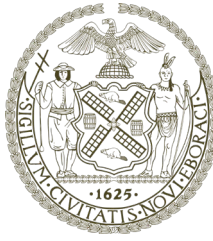


Valerie S. Mason  
Chair

Ian McKnight  
District Manager



505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

**The City of New York**  
**Community Board 8 Manhattan**  
**Zoning, Development, and Housing Committee**  
*Tuesday, May 26, 2026 - 6:30 PM*  
*Conducted remotely on Zoom*

**Minutes**

**Board Members Present:** Elizabeth Ashby\*, Michael Anderson\*, Michele Birnbaum\*, Alida Camp\*, Anthony Cohn\*, Saundra I. Coleman\*, DJ Falkson\*, Edward Hartzog\*, Dylan Kennedy^, Craig Lader\*, John McClement\*, Peggy Price\* Elizabeth Rose\*, Kimberly Selway\*, Marco Tamayo\*, Adam Wald\*.

**Board Members Excused Absence:** Gayle Baron\*

*\*Zoning, Development, and Housing Committee member*  
*^Public member*

**Approximate Number of Public Attendees:** 39

The meeting was called to order at 6:33 PM.

**1. The Future of NYCHA Housing: Understanding the three core strategies for repair and maintenance.**

Brian Honan, the Executive Vice-President of the Office of Intergovernmental Relations at NHCHA, and Vlada Kenniff, President of the NYC Public Housing Preservation Trust, presented on the current management approaches for NYCHA housing.

Mr. Honan gave an overview of NYCHA funding and local NYCHA developments.

NYCHA receives operating funds from Federal Government via Section 9 - \$1.2 billion; down 14% last year (\$150 million)

They also receive capital funds of \$737 million (the amount of the need at a single complex). Total need across all complexes is approximately \$80 billion.

Tenant rent is \$858 million (30% of tenant income)

There are a total of 146,000 public housing units.

Within Community District 8:  
Isaacs Houses are 65 years old

Holmes Houses are 61 years old  
Robbins Plaza is 50 years old (senior housing)

These complexes are in relatively good condition but still need upgrades. No development gets everything they need as the funds are spread out.

There are three core strategies moving forward (and which were recently the subject of a vote at Isaacs Houses). The three strategies are:

1. Remaining in Section 9
2. Moving to Section 8 using the RAD-PACT Strategy
3. Moving to Section 8 using the NYC Public Housing Preservation Trust

Under all programs, NYCHA continues to own buildings and land, and tenants would be able to continue in their homes.

RAD-PACT means Rental Assistance Demonstration, a federal program. This program does not require a vote for a complex to participate. PACT stands for “Preserve Affordability Commitment Together.”

Under this program a complex converts from Section 9 to Section 8 funding. Project-Based Section 8 vouchers have more value (i.e., provide more money to NYCHA) than the public housing subsidy in Section 9. In addition, Mr. Honan stated that Section 8 has broader support in Congress than Section 9 as it is more widely used throughout the country and thus may be less subject to budget cuts than Section 9. Last year Section 9 funding was decreased while Section 8 funding increased.

For RAD-PACT projects NYCHA brings in private managers and developers, who can also qualify for other types of tax credits. The manager has to take care of the major upgrades and in apartment needs within 2 years.

The primary objections to this strategy appear to be that tenants want to live in public housing and don't like having a private manager run the developments; in addition, the quality of the manager has varied.

To address the concerns about private managers, New York State created a public option: NYC Public Housing Preservation Trust. This is similar to what was done in Cambridge MA, which went entirely to Project-Based Section 8.

Ms. Kenniff then spoke about the NYC Public Housing Preservation Trust. Entering the trust requires a vote by the complex residents.

Nostrand Houses is the first complex that voted for the Trust. The project converts to Project-Based Section 8, which provides double the subsidy as Section 9. Some of these funds go into capital upgrades. This approach enables the ability to secure tax credits. Their goal is to preserve/pursue social services provision within the complex. They offer design/build (not design/bid/build, as required for NYCHA).

They sometimes have to relocate residents as they are better able to fix an empty building. About to close Nostrand Houses and begin construction this fall (tenants are being temporarily relocated to a nearby NYCHA complex). NYCHA continues to be the managing agent.

Mr. Honan stated that 75% of repair problems are plumbing-related. Old plumbing causes leaks which then generate mold. They need to get behind the walls to replace/repair.

NYCHA is authorized to convert 62,000 units to Section 8; The Trust can convert an additional 24,000 units. Vouchers are connected to individual apartments for a 20-year contract (auto renewal every 20 years).

Currently 32,000 units are in the RAD-PACT program, with an additional 14,000 in the queue. The Trust currently manages 1,800 units and can accommodate up to 24,000 units.

Following the presentation, Mr. Honan and Ms. Kenniff responded to questions.

Several members of the public who are residents of NYCHA developments raised questions about NYCHA's ability to recoup money from vendor overcharges and waste, and expressed concerns about deterioration of cleanliness and safety over the past decade. They also were concerned that Section 8 funding could be cut and private managers could go into default. Other speakers expressed their belief that these are efforts to privatize and eliminate public housing, and that the Section 8 programs will lead to higher evictions and worse conditions.

PACT partners are selected by committee including NYCHA and tenant reps. Mr. Honan acknowledges that some PACT partners have not been good. NYCHA board has ability to remove a partner; has done so, but try to get the partners to succeed.

The discussion demonstrated a significant lack of trust towards NYCHA among NYCHA residents.

### **3. Old Business**

There was no old business.

### **4. New Business**

There was no new business.

With no further business, the meeting was adjourned at 8:48 p.m.

*Elizabeth Ashby, Anthony Cohn, and Elizabeth Rose, Co-Chairs*