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***Legal Aid Lauds Voting Results from NYCHA Residents at
Nostrand Houses to Join the Preservation Trust***

***Historic Vote Marks First-Ever Referendum for Tenants to Decide
the Future of their Homes***

(NEW YORK, NY) - **The Legal Aid Society** today lauded the voting results from New York City Housing Authority (NYCHA) public housing residents in Nostrand Houses in Brooklyn to join the Public Housing Preservation Trust, which will provide additional funding opportunities to address a massive backlog of capital repairs and other operational needs at the development.

The historic vote marks the first-ever referendum on whether to convert to the Trust. The voting period was open for 30 days, from November 8 through December 7, and residents voted online, by mail or in-person. Over 800 Nostrand residents, or 56 percent of heads of households, participated in the vote. Of those, 464 voted to join the Trust.

“Today is a historic day for the residents of Nostrand Houses, who have voted to join the Housing Preservation Trust, providing them leverage in deciding the future of their homes,” said **Lucy Newman, Supervising Attorney of the Public Housing Unit at The Legal Aid Society**. “We look forward to continuing our work with Nostrand Houses’ residents to ensure that they have access to all of the opportunities afforded by the Trust.”

Among other voting options on the ballad were to undergo a PACT conversion, where funding is converted to Section 8, or remain in the Section 9 public housing program.

BACKGROUND:

In June 2022, Governor Hochul signed into law the New York City Public Housing Preservation Trust. The legislation establishes the Trust, a New York State public entity that has the authority to issue bonds. Additionally, the legislation authorizes NYCHA to transfer up to 25,000 units of its public housing apartments to the Trust. The legislation requires that prior to any transfer to the Trust, residents at a particular development must vote on whether or not they want their homes to be transferred to the Trust. Nostrand Houses is the first of NYCHA's public housing developments to be chosen for this vote.

A transfer by NYCHA to the Trust enables NYCHA to convert funding for the development from Section 9 public housing to the Section 8 program. This change in funding source enables NYCHA to leverage funds to address much needed outstanding capital repairs at Nostrand Houses. Key features of the Preservation Trust legislation include: the Trust is a public entity; residents vote on whether to convert to the Trust; a property continues to be managed and maintained by a NYCHA, unionized workforce.

Since 2017, NYCHA has used another program, known as Permanent Affordability Commitment Together (PACT) to address repair needs at its public housing developments. Under PACT, NYCHA also converts funding to Section 8. Typically, conversions under the PACT program involve NYCHA entering into long-term ground leases with a private development partner and private property management team. Residents of developments slated to convert under PACT are currently not given a choice to vote on the conversion.

Under both the Trust and PACT, residents maintain many critical rights and protections under the public housing program. These include: Rents capped at 30% of income; the right to a renewal lease; the right to return to an apartment in the event of temporary relocation; the right to apply for a Section 8 mobility choice transfer voucher; and grievance rights and administrative termination of tenancy protections.

Both the PACT program and the Trust legislation are ways in which NYCHA is trying to raise additional funds to address the repair needs of its public housing portfolio. For decades, Congress has not funded NYCHA public housing to levels it needs to keep pace with its repair and preservation needs.

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