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NYCHA Closes on Financing for \$453 Million PACT Project to Renovate the Homes of Over 1,300 Residents at Seven Central and East Harlem Developments

This financial closing is a key milestone in the renovation of 1,058 apartments in 10 residential buildings at Jackie Robinson Houses, 131 Saint Nicholas Avenue, Corsi Houses, Morris Park Senior Citizens Home, Taft Rehabs, UPACA 5, and UPACA 6

Each development will receive comprehensive renovations to improve the quality of life for residents, including upgrades to apartments, shared spaces, grounds, and building infrastructure



NEW YORK – On Thursday, December 18, the New York City Housing Authority (NYCHA) closed on the financing for a \$453 million **Permanent Affordability Commitment Together (PACT)** project that will bring comprehensive renovations for over 1,300 residents

living in 10 residential buildings at Jackie Robinson Houses, 131 Saint Nicholas Avenue, Corsi Houses, Morris Park Senior Citizens Home, Taft Rehabs, UPACA 5, and UPACA 6. The buildings have now converted to Project-Based Section 8 through the federal Rental Assistance Demonstration (RAD) program, unlocking funding that will allow the PACT partner team – Vaya Development, the non-profit Ascendant Neighborhood Development, McCormack Baron Salazar, and L&M Development – to address the capital needs of the developments and begin fully rehabilitating 1,058 apartments, as well as shared spaces, grounds, and building infrastructure, to improve residents' quality of life. The PACT program also maintains residents' rights and preserves affordable rents for all households.

Following the financial closing, C+C Apartment Management will handle the day-to-day property management responsibilities at the developments. Social services will be expanded through a partnership with LSA Family Health Service and Asian Americans for Equality. Additional details on the planned investments and improvements are outlined in the [Community Plan](#) document for Jackie Robinson and Harlem Scattered Sites, which was developed through a collaboration between the partner team, residents, and NYCHA. A copy of the Community Plan will be distributed to every household at the start of construction.

“Very soon, over 1,300 NYCHA residents in Harlem will begin to see a meaningful transformation of their apartments,” said **Deputy Mayor for Housing, Economic Development, and Workforce Adolfo Carrión, Jr.** “The PACT program will deliver comprehensive renovations to these homes and secure them for the long term. I look forward to seeing the work commence and benefit generations of public housing residents.”

“We’re thrilled to close on the financing for these seven developments and eager to begin bringing residents the comprehensive renovations, improved building infrastructure, and enhanced security they deserve,” said **NYCHA Chief Executive Officer Lisa Bova-Hiatt**. “The PACT program has a proven track record of transforming NYCHA developments and improving residents’ quality of life. We cannot wait to bring these positive changes to Jackie Robinson and the Harlem Scattered Sites.”

"NYCHA residents deserve to have homes they are proud of and that support their community. Residents across these developments have worked closely with NYCHA and our partners to make sure these repairs do just that,” said **Executive Vice President and Chief Real Estate Officer Jonathan Gouveia**. “We are excited to see this partnership continue and for our NYCHA communities to receive the investment that is greatly needed.”

“Thank you, NYCHA, for recognizing Corsi’s need for extensive renovation,” said **Corsi Houses Tenant Association President Allie Eason**. “The resident association leadership appreciates both the agency and the PACT partner for the thorough engagement process over the last couple of years, which helped us all arrive at this point together. We are excited for the changes coming to Corsi through the PACT program.”

“Residents have been planning for this project through many meetings and conversations over the past three years, and we are excited to now see the transformation we have been working towards,” said **Taft Rehabs Tenant Association President Elaine Livingston**. “Our residents deserve this change, and we are looking forward to the investment in our apartments, buildings, and community, as well as continuing to work with the PACT team and NYCHA on what’s to come.”

“We, the tenants of UPACA 6, are so thankful to NYCHA and the PACT partners for the work they’ve done to begin making our living conditions so much better,” said **UPACA 6 Tenant Association President Maria Pacheco**. “Residents at UPACA 6 are looking forward to the transformation of our building, apartments, and community spaces.”

“We are looking forward to the PACT team coming in to bring some change for our residents,” said **Jackie Robinson Tenant Association President Birdie Glenn**. “I would like to say ‘Welcome aboard’ to our new partners as we begin working together with you at Jackie Robinson.”

“The capital improvements and expanded social services secured by this PACT partnership will improve the lives and wellbeing of more than 1,300 public housing residents throughout Manhattan,” said **New York City Housing Development Corporation (HDC) President Eric Enderlin**. “HDC is proud to work with our PACT partners and resident leaders to transform New York City’s public housing stock, all while preserving its affordability for generations to come.

“Thousands of Harlem residents are set to receive comprehensive renovations that will modernize apartments, upgrade common spaces, and enhance their overall living experience thanks to the PACT program,” said **L+M Development Partners Partner and President of Development Spencer Orkus**. “We have a proven record of revitalizing affordable housing while working hand in hand with residents – a commitment we’re proud to build on with our JV partners and property management firm C+C at Jackie Robinson. We look forward to our continued collaboration with NYCHA and are grateful to our partners for joining us in delivering safe, high-quality housing that uplifts residents and strengthens the community.”

“The PACT program represents an exciting new chapter for these properties and for the seniors and families who call them home,” said **Vaya Development LLC Principal Melissa Bindra**. “At Vaya, our mission is to create and preserve high-quality, affordable housing that supports thriving, inclusive communities. This project reflects those values— honoring the history of these homes while investing in their future. We are deeply grateful to NYCHA, our partners, and the residents for their collaboration and trust as we work together to ensure these communities remain strong, vibrant, and affordable for generations to come.”

“It has been an honor and a privilege to work with residents and resident leaders across seven NYCHA developments to bring the Jackie Robinson and Harlem Scattered Sites project to fruition,” said **Ascendant Neighborhood Development Executive Director and President Chris Cirillo**. “Ascendant is proud to continue its nearly forty-year mission of preserving and rehabilitating affordable housing in East and Central Harlem through this historic collaboration with NYCHA and our development partners at Vaya and L+M. Our team looks forward to delivering renovated apartments, professional property management, and comprehensive social services to the thousands of residents who call these developments home.”

Selected in coordination with resident leadership, the PACT partner team has worked closely with residents and NYCHA to design every aspect of the development's renovation since 2023. After years of community meetings, plans for the large-scale renovations have been finalized, and the team has closed on the necessary financing to begin construction, which is expected to take approximately three years.

Renovations to the developments will include improvements to all apartments, building interiors, building systems, and public spaces. Residents will receive new kitchens and bathrooms with modern cabinets and vanities, bathroom tile floors, kitchen backsplashes, stone countertops, energy-efficient appliances, and new plumbing fixtures. Plumbing and other upgrades will address current leaks and prevent future leaks. Apartments will be fully painted, overhead lights will be provided in all rooms, and new flooring will be installed.

Upgraded lighting, key fob access control measures, intercom systems, secure package hubs and mailboxes, and over 2,000 security cameras will be installed throughout the sites and buildings along with eight new security personnel. Public spaces will be redesigned with new sitting areas, workout equipment, gardening beds, and playgrounds.

The PACT program transitions NYCHA developments from traditional Section 9 assistance to Project-Based Section 8, unlocking funding for resident-selected PACT partners to complete comprehensive repairs or build new, modern homes while enhancing property management. Overall, 146 NYCHA developments (representing over 39,000 apartments)

are in pre-development, are under construction, or have completed construction through the program. This represents over \$13 billion in capital repairs for the Authority. The Authority is working to include 62,000 apartments in the PACT program in order to bring the benefits of comprehensive apartment repairs and building upgrades, as well as enhanced property management and social services, to more than 142,000 residents.

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About the New York City Housing Authority (NYCHA)

The New York City Housing Authority (NYCHA), the largest public housing authority in North America, was created in 1934 to provide decent, affordable housing for low- and moderate-income New Yorkers. NYCHA is home to 1 in 16* New Yorkers, providing affordable housing to 511,384 authorized residents through public housing and Permanent Affordability Commitment Together (PACT) programs as well as Section 8 housing. NYCHA has 177,565 apartments in 2,410 buildings across 335 conventional public housing and PACT developments. In addition, NYCHA connects residents to critical programs and services from external and internal partners, with a focus on economic opportunity, youth, seniors, and social services. With a housing stock that spans all five boroughs, NYCHA is a city within a city.

*As per July, 2023 US Census Population Estimate