

on.nyc.gov/nychavotes
vote@nycha.nyc.gov
(212) 306-6794



NYCHA – Randall-Balcom
Houses Voting
90 Church Street, Floor 10-108
New York, NY 10007



RESIDENTS DECIDE
RANDALL AVENUE-BALCOM AVENUE HOUSES

Notice of Resident Vote

Beginning March 18, 2025, residents of Randall Avenue-Balcom Avenue Houses, also known as Randall-Balcom, will have the opportunity to vote on the future of the development. Residents will have the ability to decide whether to pursue one of two approaches to building renovations or remain in the existing Section 9 program.

Over the next 100 days, NYCHA staff will be on site to provide residents with information on the options considered during this vote. Under state law, NYCHA must follow the wishes of the residents and implement the option that receives the most votes.

This notice includes information about:



the 3 options that will appear on the ballot



opportunities to learn about the voting options



how and when to cast your vote

Please keep this notice for future reference. You can also visit on.nyc.gov/nychavotes for additional info and upcoming outreach events.

What are the voting options I will be deciding between?

In the upcoming vote, you will be asked to choose ONE of the three following options:

The Trust

The Trust is a public agency that will partner with NYCHA to bring significant funding for repairs and upgrades to Randall-Balcom Houses. Rents remain at 30% of income and resident rights continue unchanged.

PACT

PACT is a partnership with private and/or non-profit partners that will bring significant funding for repairs and upgrades to Randall-Balcom Houses. Rents remain at 30% of income and resident rights continue unchanged.

Section 9

Under Section 9, which is how Randall-Balcom Houses is currently funded, the development will continue to be dependent on federal funding allocated annually by Congress. Rents remain at 30% of income.



Where can I learn more about the voting options?

NYCHA will hold four (4) town halls where information on each of the options on the ballot will be provided. Each session will also provide an opportunity to ask questions and receive answers.

Meeting 1

Wednesday, 12/18/2024 @ 11 AM

Kips Bay Boys & Girls Center
550 Balcom Avenue, Bronx, NY 10465

Meeting 2

Thursday, 1/2/2025 @ 12 PM

Online via Zoom
Webinar ID: 856 9098 7776

Meeting 3

Tuesday, 1/7/2025 @ 11 AM

Kips Bay Boys & Girls Center
550 Balcom Avenue, Bronx, NY 10465

Meeting 4

Tuesday, 1/7/2025 @ 6:30 PM

Kips Bay Boys & Girls Center
550 Balcom Avenue, Bronx, NY 10465

Please check our webpage on.nyc.gov/nychavotes for more information on the voting options, as well as changes or additions to the meetings listed above. Registration for the online meeting can also be found on the website.

You can send written questions and comments via email to vote@nycha.nyc.gov or mail to 90 Church Street, Floor 10-108, New York, NY 10007 and addressed to "NYCHA – Randall-Balcom Houses Voting." You can also call via phone at [\(212\)-306-6794](tel:(212)306-6794). All written questions and comments must be received by **Monday, March 17, 2025 at 11:59 PM**.

Who is eligible to vote?

Any person who meets both the following criteria is eligible to vote:

- **Listed on the household composition of an apartment at Randall-Balcom Houses;**
- **At least 18 years of age as of April 16, 2025 (the final day of voting)**

"Household composition" is defined as the Head(s) of Household and all other residents with permanent permission from NYCHA to reside at the development. Household Composition will be determined based on your most-recent Annual Certification or Interim Certification.

If your Annual Certification is overdue or if your household composition has changed, please complete a certification as soon as possible by visiting the Self-Service Portal at <https://selfserve.nycha.info/>. All changes to household composition must be received no later than **Friday, January 3, 2025**.

How do I know if I am eligible to vote?

All eligible voters have been sent this Notice of Vote. If this notice was addressed to you, your eligibility to vote is confirmed as of the date of this letter.

You can also check the status of your eligibility to vote by emailing vote@nycha.nyc.gov or calling (212) 306-6794.



How can I cast a vote?

The voting period will begin Tuesday, March 18, 2025 at 10 AM and ends Wednesday, April 16, 2025 at 7 PM.

You may vote once via mail or online or in-person. At the beginning of the voting period, you will receive the following voting materials in your mailbox:

- A paper ballot you can use to vote by mail or in-person;
- An envelope with a mailing return address and prepaid postage you must use if voting by mail or in-person; and
- Information and credentials you can use to securely vote online.



Voting by Mail

You can vote by completing the ballot provided to you and using the return envelope to mail your vote starting on March 18, 2025. **Your ballot return envelope must be postmarked no later than April 16, 2025 to be counted.**



Online Voting

You can vote online **starting March 18, 2025 at 10 AM through April 16, 2025 at 7 PM.** Online voting is available for the entire voting period. The website address and credentials will be provided with the voting materials mailed to you.



In-Person Voting

You may vote in-person at Randall-Balcom Houses during the final ten (10) days of voting by using the ballot and envelope mailed to you. **In-person voting will start on Monday, April 7, 2025 and end Wednesday, April 16, 2025.** A photo ID will be required if requesting a replacement ballot at the voting location.

In-person voting hours will start at 10 AM and end at 6 PM for all days with extended hours of 9 AM - 7 PM on the last day of voting, April 16, 2025.

Will outreach materials and ballots be available in multiple languages?

Outreach materials and ballots will be available in English, Spanish, Russian, Traditional Chinese and Simplified Chinese. If you would like materials or a ballot in any other language, please email vote@nycha.nyc.gov or call (212) 306-6794 no later than **Monday, March 17, 2025 at 12 PM.**

What if I need additional assistance to vote?

If you need additional assistance to vote, such as a reasonable accommodation, please email vote@nycha.nyc.gov or call (212) 306-6794 no later than **Friday, April 4, 2025 at 12 PM.**

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