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2026 NYC-DSA City Convention Platform

# SOCIALISTS IN SOLIDARITY WITH NYCHA RESIDENTS AGAINST DEMOLITION OF FULTON & ELLIOTT-CHELSEA

**WHEREAS,** democratic socialism recognizes housing as a human right and a public good and affirms that a growing portion of housing should be publicly owned, democratically governed, and removed from the forces of speculation and profit; and

**WHEREAS,** organized tenants have been central to Mayor Zohran Mamdani's administration since day one, where the mayor needs the tenant movement, in its full breadth, to succeed in his stated platform; and

**WHEREAS,** public housing is central to socialist politics, but public housing in New York City has long been under attack through underfunding and privatization; and

**WHEREAS,** public housing has disproportionately served Black, Latino, immigrant, disabled, elderly, and low-income New Yorkers who have historically faced discrimination in the private housing market, making its preservation inseparable from the struggle for racial and economic justice; and

**WHEREAS,** New York City Democratic Socialists of America (NYC-DSA) has long struggled to develop inroads with New York City Housing Authority (NYCHA) residents, our electoral efforts consistently underperform in public housing complexes, and their residents are deeply underrepresented within our chapter membership, with many in the militant layer of NYCHA organizers as reasonably distrustful of NYC-DSA; and

**WHEREAS,** Mayor Mamdani is continuing plans developed under Mayor Eric Adams to demolish and rebuild the 22 buildings of the Fulton and Elliott-Chelsea (FEC) Houses despite unambiguous protests from residents and community members and despite clear evidence that the buildings are structurally sound in a "demolition" plan that entails Rental Assistant Demonstration/Permanent Affordability Commitment Together (RAD/PACT) conversion away from Section 9, that is, from truly public housing; and

**WHEREAS,** the process toward "demolition" that NYCHA and Related Companies have led has been deeply undemocratic, where not only is Related / Essence Companies **refusing** to release any structural analyses (and in a letter to Community Board 4 stated that the buildings *were* structurally sound ), but also their only gesture toward resident participation for this incredibly important decision was a QR code survey that few residents filled out, while a petition circulated by residents against the demolition has garnered more signatures than the survey even got participants; and

**WHEREAS,** the city has partnered with Related Companies for this "development," where Related Companies is a private, for-profit, capitalist real estate firm, responsible for the nearby Hudson Yards, and if this plan goes through, Related Companies is scheduled to make hundreds of millions of dollars from federal funding as well as rents through this project, while we, as socialists, know that a billion-dollar company like Related has no business anywhere near our city's public housing, and while residents of FEC have consistently called this for what it is: *a land grab*; and

**WHEREAS,** the proposed demolition of the Fulton and Elliott-Chelsea Houses would constitute the first complete demolition and reconstruction of an occupied NYCHA development undertaken through the RAD/PACT program, establishing a dangerous precedent that could be replicated throughout New York City's public-housing system; the proposal would demolish 22 buildings containing 2,056 public-housing apartments, subject approximately 4,500 residents to a redevelopment process expected to extend for roughly two decades, and disrupt a predominantly low-income, Black and Latino community that includes a substantial population of seniors and people with disabilities; the excavation and demolition of sites with documented soil contamination would create additional environmental and public-health risks; and the introduction of thousands of market-rate and mixed-income apartments, and a substantially wealthier new population, would intensify real-estate pressure, threaten the existing community, and heighten the risk of

direct and indirect displacement in Chelsea and the surrounding neighborhoods; and

**WHEREAS,** it is no coincidence that Chelsea is the location for this watershed demolition attempt, as while other NYCHA complexes across the city are in much worse structural shape than FEC, the prospect of private development raking in Chelsea rents—some of the most expensive in the world—is a driving force in this whole **process**, though NYCHA and the City do not mention this; and

**WHEREAS,** the conversion of Section 9 public housing to Project-Based Section 8 fundamentally changes the legal and financial character of public housing by replacing direct federal operating and capital subsidies with market-based rental assistance contracts under which private owners or developers receive government rental subsidies as well as municipal bonds tied to each occupied apartment, and this conversion enables private entities to finance projects through mortgages and tax-credit transactions that are unavailable under Section 9, shifts public resources toward the servicing of private debt, developer fees, and transaction costs, and may diminish important rights historically associated with public housing, including, in many jurisdictions, broader transfer rights, stronger public accountability, and resident participation in governance, while reducing the stock of permanently and directly publicly owned housing that has long served as a cornerstone of the nation's social safety net; now, therefore, be it

**RESOLVED,** that New York City Democratic Socialists of America ("the Chapter") stands in solidarity with residents of Fulton Elliott-Chelsea fighting demolition of their homes and, more broadly, supports public housing residents resisting attempts at privatization—including RAD/PACT and attempts to conflate Section 8 with Section 9, which entails formally endorsing **Fulton & Elliott-Chelsea Tenants Against Demolition**; and be it further

**RESOLVED,** that the Chapter calls on Mayor Mamdani to halt this demolition, and, in doing so, we are uplifting the demands of the organized residents of Fulton and Elliott-Chelsea (FEC) to:

- STOP the demolition and privatization of FEC,
- STOP all evictions and forced relocations, and
- FUND repairs needed at the FEC houses to preserve public housing;

and be it further

**RESOLVED,** that the Chapter calls on Mayor Mamdani, the City, and NYCHA, to hold an *open, democratic*, *transparent* vote among the residents of Fulton Elliott-Chelsea, where both retaining Section 9—truly public housing—and the demolition of all 22 buildings are presented as clear options, and because this whole process has been undemocratic and anti-tenant, we demand Mayor Mamdani annul all decisions related to FEC that have come to pass since NYCHA's 2019 Chelsea Working Group; and be it finally

**RESOLVED,** that the Chapter will channel this principled political stand into the following effective action of:

- Building consensus with our Socialists in Office (SIOs) to oppose the demolition of the Fulton Elliott-Chelsea Houses and call on Mayor Mamdani to stop it, to be done through our SIO Committee, which will provide regular reports on the progress of this effort for membership, where this effort will include at least two meetings between the SIOs and the Tenant Organizing Working Group (TOWG) Organizing Committee and the leadership of FEC Residents Against Demolition,
- Dedicating Chapter communication resources to demanding that the demolition be stopped, using material developed in collaboration with TOWG, and
- Promoting Chapter-sponsored political education events produced by the Political Education Working Group in collaboration with TOWG that will include panels with residents of Fulton Elliott-Chelsea, screenings of the documentary *A Home Worth Fighting For*, and "Socialism 201" style classes on public housing and Section 9 specifically.

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a coalition for New York City DSA