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NEW YORK CITY HOUSING AUTHORITY

Combined Final Notice and Public Explanation of a Proposed Activity in the 100-Year and 500-Year Floodplain and the Notice of Intent to Request the Release of Funds

PACT BRONX BUNDLE (Formerly Murphy Private)

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the New York City Department of Housing Preservation and Development (“NYC HPD”) is serving as the Responsible Entity (“RE”) for the New York City Housing Authority (“NYCHA”) pursuant to the National Environmental Policy Act (“NEPA”) 24 C.F.R. Part 58, and intends to request a Release of Funds under NYCHA’s preservation initiative: Permanently Affordability Commitment Together (“PACT”). Additionally, the RE has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690, and/or Executive Order 11990, in accordance with the U.S. Department of Housing and Urban Development’s (“HUD”) regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection.

NYCHA PACT Bronx Bundle (formerly Murphy Private (Scattered Sites))

The New York City Housing Authority (“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 112-25) and the corresponding Notice H 2019-09 PIH 2019-23 (September 5, 2019) (collectively, the “Proposed Actions”). 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. Approval of the Proposed Actions would facilitate NYCHA’s PACT program, which involves the rehabilitation and preservation of existing public housing as long-term, Project-Based Section 8-assisted housing. The PACT Bronx Bundle consists of scattered sites located in the Bronx in the City and State of New York; the Proposed Project is composed of 10 non-contiguous NYCHA-owned sites, which contain 34 separate, existing residential buildings, and a total of 1,148 dwelling units (collectively, the “Rehabilitation Sites”). **Table 1** contains a complete list of addresses for buildings within the Project Site.

The conversion of assistance through the aforementioned HUD and NYCHA programs would combine federal Section 8 rental assistance with other public and private sources of funding to facilitate much-needed repairs and the long-term preservation of affordability at the Rehabilitation Sites. This would allow Murphy Mosaic LLC [MDG Design & Construction, Bronx Pro Group,

Settlement Housing Fund, and Wavecrest Management Team (collectively, the “Developer”)] to secure financing for the rehabilitation of NYCHA’s existing public housing developments collectively known as Bronx Bundle (the “Proposed Project”).

NYCHA will transfer the leasehold interest to a 50/50 partnership between NYCHA and the Developer through a 99-year ground lease. This conveyance and associated federal funding will allow NYCHA to maintain fee ownership of the Rehabilitation Sites, while the Developer performs rehabilitation activities and oversees day-to-day property management. New capital investments facilitated by the Proposed Actions would allow for a range of repairs and renovations to the Rehabilitation Sites' exterior and interior components.

According to the Federal Emergency Management Agency (FEMA) Preliminary (2015) Flood Insurance Rate Maps, the Rehabilitation Sites are not located within a Special Flood Hazard Area. The Rehabilitation Sites were also reviewed against the latest (2024) HUD and FEMA rules to implement the Federal Flood Risk Management Standard (FFRMS). According to the recently updated NYC Department of City Planning’s Flood Hazard Mapper, one of the Rehabilitation Sites is projected to be located within the 500-year floodplain by the 2080s: the Randall Avenue – Balcom Avenue Site.

The proposed scope of work for the Rehabilitation Sites under PACT proposes a comprehensive rehabilitation aimed at apartment upgrades including new finishes, appliances, flooring, and windows. Site and ground improvements address landscaping, lighting, and accessibility, while building renovations enhance common areas and community spaces. Critical building system improvements – such as heating, cooling, roofing, and plumbing – will also be addressed. At Randall Avenue – Balcom Avenue, given the existing coastal urban context, the project is not expected to adversely impact the natural functions or beneficial values of the floodplain. Instead, the rehabilitation scope includes targeted flood mitigation measures designed to protect building infrastructure to allow for continued service. To reduce the risk from future flooding, the proposed work and rehabilitation at Randall Avenue – Balcom Avenue would include measures such as replacing doors with flood doors at boiler rooms and elevating mechanical equipment when replaced.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and requests for public comments about the floodplain can facilitate and enhance Federal efforts to reduce the risk and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government

determines it will participate in actions taking place in the floodplain, it must inform those who may be put at greater or continued risk.

REQUEST FOR RELEASE OF FUNDS

On or about the 16th day after publication, HPD will authorize NYCHA to submit a request to HUD for the release of funds to facilitate the Bronx Bundle PACT project for the disposition of public housing property, which would facilitate much-needed repairs and the long-term preservation of affordability at the Rehabilitation Sites.

PUBLIC COMMENTS:

Any individual, group, or agency may submit written comments to NYC HPD within 15 days of this Notice. The environmental review record established for the project is on file at HPD, Office of Development, Environmental Planning Unit, 100 Gold Street, 7th Floor, New York, New York 10038. Comments and/or objections to the obligation of funds for the aforementioned project must be submitted to HPD electronically via email to environmental_review@hpd.nyc.gov, via mail addressed to Anthony Howard, Director of Environmental Planning at the above-referenced address, or by telephone at (212) 863-7248 from Monday through Friday, 9 am-5 pm, on or before the 15th day following the publication date of this notice. No comments or objections received after this date will be considered by HPD.

ENVIRONMENTAL CERTIFICATION:

The Proposed Project is subject to the NEPA Categorically Excluded under HUD regulations pursuant to 24 CFR Part 58, Sections 58.35 (a)(1), (3)(ii), (5), and (6).

NYC HPD, through its Certifying Officer, Dina Levy, 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 ensure 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 fifteen (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 NY_PH_Director@hud.gov in accordance with the required procedures (24 CFR Part 58) and shall be addressed to the Director, Office of Public Housing. Potential objectors should contact HUD to verify the actual last day of the objection period.

Table 1: Project Site Addresses NYCHA PACT Murphy Private (aka Bronx Bundle 1)

Table 1 NYCHA PACT Murphy Private – Rehabilitation Sites Summary			
NYCHA Property Name	Associated Address(es)	Bronx Block/Lot	Uses
Bryant Avenue – East 174th Street	1705 Bryant Ave	2997/30	1 Residential Building (6-stories) / 72 Units
East 165th Street – Bryant Avenue	1020, 1024, 1030, 1034, 1040, 1070, 1074, 1080, and 1084 Bryant Ave 1120, 1124, 1130, 1134, 1080, 1084, 1090, and 1094 East 165th St	2748/25; 2749/25; 2756/10; 2757/1	5 Residential Buildings (3-stories) / 111 Units;
Hoe Avenue – East 173rd Street	1700 Hoe Ave	2990/11	1 Residential Building (6-stories) / 65 Units
Hunts Point Avenue Rehab	823, 827, 831, 835, 839, 843, 847, 851, 855, 859, 863, 867 Hunts Point Ave 875 Irvine Ave	2740/13,15,16,18,19,21,22,24,25,27,28,30,31; 2761/3	13 Residential Buildings (4 and 5-stories) / 131 Units Playground (2740/31) Daycare Center (vacant), Boiler (2761/3)
Longfellow Avenue Rehab	1091 and 1102 Longfellow Ave	2757/20, 80	2 Residential Buildings (5-stories) / 75 Units
West Farms Road Rehab	1203 and 1209 Westchester Ave 998 and 1002 E. 167th St 1317, 1321, and 1323 West Farms Rd.	2751/15,30,33; 3007/36	4 Residential Buildings (6-stories) / 208 Units
West Farm Square Conventional	1143 Longfellow Ave	2754/46	1 Residential Building (5-stories) / 20 Units
Glebe Avenue – Westchester Avenue	2125 Glebe Ave	3963/43	1 Residential Building (6-stories) / 132 Units
Boynton Avenue	1044, 1048, 1052 and 1057 Boynton Ave	3715/23,25,27 3714/36	3 Residential Buildings (4 and 6-stories) / 82 Units Vacant/paved lot (1052 Boynton: 3715/27)
Randall Avenue – Balcom Avenue	2700 Randall Ave 650 Buttrick Ave 2705 Schley Ave	5568/1,50,100	3 Residential Buildings (6-stories) / 252 Units Maintenance/Storage Building (1-story)
Building/Unit Totals			34 Residential Buildings / 1,148 Units
Source: NYCHA, Murphy Mosaic LLC			