



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

June 18, 2024

Johnathan Gouveia
Executive Vice President for Real Estate Development
New York City Housing Authority
90 Church Street
New York, New York 10007

Jamar Adams
Managing Principal
Essence Development
6 Greene Street Suite 600
New York, New York 10013

Greg Gushee
Executive Vice President
The Related Companies
30 Hudson Yards
New York, New York 10001

**Re: Chelsea NYCHA RAD PACT Conversion Proposed Interim Repairs
Work Order Scope and Management**

Dear Mr. Gouveia, Mr. Adams, and Mr. Gushee,

Manhattan Community Board 4 (MCB4) has been participating in ongoing meetings with NYCHA, Essence Development, and Related Companies (the Development Team), Tenant leaders from Fulton and Elliot-Chelsea Houses (FEC), as well as elected officials regarding the proposed redevelopment plans for the FEC campus. The following letter was approved at MCB4's June general meeting by a vote of 32 in favor, 0 opposed, 6 abstaining, and 2 present but not eligible to vote.

An update was provided at the April 5, 2024, FEC monthly stakeholder meeting at which the Development Team presented an Interim Repairs Plan where NYCHA was primarily responsible for completing repairs. Representatives from MCB4 – echoed by others – responded to this presentation requesting that the Development Team return with an updated Interim Repairs plan to fully delegate the responsibility to Related/Essence, noting that during RAD-PACT conversions, the developer takes over the repair responsibilities.

At the following monthly meeting, held on May 3, 2024, the Development Team returned with an updated presentation, “Work Order Scope and Management”. Under this scope, NYCHA retains responsibility for a majority of the repairs, including architectural, electric, in-unit, environmental, plumbing, mechanical, and flooring. Of the 71-line items, Related/Essence are responsible for 12.

As was stated at both meetings and remains the case today: having NYCHA be primarily responsible for interim repairs during the approximate proposed 8-year development period is entirely unacceptable.

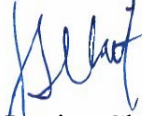
All prior RAD-PACT agreements codified that the private development partners are responsible for interim repairs during any redevelopment. NYCHA has failed its tenants for decades in making prompt and well-executed repairs. Given its limited and constrained resources, it is implausible to expect the agency to be capable of completing significant apartment and building repairs. In fact, the entire basis for the RAD-PACT conversion was for the private development partner to accomplish what NYCHA has been unable to accomplish itself. And, consistent with that understanding, Related/Essence has led the discussions and presented on interim repairs, aka “the meanwhile plan”, at MCB4 committee meetings, implying this work was under their purview.

While there is serious work ahead by all stakeholders in regard to the proposed overall development proposal, MCB4 cannot support NYCHA remaining responsible for interim repairs during any redevelopment period. An agreement between NYCHA and Essence/Related must be made to allow for this interim repair work to proceed in earnest.

Matters of managing liability, cost, and developer reimbursement for that expense must be worked out in written agreements to the satisfaction of all parties. The primary factor in that discussion should be creating a mechanism to improve the quality of NYCHA tenants’ lives during the development and redevelopment period. The current proposed approach prolongs NYCHA’s involvement and is not an acceptable outcome on the way to any plan.

We look forward to working together to bring the interim repairs issue to a satisfactory conclusion for the NYCHA tenants, MCB4, and the broader community.

Sincerely,



Jessica Chait
Chair

Manhattan Community Board 4

cc: Hon. Eric Adams, Mayor
Hon. Jerrold Nadler, U.S. Congress
Hon. Brad Hoylman-Sigal, State Senator
Hon. Tony Simone, State Assembly Member
Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council