



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

tel: 212-736-4536
www.nyc.gov/mcb4

JESSICA CHAIT
Chair

JESSE R. BODINE
District Manager

December 11th, 2025

Lisa Bova-Hiatt
Chief Executive Officer
New York City Housing Authority (NYCHA)
90 Church Street
New York, NY 10007

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

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

Re: Request for Corrective Action and Project Pause

Dear Ms. Bova-Hiatt, Mr. Gushee, and Mr. Adams,

Manhattan Community Board 4 (MCB4) is writing to formally request immediate corrective action and the establishment of clear rules of engagement regarding ongoing activities connected to the RAD/PACT conversion at the Fulton Elliott-Chelsea Houses. Our request follows that of our elected officials who wrote to you on this issue in a November 19 letter.¹ At its December 3rd 2025 Full Board Meeting, MCB4 Voted, with a vote of 39 to approve, 4 deny, 4 abstention, and 0 present not eligible, in support of this letter.

Over the past several weeks, our office, elected officials, tenant leaders and advocates, and community organizations have highlighted urgent concerns affecting Phase 0 residents. Most troubling—and frankly unconscionable—is the absence of guaranteed

¹ https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2025/12/NYCHA-Pause-Letter_-004-FINAL-2.pdf

legal representation for residents in New York State Supreme Court proceedings, all of whom are elderly and many of whom face additional vulnerabilities. Additionally, the breakdowns in basic building services—including disrupted mail delivery and nonfunctioning intercoms—combined with unclear or conflicting information about lease status and rental obligations, and the decision to issue legal notices during the holiday season, demand immediate intervention.

These are not administrative oversights; they are clear instances of tenant harassment and pressure tactics—flatly contradicting your stated desire to engage residents proactively and support them throughout this process.

To protect residents, we are requesting the following actions be taken immediately:

1. Order an immediate and publicly communicated pause on all RAD/PACT activities that impact Phase 0 residents until the following safeguards and supports are in place.
2. Immediate restoration of basic building services, including but not limited to mail delivery and intercom functionality, and immediate cessation of any notices or actions that could create unnecessary fear or instability for tenants.
3. Guarantee legal representation for every tenant drawn into administrative or court proceedings, including cases filed in New York State Supreme Court; without this protection, accountability collapses, and residents face a deeply uneven playing field.
4. Identify clear and consistent “rules of engagement” — the minimum standards that must govern every interaction with Phase 0 and Phase 1 residents — including:
 - Full translation and interpretation services at every meeting and in all written communications.
 - Advanced scheduling of all resident meetings, with no unannounced home visits — including those initiated by NYCHA, HOU, Essence/Related, or any party acting at their request.
 - Mandatory accompaniment by a trusted tenant advocate for any meeting or interview conducted by NYCHA, HOU, the developer, or property management staff.
 - Transparent, consistent communication regarding lease type, rent calculations, subsidy timelines, and any required documentation.
5. Delay the Phase 1 closing until a clear robust tenant engagement plan consistent with other similarly sized RAD/PACT conversion can be produced and implemented that shows robust tenant interaction consistent with the principles identified above.
6. Commit to convening regular standing meetings with Community Board 4, tenant leadership, Legal Aid, CBO partners, and elected officials to ensure transparency, respond quickly to emerging issues, and maintain accountability

These actions are recommended regardless of how one feels about the future of this project. FEC residents deserve a process that is transparent, lawful, and humane. As stewards of public trust, NYCHA has an obligation to ensure that no resident experiences displacement, coercion, or confusion as a result of this transition. These requested actions

are not only reasonable they are essential to safeguarding the dignity and rights of the residents you are entrusted to serve.

We ask for a written response to this letter and confirmation of your commitment to the above provisions.

These requests are consistent with the principles outlined in our September 2025 letter and as always, Community Board 4 remains ready to work collaboratively with all parties to establish a fair and accountable path forward.²

Sincerely,



Jessica Chait
Chair

Manhattan Community Board 4

cc: Hon. Jerrold Nadler, US Congress
Hon. Brad Hoylman-Sigal, New York State Senate
Hon. Tony Simone, New York State Assembly
Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, New York City Council
Scott Turner, Secretary, U.S. Department of Housing and Urban Development

² <https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2025/09/21-New-Business-Letter-CLU-and-HHHS-letter-to-Mayor-and-NYCHA-re-Future-of-the-Fulton-Elliott-Chelsea-Development.pdf>