

2ND ANNUAL

COMMUNITY ACTION + RESIDENT EMPOWERMENT SUMMIT 2026:



PROTECT PUBLIC HOUSING
PROTECT PUBLIC HOUSING
PROTECT PUBLIC HOUSING
PROTECT PUBLIC HOUSING
PROTECT PUBLIC HOUSING

BY PUBLIC HOUSING RESIDENTS,
FOR PUBLIC HOUSING RESIDENTS

SATURDAY JUNE 6TH • 8:00AM - 5:00PM • PRATT

144 W 14th St, New York, NY 10011

SUMMIT FLOW

2026 C.A.R.E. SUMMIT

**BREAKFAST &
REGISTRATION**

8:00am - 9:00am

**OPENING
REMARKS**

9:00am - 9:15am

**MORNING
PANEL**

9:30am - 10:30am

WORKSHOP

10:45am - 11:45am

COFFEE BREAK

12:00 pm - 12:30pm

KEYNOTE

12:30 pm - 1:30pm

LUNCH

1:30pm - 2:30pm

*Film Screening Room 201

**AFTERNOON
PANEL**

2:30pm - 3:30pm

CALL TO ACTION

3:30pm - 4:00pm

RECEPTION

4:15pm - 5:00pm

A NOTE ON COVID & MASKING:

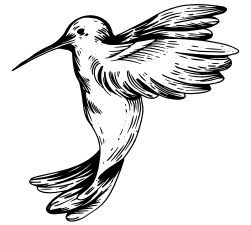
In solidarity with our elders, immunocompromised attendees, and our broader sick and disabled kin, we **strongly** encourage wearing masks at our summit.

ACKNOWLEDGEMENTS

Welcome to our second annual Community Action + Resident Empowerment (C.A.R.E.) Summit. We are thankful for all the people who helped make this convening happen. Our sacred space is centered in the commitment to protect Section 9 public housing, uplift NYCHA resident organizing, and empower residents to realize their power in their communities. May we break bread with one another, cross-pollenate our wisdoms, and come together for some good-trouble planning. Special thanks to our:

ADVISORY BOARD

Saundrea Coleman
Kimberly Comes
Robert Hall
Latisha Mcneill
Vernell Robinson



CO-SPONSORS

Justice For All Coalition (JFAC)
Pratt Graduate Center for Planning and the Environment
+ Courtney Knapp
+ Devona Stewart

SUPPORTING ORGANIZATIONS

Concerned Tenants of Jacob Riis (CTJR)
Fulton Elliot Chelsea Tenants Against Demolition
Holmes-Isaacs Coalition (HIC)
New York Legal Assistance Group (NYLAG)
Rockaways Neighbor Helping Neighbors (RNHN)

TAKEROOT JUSTICE STAFFERS

Christina Chaise
Sophonie Joseph
Paula Segal
Visnja Vujica

IN LOVING MEMORY OF



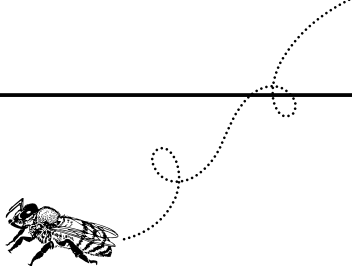
TERESA LORRAINE SCOTT
JUL 16, 1958 - OCT 30, 2025



ALISHA ROBINSON
JUL 7, 1979 - MAY 3, 2025



PROGRAM

9:00AM - 9:15AM <i>Call to Ancestors & Opening Remarks</i> <i>Room 201</i>	Cory Greene , How Our Lives Link Altogether (H.O.L.L.A.) Christina Chaise , TakeRoot Justice
9:15AM - 10:30AM Panel 1: <i>Thinking Nationally, Organizing Locally: Protecting Section 9 at Home</i> <i>Room 201</i>	<i>Panelists:</i> Kimberly Comes , Redfern Houses Resident Council President & Rockaways Neighbors Helping Neighbors (RNHN); Emily Knowles , ConLon Lifhe TA President; Latisha McNeill , Holmes & Issacs Coalition (HIC); Jackie Lara & Celines Miranda , Fulton Elliot Chelsea (FEC) Tenants Against Demolition; and Zulay Velazquez , Jacob Riis Houses TA President & Concerned Tenants of Jacob Riis <i>Moderator:</i> Robert Hall , Gun Hill Houses TA President
10:45AM - 11:45AM Workshop: <i>Know Your Rights: 964 Regs 101</i> <i>Room 201</i>	<i>Facilitators:</i> Manny Martinez , South Jamaica Houses RC President & Robert Hall , Gull Hill Houses TA President
11:50AM- 12:30PM BREAK <i>Lounge</i>	Connect & Reflect Coffee Break 
12:30PM - 1:30PM Keynote <i>Room 201</i>	Dr. James Rodriguez , CUNY School of Labor and Urban Studies

PROGRAM

1:30 - 2:30pm LUNCH  <i>Lounge & Room 214</i>	Lunch by Queensbridge's own <i>Sophalicious</i>, LLC Optional: Screening of "A Home Worth Fighting For" with filmmaker Natasha Florentino in Rm. 201
02:30 PM - 03:45 PM: Panel 2: Building Bridges, Breaking Barriers: City-Wide Organizing Across NYCHA Developments <i>Room 201</i>	<i>Panelists:</i> Saundrea Coleman, Holmes & Isaacs Coalition Renee Keitt, Elliot-Chelsea RA President; FEC Tenants Against Demolition; Nilda Lino, Save Section 9 (SS9); Manny Martinez, South Jamaica Houses RC President Vernell Robinson, RNHN & Carleton Manor RA Dr. Jesse Fields, Committee for Independent Community Action (CICA) <i>Moderator: Julio Cordova</i>, LaGuardia Houses RA
03:45 PM - 04:30 PM Call to Action <i>Room 201</i>	Break Out Groups & Collective Discussion +Lounge +Room 213 +Room 214 
04:30 PM - 05:00 PM Closing Remarks & Reception <i>Room 201</i>	Closing Words & Celebrations! 

GLOSSARY

AMI Area Median Income is a calculation done by HUD of the average income for the NYC metropolitan area, which includes New York City, plus Westchester, Rockland and Putnam Counties. The 2026 AMI (100% of AMI) for the New York City metropolitan region is \$152,700 for a three-person family (30% of AMI is \$35,640 for a single person and \$45,810 for a three person family.)

CHAP After NYCHA submits an initial RAD application to HUD, HUD may issue an initial response letter, called a Commitment to Enter into a Housing Assistance Payments (“CHAP”). The CHAP letter from HUD allows NYCHA to begin taking formal steps towards a conversion of a development from Section 9 to Section 8. It is not a final approval for a conversion, it’s permission to start the process. HUD may also enter into a CHAP when it receives an application for a new project-based Section 8 development.

EHV This is a special type of federal rental assistance voucher: the Emergency Housing Voucher (EHV) HUD awarded a limited number of EHVs to NYCHA and HPD.

HAP The Housing Assistance Payment (“HAP”) is the portion of rent that the landlord gets from the Section 8 program directly, not from the tenant. A HAP payment never goes to the tenant.

HASA HIV/AIDS Services Administration (“HASA”) is a New York City program that also provides rental assistance vouchers. It is not Section 8 and does not rely on federal funding.

HOTMA The federal Housing Opportunity Through Modernization Act of 2016 (“HOTMA”) includes changes to income and occupancy rules for both Section 8 and Section 9 housing. It includes new rules that require Section 9 tenants making more than 120% of AMI—\$174,960 for a three-person family—to either move out or pay more in rent.

HPD New York City Department of Housing Preservation and Development (“HPD”) administers some tenant-based Section 8 vouchers in NYC. It also works with private developers and landlords to build and preserve income-tested private housing.

FOR INQUIRIES OR WORKSHOPS

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GLOSSARY

HUD Housing and Urban Development (“HUD”) is a federal agency that oversees PHAs, monitors Section 9 public housing, and funds the Section 8 program.

NYCHA New York City Housing Authority (“NYCHA”) is a “public authority” created under State law; NYCHA is not a City agency, but the Mayor of New York City appoints its board members.

PACT NYCHA is calling NYCHA’s version of RAD the “Permanent Affordability Commitment Together” or “PACT.” In PACT, private companies take over renovations and management. Private companies can take out loans for renovations and use the properties as collateral. They can decide whether to renovate or demolish and replace the buildings. NYCHA’s only role is to enforce leases with those companies and administer their Section 8 subsidies. After conversion, the property can be used as collateral for debt.

PHA A Public Housing Authority (“PHA”) that administers federally-funded Section 9 housing and Section 8 vouchers. There are approximately 3,500 PHAs in the United States. One of them is NYCHA.

Preservation Trust New York State created another program to convert Section 9 housing to Section 8 housing, called the Preservation Trust. The major difference between the Preservation Trust and PACT is that NYCHA stays the manager of Section 8 properties in the Trust. NYCHA can take out loans for renovations and use the properties as collateral. Like in PACT, after conversion, the property can be used as collateral for debt.

PBRA Project-Based Rental Assistance (“PBRA”) is a Section 8 subsidy for a privately owned unit. The subsidy stays with the apartment when a tenant moves out (it’s not a voucher that the tenant can take it with them). The PBRA program works through contracts between HUD and private landlords.

PBV Project-Based Vouchers (“PBVs”) are a Section 8 subsidy for privately owned units. The subsidy stays with the apartment when a tenant moves out (it’s not a voucher that the tenant can take it with them). In NYC, the PBV program works through contracts between NYCHA or NYC HPD and private landlords.

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GLOSSARY

RA A Resident Association (“RA”) is any group of residents that represents the tenants of a campus. If democratically elected by all residents, the RA can be the official resident organization recognized by HUD as a representative of the residents that has the power to form an RMC.

RAD Rental Assistance Demonstration (“RAD”) is a HUD initiative that allows NYCHA and other public housing authorities to convert Section 9 housing to Section 8 housing. After conversion, the property can be used as collateral for debt.

RC Resident Council, see “RA,” above.

RMC Residents of public housing can choose to form a Resident Management Corporations (“RMC”). In order to form an RMC, the HUD-recognized resident organization or all residents of a development must take a vote. Then they can form a not for profit corporation. Once formed, *if the housing authority agrees*, an RMC can take over some or all property management.

Section 8 Federal rental assistance funding that is administered by NYCHA and the City’s Department of Housing Preservation and Development (HPD). Section 8 vouchers can be *tenant-based* (meaning a person can use them to rent any apartment) or *project-based* (meaning they stay with the apartment while the tenants might change). Tenants typically pay 30% of their income in rent and the program pays the rest of the rent due.

Section 9 Direct federal funding for public housing operations and maintenance. Tenants typically pay 30% of their income in rent and the federal government provides direct payments to NYCHA to cover the rest of its costs. The federal government sets rules for tenants in Section 9 housing; for example, HOTMA added a new rules for tenants making more than 120% of AMI (\$174,960 for a three-person family) which require families to either move out or pay more in rent. Section 9 public housing properties cannot be used as collateral for debt.

TA Tenant Association, see “RA,” above.

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NOTES

PEOPLE I WANT TO FOLLOW UP WITH:

Name	Email/Number

COMMITMENTS TO MY COMMUNITY:



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