



GREG RUSS
CHAIR & CHIEF EXECUTIVE OFFICER

October 27, 2021

Dear Resident Leader,

The following guidance is being issued and will be applicable to nominations and elections for all resident councils with expired terms or terms expiring by December 31, 2021.

1. **Requirement that a resident was a member of the TA for a certain number of meetings prior to the nomination/election meeting in order to be eligible to run for office.** Due to COVID, many TAs did not have regular meetings in accordance with the TA's bylaws. To the extent a TA's bylaws require a resident to have been a member for a certain number of meetings prior to the nomination meeting or to have attended a certain number of meetings prior to the nomination meeting, or otherwise, this language will be interpreted to mean that the person must have become a resident of the TA development for at least "X" number of months prior to the nomination meeting with "X" being the number of months/meetings stated in the TA's bylaws.
2. **Payment of Dues for Member Eligibility.** Any requirement in the bylaws that a resident pay dues to become a member, vote in an election, run for office, or amend the bylaws, is null and void.
3. **Nominations and Elections Meetings.** Pursuant to HUD waivers issued on May 4, 2021, NYCHA has continued to recognize TAs who did not host elections due to COVID. However, the HUD waivers expire on December 31, 2021. Therefore, the TAs must complete the next cycle of elections before December 31, 2021. If TAs do not do so, then NYCHA may withdraw recognition. Typically, when there is more time, NYCHA and the TAs follow at least a 60-90 day process to complete elections. It includes the general kick-off meeting, then 30 days later there is a nomination meeting, and 30 days after that there is an election. However, NYCHA and the TAs do not have 60-90 days to complete the election process before the December 31, 2021 deadline. Therefore, NYCHA and the TAs shall adhere to the following schedules in order to meet the deadline:
 - (a) For TAs whose bylaws require the nomination meeting to be held one month prior to the election, the general kick-off meeting should be held at the same time as the nomination meeting, and the election meeting should be properly noticed and held 30 days thereafter. The general kick-off meeting will be November 29, 2021, and the election will be on December 29, 2021. TAs also have the option to utilize a third party to facilitate the election process. NYCHA must monitor the process.

- (b) For TAs whose bylaws do not require that the nomination meeting and election meeting be one month apart, the general kick-off meeting should be held at the same time as the nomination meeting, and the election meeting can be held approximately a week later, as long as the TA provides residents at least 30 days' notice of the election pursuant to federal regulations and the TA's bylaws. NYCHA is offering these TAs four date options to meet the HUD deadline as shown in the table below. TAs may select one of the options. Please note there are only 18 slots for each option, and they will be filled on a first come first served basis. Please advise your Resident Engagement Coordinator of your preferred selection as soon as possible. TAs also have the option to utilize a third party to facilitate the election process. NYCHA must monitor the process and dates will need to be scheduled with NYCHA's input due to limited staffing capacity.

Option	General/ Nomination Meeting	Election
1	November 29	December 6
2	November 30	December 7
3	December 1	December 8
4	December 2	December 9

4. **Voting Membership**: The voting membership consists of heads of household (any age) and other residents who are at least 18 years old and whose name appears on the lease.
5. **NYCHA Obligation to Monitor**: Pursuant to 24 CFR 964.130(b) and (c), NYCHA is obligated to monitor the TA election process and shall withdraw recognition of TAs who fail to satisfy HUD minimum standards for fair and frequent elections.

If you have any questions or need further clarification, please contact your Resident Engagement Coordinator or you may send an email to Resident.Engagement@nycha.nyc.gov

Jenelle Hudson



Director
Resident Engagement

CC: NYCHA Law Department
NYCHA Office of Intergovernmental Affairs
City-wide Council of Presidents
HUD Office of Field Operations