



September 5, 2019

Gregory Russ  
Chair  
New York City Housing Authority  
250 Broadway  
New York, NY 10007

Bart M. Schwartz  
New York City Housing Authority Federal Monitor  
415 Madison Ave # 11  
New York, NY 10017

Dear Chair Russ and Federal Monitor Schwartz,

Earlier this year, the New York City Housing Authority (NYCHA) announced the selection of the PACT Renaissance Collaborative, a joint venture comprised of six partners, to oversee the rehabilitation and management of 16 Manhattan developments and coordinate enhanced social services delivery to residents, as part of the city's Permanent Affordability Commitment Together (PACT) program. The selected developments include Wise Towers, which are located in the districts which we represent. After speaking with the Wise Towers Tenants' Association and residents as well as attending NYCHA's information sessions, we are concerned that there are still many questions about the process and details regarding the conversion.

We believe it is imperative that NYCHA and the PACT Renaissance Collaborative provide clarifying information around the following areas. We request a meeting with NYCHA to discuss these matters as soon as possible.

- What are the responsibilities and purview of each partner within the PACT Renaissance Collaborative?
- What are NYCHA's responsibilities and purview after the conversion?
- Will the Police Survey Area (PSA6) continue patrolling Wise Towers?
  - Aside from cameras, what other form of security will new development team provide for Wise Plaza?
  - Will it be gated or will there be security guards to keep residents safe?
- It is our understanding that attorneys from the Legal Aid Society reviewed and helped finalize the language for RAD leases for Ocean Bay tenants. How will similar support be

incorporated into the process of drafting language for lease and recertification documents for developments under the PACT Renaissance Collaborative?

- When will a sample lease be ready for review?
- How will NYCHA's leasing unit process Section 8 new applications/re-certifications?
- Will vacant apartments be filled prior to or after Section 8 conversion? Will they continue to stay off the rent roll and for how long?
- How will the contract rents be set?
  - How often will the partners be allowed to request increases in the contract rents?
- Will current tenants who earn more than 80% of AMI pay no more than 30% of their income as they were previously promised?
- How many residents are currently over income and paying NYCHA's Fair Market Rent within Wise Towers?
  - Will they see their rent increase and if so, by how much?
  - If a household becomes over income after Section 8 conversion, will the unit lose its Section 8 subsidy? How will this impact the household's rent?
- Would residents be allowed to rightsize/downsize their apartments before and/or after the conversion?
- Wise Towers was selected, via the participatory budget process to receive funds to beautify and upgrade Wise Towers Plaza. Where are the funds and how will the funds be allocated?
- Will Wise Towers residents who will be living in units during the conversion retain their NYCHA rights as they gain Section 8 rights?
- What rights will new residents have?
  - How will eviction procedures, rights and timing differ between NYCHA and the partners?
  - Will the pet clause remain in effect as it previously was? Or will it be changed?
  - If tenants wish to lodge a complaint against new management, what exactly will be the process?
- What are the current numbers for:
  - The general NYCHA waitlist?
  - The Section 8 NYCHA waitlist?
  - The Wise Towers waitlist?
- Will NYCHA continue to use the NYCHA Tenant Selection Assignment Plan (TSAP) to manage these waitlists?

Thank you for your attention to this matter. We look forward to hearing from you soon.

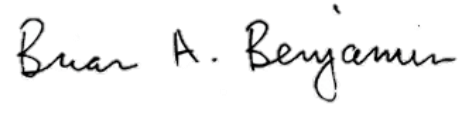
Sincerely,



Jerrold Nadler  
Member of Congress



Gale Brewer  
Manhattan Borough President



Brian Benjamin  
NYS Senator



Daniel O'Donnell  
NYS Assemblymember



Helen Rosenthal  
NYC Councilmember