

# NYCHA IS PREPARING TO HOLD A CITY-WIDE VOTE THAT WILL PRIVATIZE OUR HOMES!

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

- Privatize via RAD/PACT     Privatize via the Preservation Trust     Remain in Section 9 ("status quo")

## Privatize via 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.

- **RAD is a Risk!** 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](http://www.radpact.info)



## Privatize via the "Preservation Trust" (AKA the Blueprint)

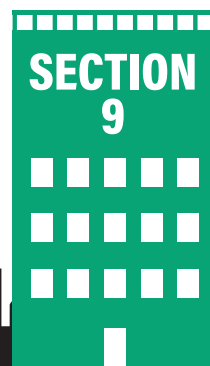
In 2022 elected officials allowed NYCHA to develop the Preservation Trust. It was created by our elected officials, but will operate like a private management company. The Trust has permission to privatize 25,000 units via taxpayer funded project-based Section 8. NYCHA can only do this if they can prove 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 is Untrustworthy!** It 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". They could use the same energy to convince them that Section 9 needs to be funded.
- 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 wrongly describes this option as the "status quo". They claim that we will suffer from continued delays, disrepair and disinvestment through this option, but won't take responsibility for their role in eroding public housing in New York. 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.



## So how should I vote?

We are choosing the option which lets us **stay in Section 9 Public Housing** and maintain federal rights and protections. Additionally, **Section 9 must be fully funded by Congress**. We also need a new housing authority!

- 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](http://www.savesection9.org)
- We also ask for a freeze on any RAD/ PACT privatizations.

**Any rights NYCHA claims will be provided by the Trust will be weaker than those guaranteed by Section 9** because Section 9 is a federal program and the Trust will be a private management company created by New York State. The Trust will be held accountable by investors, not our elected officials, or tenants!

**Why is staying in Section 9 the answer?** Public housing is the only truly affordable housing option in the country. As public housing units have been lost to deterioration, rents and homelessness have risen uncontrollably. We need a deeply affordable housing option in this city and in this country; we need public housing. Tenant-led groups like Save Section 9 are taking on this fight—see below to get involved!



### Additional Concerns Regarding the Voting Process

- Like most elections this one is meant to look like democracy, but once NYCHA wins and gets the Trust they won't deliver on their promises.
- NYCHA has wasted time and money trying to sell us the Trust. They should instead be focused on addressing repairs.
- Policymakers are forcing tenants to vote on an unevaluated program (the Trust), and another program that has been shown to rollback residents rights and protections (RAD). NYCHA is trying to make tenants choose programs that have already failed us (RAD/ PACT) and the Trust which is even worse and has less accountability.
- The voting process is complicated, and includes 6 different timelines for tenants to keep track of.
- For a vote to lead to privatization only 20% of heads of household in a development have to participate.
- There is no accountability to tenants for the third party who will run the vote and determine the validity of the results. NYCHA is spending money on a company to execute the vote because tenants and elected officials don't trust them. This is money that would have gone to improving our homes and quality of life. Usually 50% or 75% of lease holders are needed to vote when a cooperative is making a similar decision.

**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](mailto:savesection9@gmail.com)**

## TAKE ACTION!

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



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