered impoverishment and economic inequality. Further, it was fueled by racist rhetoric spewed in the 1980s and 1990s captured by tropes which framed impoverished mothers as “welfare queens” and impoverished youth as “super predators”.

d. To truly address impoverishment, we need to contend with the ongoing legacies of colonization and racial capitalism that have dispossessed and displaced communities from their homelands, and from homes and communities in the US and across the world for centuries, while also repositioning those same dispossessed communities as an underclass in the global capitalist society.

e. Subsection (b)(3) asks that grantees commit to a period of affordability “not fewer than 20 years”.

4. “Section 40001. Public Housing Investments” of the reconciliation bill alters the one-for-one replacement rule, in this case allowing public housing units that are demolished or disposed of and to be replaced with private-market affordable housing.

a. Subsection (d)(4) states the new private-market affordable housing units would be “subject to requirements regarding eligibility for occupancy, tenant contribution toward rent, and...affordability restrictions that are consistent with requirements for public housing dwelling units” but only for 40 years.

5. In several places in “Section 40001. Public Housing Investments” the Secretary of HUD is empowered to unilaterally alter or define what constitutes specific aspects of the bill or reallocate monies. This is especially concerning because 1) the Secretary is an appointed position, NOT democratically-elected by the people, 2) there is little oversight democratically-elected officials extend over the role, 3) this legislation extends 10 years into the future, to 2031, so we don’t actually know “who” will be empowered to make these changes in the future. To say this another way, this bill leaves “the people” with very little recourse for accountability, and much uncertainty, and continues to lock residents out of decision-making processes about the future of their homes.

a. The Secretary is so empowered in the following subsections:
i. Subsection (a)(2)(B): Secretary determines priority investments to repair, replace and construct properties.

ii. Subsection (a)(3): Secretary can recapture funding from (a)(2)(A) (the capital fund allocation) and add it to (a)(2)(B) (the funding to support project-based Section 8 conversions).

iii. Subsection (b): Secretary can determine the terms and conditions of the grants awarded under subsection (a)(2)(C) (for demolition & renovation).

iv. Subsection (b)(2)(3): Secretary can determine the period of affordability that grantees must commit to, though a minimum of 20 years is specified.

v. Subsection (b)(2)(6): Secretary can decide what to do with any “unobligated” balances, or funds that have not been allocated for specific purposes.

vi. Subsection (c)(2): Secretary has the power to change the deadlines established in this legislation.

vii. Subsection (d)(3): Secretary has the power to define what constitutes “hazards” to the health and safety of residents.

viii. Subsection (d)(4): Secretary may issue guidance on non-residential units used for non-residential purposes including management offices, resident services, and resident council spaces.

ix. Subsection (f): Secretary may waive or specify alternative requirements for the most substantive subsections of the United States Housing Act of 1937 which established public housing including: (d)(1) - the capital fund, (d)(2) - the development, financing and modernization of public housing, (e) - the operating fund, and (j) - rulemaking procedures.

The remaining Sections in the housing portion of the reconciliation bill exclude public housing, and thus taken together, can be understood as continuing to intentionally starve public housing and public housing residents of public funds. It is the disrepair resulting from this intentional political neglect that has been used to justify plans that demolish, privatize, and financialize public housing, such as HOPE VI and RAD and the Blueprint, which in turn have had negative consequences for residents, like displacement and/or worsening living conditions.

In total, this is BILLIONS of dollars that could instead go towards repairing and expanding Section 9, would be a better solution to addressing our national housing crisis. We've highlighted in orange the sections most harmful to the future of public housing.

SEC. 40002. Investments in Affordable and Accessible Housing Production ($72 Billion). Makes available until September 30, 14 2031 the following amounts:

- $34,770,000,000, for activities and assistance for the HOME Investment Partnerships.
● $36,770,000,000 for activities and assistance for the HOME Investment Partnerships Program.
● $100,000,000 to make, or increase, awards to existing HOME technical assistance providers.
● $360,000,000 for administration.

SEC. 40003. Housing Investment Fund (HIF) ($10 Billion).
Makes available until September 30, 2031 the following amounts:
● $9,640,000,000 to the HIF.
● $360,000,000 for administration of HIF programming.
These funds support the establishment of the HIF which is intended to:
1. Increase and preserve the affordability and quality of housing; increase the availability of affordable, accessible housing;
2. Improve the energy and water efficiency and resiliency of affordable housing; enhance economic opportunities for residents, by financing or supporting affordable housing located within proximity to public transportation,
3. Match the creation of housing supply to existing demand and projected demand growth in the area to the benefit of existing residents and with attention to preventing displacement of residents; and further fair housing purposes addressing historic disinvestment, the concentration of poverty, and housing segregation on the basis of race, color, religion, natural origin, sex, disability, or familial status.

SEC. 40004. Supportive Housing for People with Disabilities ($1 Billion).
Makes available until September 30, 2031 the following amounts:
● $898,000,000 for capital advances for supportive housing for persons with disabilities.
● $15,000,000 for related technical assistance.
● $87,000,000 for administration of funds.

SEC. 40005. Section 202 Supportive Housing for the Elderly Program ($2.5 Billion).
Makes available until September 30, 2031 the following amounts:
● $2,360,000,000 for capital advance awards; section 8 project-based rental assistance contracts, and service coordinators.
● $15,000,000, for technical assistance expenses.
● $125,000,000 for administration of funds.

SEC. 40006. Improving Energy Efficiency or Water Efficiency or Climate Resilience of Affordable Housing ($6 Billion).
Funds projects that improve energy or water efficiency, implement low-emission technologies, materials, or processes, including zero-emission electricity generation energy storage, or building electrification, electric car charging station installations, or address climate resilience of multifamily properties.
Makes available until September 30, 2031 the following amounts:

- $5,314,000,000 in direct loans, which may be forgivable, and grants.
- $76,000,000 for administration of funds.
- $360,000,000 for expenses.
- $250,000,000 for energy and water benchmarking of properties.

**SEC. 40007. Revitalization of Distressed Multifamily Properties ($4 Billion).**

Makes available until September 30, 2031 the following amounts:

- $3,870,000,000 for providing direct loans, which may be forgivable, to owners of distressed properties.
- $130,000,000 for administration of funds.

Dwelling must have more than four units assisted, insured, or with a loan held by the Secretary or a State or State agency in part or in whole pursuant to section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), section 202 of the Housing Act of 1959 (12 U.S.C. 1701q), section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013), section 236 of the National Housing Act (12 U.S.C. 1715z-1). Requires that property be at risk of physical obsolescence or economic non-viability.

**SEC. 40008. Investments in Rural Rental Housing ($4.8 Billion).**

- $4,360,000,000, until expended, for new construction, improvements (energy, water efficiency or climate resilience, the removal of health and safety hazards); preservation and revitalization of housing per sections 514, 515, and 516 of Housing Act of 1949 (42 U.S.C. 1484, 1485, and 1486).
- $200,000,000, available until 24 September 30, 2024, to provide grants under section 521(a)(2) of the Housing Act of 1949 (42 U.S.C. 1490a(a)(2)).
- $240,000,000, until expended, for administration.

**SEC. 40009. Housing Vouchers ($51 Billion).**

- $48,460,000,000 for the issuance, renewal and administration of Section 8(o) vouchers.
- $24,000,000,000 for the issuance, renewal and administration of Section 8(o) for individuals facing violence or crisis.
- $500,000,000 for Tenant Protection Vouchers renewals, issuance, and administration for relocation and replacement of public housing units demolished or disposed of (converted). (Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p).
- $750,000,000 in grants for mobility-related services.
- $500,000,000 for outreach costs related to issuance of vouchers. Property owner outreach and retention can include incentive payments, security deposit payments and loss reserves, landlord liaisons, intended to recruit, encourage, private landlords.
- $750,000,000 for administration.
- $40,000,000 for technical assistance to public housing agencies.

**SEC. 40010. PROJECT-BASED RENTAL ASSISTANCE ($15 Billion).**

*Impact on public housing*
Section 8 project based. “For owners, or prospective owners who agree to construct housing, to substantially rehabilitate existing housing, to substantially rehabilitate, non-housing structures for use as new multifamily housing, or to attach the assistance to newly constructed housing in which some or all of the units shall be available for occupancy by very low-income families in accordance with the provisions of section 8 of the Act”. Makes available until September 30, 2031 the following amounts:

- $14,760,000,000 for the project-based rental assistance program, as authorized under section 118(b) of the United States Housing Act of 1937 (42 U.S.C. 1437f(b)).
- $40,000,000 for providing technical assistance to recipients of or applicants for project-based rental assistance or to States allocating the project based rental assistance.
- $200,000,000 for administration.

10 SEC. 40011. Investments in Native American Communities ($1.9 Billion)
For new construction and rehabilitation of affordable housing to improve water or energy efficiency, increase resilience to natural hazards. Makes available until September 30, 2031 the following amounts:

- $784,375,000 for grants under title I of the Native American Housing Assistance and Self-Determination Act of 1996 (“NAHASDA”) (25 U.S.C. 4101 et seq.).
- $7,000,000 for grants under title VIII of NAHASDA (25 U.S.C. 4221 et seq.).
- $784,375,000 for competitive grants to eligible recipients authorized under title I of NAHASDA (25 U.S.C. 4111 et seq.).
- $334,250,000 for development block grants (42 U.S.C. 5301 et seq.), imminent threat grants under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.).
- $50,000,000 for administration costs.
- $40,000,000 for technical assistance.

Subtitle B—21st Century Sustainable and Equitable Communities
SEC. 40101. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR AFFORDABLE HOUSING AND INFRASTRUCTURE ($8.5 Billion).

- $6,600,000,000 for grants to grantees under section 106 of the Housing and Community Development Act of 1974 (42 U.S.C. 5306).
- $1,000,000,000 for assistance to community development block grant grantees under section 106 of the Housing and Community Development Act of 1974 (42 U.S.C. 5306) only for colonias
- $500,000,000 for grants under the community development block grant program under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.).
- $300,000,000 for administration.
- $100,000,000 for technical assistance. Establishes Manufactured Housing Community Improvement Grant Program. for construction, reconstruction, repair, or clearance of housing, facilities and improvements in or serving a manufactured housing community.
SEC. 40102. LEAD-BASED PAINT HAZARD CONTROL AND HOUSING-RELATED HEALTH AND SAFETY HAZARD MITIGATION IN HOUSING OF FAMILIES WITH LOWER INCOMES ($10 Billion).

- $6,430,000,000 for grants where low-income families reside or are expected to reside that is NOT public housing, housing assisted by project-based rental assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f). SEC. 40102 excludes public housing; instead prioritizes private dwellings being subsidized by taxpayers. Public housing administrations must be eligible for grants listed in this section.
- $500,000,000 for grants under the Weatherization Assistance Program under title IV of the Energy Conservation and Production Act (42 U.S.C. 6851 et seq.) but are NOT public housing, housing assisted by project-based rental assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
- $2,000,000,000 in grants for owners of property receiving project-based rental assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
- $810,000,000 for costs related to training and technical assistance identification and mitigation of lead and housing-related health and safety hazards.
- $260,000,000 for administration.

SEC. 40103. Unlocking Possibilities Program ($4.5 Billion).
Focuses on planning grants that develop and evaluate housing policy plans and substantially improve housing strategies. Purpose is to streamline regulatory requirements and shorten processes, reform zoning codes, or other initiatives that reduce barriers to housing supply elasticity and affordability. Should consider preventing displacement of residents. Makes available until September 30, 2031:
- $4,260,000,000 for grants.
- $20,000,000 for research.
- $70,000,000 for technical assistance.
- $150,000,000 for administrative costs.

Cancelation and use of savings may be treated as a public debt of the United States.
- $3,000,000,000, to remain available until expended, for necessary expenses for flood hazard mapping.
- $1,000,000,000 available until September 30, 2026.

SEC. 40105. Community Restoration and Revitalization Fund ($7.5 Billion).
Equitable civic infrastructure and creating or preserving affordable, accessible housing. Establishes the Community Restoration and Revitalization Fund.
- $5,700,000,000 in grants for community-led projects to stabilize neighborhoods and increase access to economic opportunity for residents. Equitable civic infrastructure and creating or preserving affordable, accessible housing.
- $500,000,000 in grants for creation, expansion, and maintaining community land trusts.
- $1,000,000,000 technical assistance.
$300,000,000 for administration.

Targets

☐ Senator Chuck Schumer (202) 224-6542
☐ Representative Nancy Pelosi (202) 225-4965
☐ House Appropriations Committee (202) 225-2771
☐ Your Congressman- Congressional Switchboard (202) 224-3121
☐ Your senator- Senate Switchboard (202) 224-3121

Scripts

For Disabled tenants and their allies.

Opening: My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

As a disabled person living in NYCHA I noticed that SECTION 40004 awards $1 Billion dollars for Supportive Housing for People with Disabilities. NYCHA isn’t eligible for any of that money and you need to do something about it! Regularly my elevator and hot water are off so NYCHA needs that capital funding! If you don’t make this happen:

- I will not be voting for you! And neither will my neighbors.
  - In the meantime I will be joining the rent strike!

Closing: YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost.
Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places!

For Seniors and their allies.

Opening: My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

As a senior living in public housing I am very upset about the monies in the reconciliation bill! I was looking at the bill and see that SECTION 40005 gives $2.5 Billion to the Supportive Housing for the Elderly Program. And you have the nerve to make NYCHA ineligible for the
awards? Why can’t I have safe and dignified housing? Why are you only giving money to section 8! Those landlords need to use the money they get from my taxes and rent to make repairs! You are my landlord so start doing the same! If you don’t make this happen:
- I will not be voting for you! And neither will my neighbors.
  - In the meantime I will be joining the rent strike!

Closing: YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost. Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places!

For those concerned about climate justice.

Opening: My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

NYCHA must become sustainable and be rehabilitated to support current and future generations, and this requires significant investments. You must retrofit buildings, and the grounds, to reduce the carbon footprint. Are you aware that SECTION 40006 which is focused on Improving Energy Efficiency or Water Efficiency or Climate Resilience doesn’t include Section 9! Y’all want to give $6 Billion to so-called Affordable Housing. You know that housing is NOT affordable. They only have to maintain availability for 20 years! You need to be investing in the future of public housing, we are always affordable. Why can’t we get this support!? If you don’t make this happen:
- I will not be voting for you! And neither will my neighbors.
  - In the meantime I will be joining the rent strike!

Closing: YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost. Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places!

For those concerned about climate justice.

Opening: My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

After reviewing this legislation I noticed that SECTION 40102 awards $500,000,000 in grants to the Weatherization Assistance Program under title IV of the Energy Conservation and
Production Act. But excludes NYCHA, which has many developments at the waterfront. NYCHA must be eligible for these grants. Why can’t we get this support!? If you don’t make this happen:
  ● I will not be voting for you! And neither will my neighbors.
    ○ In the meantime I will be joining the rent strike!

Closing: YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost.
Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places!

For those that believe housing is a human right.

Opening: My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

The funding allocation outlined in the Reconciliation bill is not enough. It only covers critical/crisis repairs to buildings. It does not address the funding needs that public housing authorities have been facing for the past 40 years. I noticed that $2,000,000,000 has been set aside for grants meant for owners of properties receiving project-based rental assistance under section 8 of the United States Housing Act of 1937. Why isn’t NYCHA getting this support? We need to have safe homes. If you don’t make this happen:
  ● I will not be voting for you! And neither will my neighbors.
    ○ In the meantime I will be joining the rent strike!

Closing: YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost.
Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places!

For those concerned with privatization.

Opening: My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

The bill earmarks the money in support of further conversions of Section 9 housing to project-based Section 8, through infill, and even demolition. We have made it clear that we don’t want infills! And we don’t want conversions! After reviewing this legislation I noticed that SECTION 40009 allocates $500,000,000 for Tenant Protection Vouchers renewals, issuance, and administration. I will not stand for that! While renewals are necessary because you have
been converting us out of Section 9, NO new TPV's should be issued. If you don't make this happen:

- I will not be voting for you! And neither will my neighbors.
  - In the meantime I will be joining the rent strike!

**Closing:** YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost. Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places!

**For those concerned with privatization, and displacement.**

**Opening:** My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

Did you know that in SECTION 40007 this bill gives money to private property owners that aren't taking care of their section 8 units!? You plan to give these slumlords $4 Billion!? You can’t do that. You simply can’t do that. You can not use taxpayer funds to bail out slumlords! What you need to be doing is saving your properties! Saving Section 9! Saving NYCHA!

In order to improve our quality of life, and stop violating our human rights additional funding has to be allocated for Section 9. The GND4PH estimates that $170 Billion can set us on a path towards improved living conditions and long-term sustainability. If you don’t make this happen:

- I will not be voting for you! And neither will my neighbors.
  - In the meantime I will be joining the rent strike!

**Closing:** YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost. Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places!

**For those concerned with housing equality.**

**Opening:** My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

After reviewing this legislation I noticed that SECTION 40103 awards $4.5 Billion to “Unlocking Possibilities Program”. Before investing monies in the Unlocking Possibilities Porgam we need to bring our existing public housing stock to code. Eliminate the Unlocking Possibilities Program! If you don’t make this happen:
• I will not be voting for you! And neither will my neighbors.
  ○ In the meantime I will be joining the rent strike!

Closing: YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost.
Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places!

For those that believe housing is a human right.

Opening: My name is __________, I am a tenant of public housing and I am calling to discuss the reconciliation bill. It has become clear to me that you are starving Section 9, and supporting private landlords/ conversions that privatize NYCHA!

After reviewing this legislation I noticed that SECTION 40102 awards $10 Billion to lead remediation but NYCHA is ineligible for these monies. My neighbors and I are all low income earners! Why aren’t you taking care of us? Getting rid of the lead based paint in my home, and community? You must make NYCHA eligible for these monies! If you don’t make this happen:
  • I will not be voting for you! And neither will my neighbors.
    ○ In the meantime I will be joining the rent strike!

Closing: YOU must fund Section 9 now, and in the future. I need you to commit to maintaining Section 9 alive! and move to expand it by repealing the Faircloth Amendment and working immediately to replace the section 9 units lost.
Public housing IS the solution to America’s housing crises and will also help address the gentrification crisis in New York City and other places.