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NEW YORK CITY HOUSING AUTHORITY

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

This is a Notice of Intent to Request a Release of Funds under the New York City Housing Authority (“NYCHA”) preservation initiative Permanent Affordability Commitment Together (“PACT”). NYCHA intends to submit application(s) to the U.S. Department of Housing and Urban Development (“HUD”) for the disposition of public housing property as authorized under Section 18 of the U.S. Housing Act of 1937 as amended and implementing regulations at 24 C.F.R. Part 970 (“Section 18”), the Rental Assistance Demonstration (“RAD”) created by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55) and the corresponding Notice H 2019-09 PIH 2019-23 (September 5, 2019). The City of New York acting through the New York City Department of Housing Preservation & Development (“NYC HPD”) is serving as the Responsible Entity (“RE”) for NYCHA pursuant to the National Environmental Policy Act (“NEPA”) 24 C.F.R. Part 58.

NYCHA PACT Northwest Bronx Scattered Sites

Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term, project-based Section 8-assisted housing. NYCHA will convey the **Northwest Bronx Scattered Sites** portfolio, which comprises eight scattered NYCHA developments located in the West Farm, East Tremont, University Heights, and Kingsbridge neighborhoods of the Bronx, in the State and City of New York, (“the Project Site”) by leasing such Development Sites to the NW Bronx Housing Preservation Experience LP and NW Bronx OZ Housing Preservation Experience LP (collectively the “Developers”). The Developers will conduct repairs, serve as the new on-site property manager, and provide ongoing property management and oversight along with enhanced social services and community programs. NYCHA’s disposition to the public/private partnership would be through a 99-year ground lease, and NYCHA will remain the fee owner of the Project Sites. At such conveyance, the Project Sites will be converted from public housing (Section 9) to long-term project-based Section 8-assisted housing pursuant to Section 18 and RAD.

The Project Sites comprise eight existing, non-contiguous NYCHA public housing developments, including 14 individual buildings scattered (see **Table 1**) throughout neighborhoods of the Bronx.

The Project Sites are currently developed with 14 individual mid-to high rise buildings, containing a total of approximately 1,669 residential units, commercial/retail spaces, open spaces, community facilities, and parking areas. Such disposition and conversion of the Development sites to Section 8 under one of the PACT methodologies (Section 18 and RAD) will allow the Developers to finance, rehabilitate, operate, and manage the Project Sites, and provide social services to residents, while maintaining affordability and residents’ rights in line with public housing protections. The Developers will also address environmental hazards conditions, such as lead-based hazards, asbestos, and mold, at the Project Sites (collectively, the “Proposed Project”). The Proposed Project will not change the unit density or involve a change in land use at the Development Sites.

NYCHA seeks to identify resources and opportunities to make significant improvements to its public housing developments while preserving long-term affordability and maintaining strong resident rights in line with public housing protections. The PACT program facilitates such preservation and rehabilitation by using multiple methods of conversion from public housing Section 9 to long-term project-based Section 8 rental assistance pursuant to RAD and Section 18. The conversion to long-term project-based Section 8-assisted housing allows the Developers to finance much-needed repairs to the Project Sites. In addition, PACT requires that residents retain

resident rights in line with their current public housing rights and prohibits the permanent involuntary displacement of current residents as a result of the conversion.

An Environmental Review Record (“ERR”) that documents the environmental determinations for the Proposed Project is on file at NYC HPD and may be requested by emailing nepa_env@hpd.nyc.gov.

PUBLIC COMMENTS:

Any individual, group, or agency may submit written comments to NYC HPD within seven days of this Notice. NYC HPD will consider all comments received by the end of the comment period before submitting the request for release of funds to HUD. After receiving the request for release of funds, HUD will also accept comments for 15 days.

ENVIRONMENTAL CERTIFICATION:

The Proposed Project is subject to the NEPA Categorically Excluded under HUD regulations pursuant to 24 CFR Part 58, Section 58.35(a).

As the Responsible Entity, NYC HPD, through its Certifying Officer Ahmed Tigani, will certify in its request for release of funds to HUD that New York City consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that the responsibilities have been satisfied. NYC HPD approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and confirms the site-specific environmental reviews for the Proposed Project have been conducted prior to any obligation of funds.

OBJECTIONS TO RELEASE OF FUNDS:

HUD will accept objections to its release of funds and the RE’s certification for a period of 15 days following the anticipated submission date or its actual receipt of the request (whichever is later) only if objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of NYC HPD; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be emailed to CPDRROFNYC@hud.gov in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Mr. Luigi D’Ancona, Director, Office of Public Housing. Potential objectors should contact HUD to verify the actual last day of the objection period.

Table 1: Project Site Description

NYCHA PACT Northwest Bronx Scattered Sites				
Site Name	Block/Lot	# of Buildings	# of Residential Units	Acreage
Bailey Avenue - W 193rd	3239/4	1	233	2.36
Fort Independence Street-Heath Avenue	3261/102	1	344	3.48
Harrison Avenue Rehab (Groups A & B)	2868/144 2869/77, 110, 116, 122, & 116	5	184	1.32
University Avenue Rehab	2879/ 30, 32, 33, 41 & 43	4	230	1.48
Twin Park East (Site 9)	3094/ 14, 18, 40, 45	1	219	1.39
East 180th St - Monterey Ave	3062/ 7 & 21	1	239	1.64
1010 East 178th Street	3130/100	1	220	1.82
Total:		14	1669	13.49