

The State of NYCHA

The Problem

Disinvestment by public officials and mismanagement of money by NYCHA has resulted in a \$40B need to make repairs and modernize buildings, and an operating deficit in the millions.

The City's "Solution"

The City's answer is to sell off NYCHA piecemeal, a plan called NextGeneration NYCHA or NYCHA 2.0. This plan involves selling parking lots and playgrounds over for private development ("infill") and selling the air above buildings so neighboring developments can build taller (\$\$\$).

It also involves "RAD" or Rental Assistance Demonstration. The City's version of RAD is called PACT. This program privatizes units and buildings, by replacing NYCHA with a private management company and re-regulating apts as Section 8 (voucher program).

The Problem

RAD is a national program known to displace tenants. In NYC, it was first piloted at Ocean Bay Houses, and the year following, that development had the highest eviction rate in the city; twice as high as the development with the 2nd highest rate.

More generally, these privatization mechanisms give more political and economic power over to wealthy private actors while emptying the public's pockets - by taking land and tax breaks.

Alternatives

Public Funding Opportunities

There are opportunities to publicly fund public housing.

We could take money from the \$6B+ NYPD Budget, the \$10B+ allocated for 4 new jails, the \$14.4B+ being planned for development over Sunnyside Yards, to start.

We could create new funding streams, such as a "millionaire tax" proposed by Senator Salazar, or the tax on non-primary residents proposed by Senator Hoylman.

We could end tax breaks like 421-a and close tax loopholes that benefit wealthy private corporations at our expense.

Community Control

Rather than giving properties over to private companies, why not support residents in managing their properties.

Resident Management Corporations (RMCs) are an existing option for public housing residents, wherein they can take on full or partial responsibilities for managing their properties.

A evaluation study of RMCs by HUD in 1992 found residents were better financial managers of their properties, better at providing social services and economic opportunities for their neighbors, and eviction and turnover rates were lower, meaning more individual and community stability.

Know Your Rights



It is **YOUR RIGHT TO LIVE IN A BUILDING THAT IS IN GOOD REPAIR** and does not pose threat to your life or safety.



It is **YOUR LANDLORD'S RESPONSIBILITY TO MAINTAIN THE CONDITIONS OF YOUR APARTMENT**, building and the surrounding grounds.



When the landlord fails to do so and allows buildings to fall into disrepair, it is **A TENANT'S RIGHT TO STOP RENT PAYMENTS** and seek a rent reduction.



Tenants also have **THE RIGHT TO ORGANIZE** when issues in buildings go unaddressed.



RETALIATION by a landlord in response to tenant organizing **IS AGAINST THE LAW.**

A History of Struggle

All of the rights and protections that we have as tenants today were not given to us, but were won through persistent tenant struggle over time.

This struggle has continued into today, and resulted and in more rights and protections. For example:

Right to Counsel - a 3-year battle led NYC to be the first place in the country that guarantees counsel to tenants facing eviction.

Housing Stability and Tenant Protection Act - last year tenants and advocates from across New York State pressured electeds to create permanent protections for tenants in rent-stabilized units.

Inwood Rezoning Reversal - In December, the courts overturned Mayor De Blasio's plan to rezone Inwood that would have allowed for mass mixed-use development. Tenants won on the basis that the city had under-calculated the displacement effect it would have on working-class and Black and Brown tenants.

The legacy, including recent wins, proves that when tenants pull together to fight, they win!

