

PUBLICATION DATE: November 27, 2024

**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 Ocean Hill + Stuyvesant Gardens

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 Ocean Hill + Stuyvesant, which comprises five (5) individual public housing developments (Bedford Stuyvesant Rehab, Saratoga Village, Stuyvesant Gardens I, Stuyvesant Gardens II, and Ocean Hill Apartments) located in the Bedford Stuyvesant and Ocean Hill neighborhoods of Brooklyn, in the State and City of New York (“Project Site”) by leasing the Project Site to Bed Stuy Collective LLC, a joint entity consisting of Kalel Companies and Dantes Partners (collectively, the “Developer”). The Developer will conduct repairs, serve as the new on-site property manager, and provide ongoing property management, oversight, 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 Site. At such conveyance, the Project Site 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 Site comprises five (5) existing non-contiguous NYCHA public housing developments, including 14 individual buildings, with approximately 927 residential units and community space at each development (see **Table 1:** Project Site Description) and (see **Table 2:** for a complete list of building addresses) in the Bedford Stuyvesant and Ocean Hill neighborhoods of Brooklyn.

Such disposition and conversion of the Project Site to Section 8 under the PACT methodologies (Section 18 and RAD) will allow the Developers to finance, rehabilitate, operate, and manage the Project Site 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 such as lead-based paint hazards, asbestos, radon, mold, and leaks at the Project Site (collectively, the “Proposed Project”). The Proposed Project also includes upgrades to the Project Sites to comply with the Uniform Federal Accessibility Standards (UFAS) and Home Ventilating Institute (HVI) performance standards. The Proposed Project will not involve a change in the unit density, land use, or the number of residents at the Project Site.

NYCHA seeks to identify resources and opportunities to significantly improve 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 conversion methods from public housing Section 9 to long-term

project-based Section 8 rental assistance under RAD and Section 18. The conversion to long-term project-based Section 8 rental-assisted housing allows the Developers to finance much-needed repairs to the Project Sites. Additionally, 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.

Lastly, to improve water quality and reduce combined sewer overflow, NYCHA, in partnership with the New York City Department of Environmental Protection (NYC DEP), intends to install green infrastructure at three locations of the Project Site (Site 1 – Ocean Hill Apartments; Site 2 – Stuyvesant Gardens I; Site 3 – Stuyvesant Gardens II), through the Green Infrastructure Program, jointly with the Proposed Project. To develop green infrastructure across the three sites, NYCHA will use Community Development Block Grant Disaster Recovery (CDBG-DR) funds authorized under the Community Development Act of 1974, as amended, and the Continuing Appropriations Act. Post PACT conversion, the NYC DEP will manage and maintain green infrastructure assets following the applicable standards. Terms regarding the operations and maintenance at the PACT Ocean Hill + Stuyvesant Gardens Infrastructure Sites will be agreed upon by NYCHA and the Developer and documented in the PACT Lease Agreement and other required documents, if applicable.

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 at nepa_env@hpd.nyc.gov.

PUBLIC COMMENTS:

Any individual, group, or agency may submit written comments on the ERR to NYC HPD at the above email address within 7 days of this Notice. The 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 Categorical Exclusion under HUD regulations pursuant to [24 CFR Part 58, Section 58.35(a)]. As the Responsible Entity, NYC HPD, through its Certifying Officer Adolfo Carrión Jr., will certify in its request for the release of funds to HUD that New York City consents to accept the 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, allows the City to use CDBG-DR Program Funds, 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 NYC HPD 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) NYC HPD 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.

City of New York: Anthony Howard, Director of Environmental Planning (Certifying Officer), NYC HPD

Date: November 22, 2024

Table 1: Project Site Description

Name	Block/Lot	No. of Buildings	Building Heights	Dwelling Units	Community Spaces
Bedford Stuyvesant Rehab	Block 1761, Lots 45, 61, and 63; Block 1769, Lots 1 and 78	3	4- to 6-stories	85	Community Service Space (701 Willoughby Avenue)
Saratoga Village	Block 1492, Lots 1 and 6	1	16-stories	125	Community Center
Stuyvesant Gardens I	Block 1631, Lots 1, 9, 31, 58, 60, and 61; Block 1635, Lots 3, 41, and 126	5	4-stories	331	Community Center, Day Care Center
Stuyvesant Gardens II	Block 1631, Lot 34; Block 1636, Lot 24	1	7-stories	150	Senior Center
Ocean Hill Apartments	Block 1528, Lot 33; Block 1529, Lot 1	4	14-stories	236	Community Operations Space
Totals		14	-	927	-

Table 2: Project Site Addresses

BEDFORD-STUYVESANT REHAB

BOROUGH: BROOKLYN TDS #: 311 MANAGED BY: SUMNER



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	026	701 WILLOUGHBY AVENUE	11206	YES	1761	45	3402532	NY005010730		BOILER
2	027	671 WILLOUGHBY AVENUE	11206	YES	1761	63	3048928	NY005010730		BOILER
2	028	675 WILLOUGHBY AVENUE	11206	YES	1761	61	3048927	NY005010730		
3	029	281 THROOP AVENUE	11206	YES	1769	1	3049204	NY005010730		
3	030	213 HART STREET	11206	YES	1769	78	3049231	NY005010730		BOILER

SARATOGA VILLAGE

BOROUGH: BROOKLYN TDS #: 158 MANAGED BY: OCEAN HILL APARTMENTS



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	037	23 SARATOGA AVENUE	11233		1492	1	3039983	NY005011620		
1	037	33 SARATOGA AVENUE	11233	YES	1492	1	3039983	NY005011620		BOILER
1	037	35 SARATOGA AVENUE	11233		1492	1	3039983	NY005011620		
1	037	881 HALSEY STREET	11233		1492	1	3039983	NY005011620		
1	037	940 HANCOCK STREET	11233		1492	1	3039983	NY005011620		COMMUNITY CENTER
	800	946 HANCOCK STREET	11233		1492	6	3039983	NY005011620		DEVELOPMENT GROUNDS

STUYVESANT GARDENS I & II

BOROUGH: BROOKLYN

TDS #: 221/333

MANAGED BY: STUYVESANT GARDENS I



STUYVESANT GARDENS I										
BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	017	245 LEWIS AVENUE	11221	YES	1635	3	3044630	NY005012210		
1	018	714 GATES AVENUE	11221	YES	1635	3	3044630	NY005012210		
1	019	720 GATES AVENUE	11221	YES	1635	3	3044630	NY005012210		
1	020	730 GATES AVENUE	11221	YES	1635	3	3426336	NY005012210		
1	021	734 GATES AVENUE	11221	YES	1635	3	3426336	NY005012210		BOILER/ STORAGE ROOM #2
1	022	740 GATES AVENUE	11221	YES	1635	3	3426336	NY005012210		
1	023	744 GATES AVENUE	11221	YES	1635	126	3044656	NY005012210		
1	024	750 GATES AVENUE	11221	YES	1635	126	3332639	NY005012210		PAINT SHOP
1	025	760 GATES AVENUE	11221	YES	1635	126	3332640	NY005012210		
2	001	770 GATES AVENUE	11221	YES	1635	41	3044631	NY005012210		BRICKLAYERS SHOP
2	002	210 STUYVESANT AVENUE	11221	YES	1635	41	3044631	NY005012210		
2	003	214 STUYVESANT AVENUE	11221	YES	1635	41	3044631	NY005012210		COMMUNITY CENTER/ DAY CARE CENTER
2	003	220 STUYVESANT AVENUE	11221	YES	1635	41	3044631	NY005012210		
2	004	585 MONROE STREET	11221	YES	1635	41	3044631	NY005012210		X-SHOP
3	009	855 GATES AVENUE	11221	YES	1631	1	3426338	NY005012210		CONTRACTOR PAINT SHOP/ PLASTERERS SHOP
3	010	845 GATES AVENUE	11221	YES	1631	1	3426338	NY005012210		BOILER
3	011	835 GATES AVENUE	11221		1631	1	3044505	NY005012210		DEVELOPMENT MANAGEMENT OFFICE
3	011	841 GATES AVENUE	11221	YES	1631	1	3044505	NY005012210		
3	012	185 STUYVESANT AVENUE	11221	YES	1631	1	3044505	NY005012210		NYCHA PAINT SHOP
3	013	175 STUYVESANT AVENUE	11221	YES	1631	1	3426337	NY005012210		GROUPS SHOP
3	014	680 QUINCY STREET	11221	YES	1631	1	3426337	NY005012210		
4	015	690 QUINCY STREET	11221	YES	1631	9	3044506	NY005012210		CARPENTERS SHOP
4	016	700 QUINCY STREET	11221	YES	1631	9	3044506	NY005012210		
4	016	706 QUINCY STREET	11221		1631	1	3379547	NY005012210		DAY CARE CENTER/ BOILER
5	005	885 GATES AVENUE	11221	YES	1631	31	3426339	NY005012210		
5	006	881 GATES AVENUE	11221	YES	1631	31	3426339	NY005012210		
5	007	875 GATES AVENUE	11221	YES	1631	31	3044520	NY005012210		BOILER
5	008	865 GATES AVENUE	11221	YES	1631	31	3044520	NY005012210		EXTERMINATOR SHOP/ GLAZIERS SHOP
	800	857 GATES AVENUE	11221		1631	61	3000000	NY005012210		DEVELOPMENT GROUNDS
	801	859 GATES AVENUE	11221		1631	60	3000000	NY005012210		DEVELOPMENT GROUNDS
	802	863 GATES AVENUE	11221		1631	58	3000000	NY005012210		DEVELOPMENT GROUNDS

STUYVESANT GARDENS II										
BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	026	150 MALCOLM X BOULEVARD	11221	YES	1636	24	3044658	NY005012210		SENIOR CENTER/ BOILER/ LAUNDRY ROOM
	800	128 MALCOLM X BOULEVARD	11221		1631	34	3000000	NY005012210		PARKING LOT

OCEAN HILL APARTMENTS

BOROUGH: BROOKLYN

TDS #: 162

MANAGED BY: OCEAN HILL APARTMENTS



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	038	24 MOTHER GASTON BOULEVARD	11233	YES	1528	33	3041566	NY005011620		BOILER
1	038	26 MOTHER GASTON BOULEVARD	11233		1528	33	3041566	NY005011620		
1	038	30 MOTHER GASTON BOULEVARD	11233		1528	33	3041566	NY005011620		DEVELOPMENT MANAGEMENT OFFICE
1	038	301 MACDOUGAL STREET	11233		1528	33	3041566	NY005011620		
2	039	15 MOTHER GASTON BOULEVARD	11233	YES	1529	1	3324697	NY005011620		ROOFTOP LEASE LOCATION
2	039	17 MOTHER GASTON BOULEVARD	11233		1529	1	3324697	NY005011620		
3	040	305 MACDOUGAL STREET	11233		1529	1	3041566	NY005011620		COMMUNITY OPERATIONS SPACE
3	040	309 MACDOUGAL STREET	11233	YES	1529	1	3324696	NY005011620		ROOFTOP LEASE LOCATION
3	040	311 MACDOUGAL STREET	11233		1529	1	3324696	NY005011620		
3	040	319 MACDOUGAL STREET	11233		1529	1	3324696	NY005011620		
4	041	386GAR SUMPTER STREET	11233		1528	33	3379499	NY005011620		GARAGE