

**Meeting Minutes of the Housing Committee  
Bronx Community Board 8  
Monday, February 23, 2026 at 6:30 p.m.  
Virtual Only<sup>1</sup>**

**[Meeting Recording](#)**

**Attendance**

**Committee:**

**Present (3):** Rhashida Hilliard (Chair), Jessica Sosa (Vice Chair), Brittany Reynoso

**Absent (2):** Yngrid DeLeon, Richard Perez

**Guests:** Brian Honan (NYCHA), Nikolay Nyashin (NYCHA), N. Lopez, D. Marcano, J. Nazario, H. Palmer, D. Rosenfeld

**Bronx Community Board 8 (CB8) Attendees:** Julie Reyes (Chairperson, CB8), Ardy Malziu (Community Coordinator, CB8)

Meeting was officially called to order at 6:35pm. We had a quorum.

1. **Welcome & Introduction of Housing Chair and Committee Members**
2. **Roll Call**
3. **Approval of Minutes of Meeting from December 22, 2025**

The meeting minutes were approved unanimously.

4. **Discussion with Brian Honan and Nikolay Nyashin of New York City Housing Authority (NYCHA) regarding the [Permanent Affordability Commitment Together \(PACT\) Program](#)**

PACT, which stands for Permanent Affordability Commitment Together, is a program that allows NYCHA to obtain funding in order to complete comprehensive repairs or to build new, modern homes at NYCHA properties. We asked the NYCHA representatives to address some specific goals that NYCHA PACT expects to achieve in 2026 with respect to:

**What are some specific goals that NYCHA PACT expects to achieve in 2026 with respect to: Renovations (improving residents' living conditions) and modernization?**

In 2026, PACT will continue advancing renovations and modernization efforts to address long-standing capital needs across NYCHA developments, including at Ft. Independence-Heath Avenue, located within CB8. Renovations focus on comprehensive apartment upgrades as well as major building-wide improvements such as upgraded heating systems, elevators, roofs,

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<sup>1</sup> In the interest of public safety and due to the weather conditions, this meeting was shifted to a virtual setting only.  
*Resource: Governor Kathy Hochul Executive Order No. 58 – Declaring a Disaster Emergency in the Counties of Albany, Bronx, Columbia, Greene, Delaware, Dutchess, Kings, Nassau, New York, Orange, Otsego, Putnam, Queens, Richmond, Rensselaer, Rockland, Schoharie, Schenectady, Suffolk, Sullivan, Ulster, Westchester, and Contiguous Counties: <https://www.governor.ny.gov/executive-order/no-58-declaring-disaster-emergency-counties-albany-bronx-columbia-greene-delaware>*

facades, security systems, and site improvements. PACT also ensures compliance with ADA accessibility standards, improves safety and cleanliness, and modernizes building systems to provide a higher quality of life for residents. Importantly, these investments preserve permanent affordability while keeping developments under public control.

More information on the PACT program can be found here:

<https://www.nyc.gov/assets/nycha/downloads/pdf/What-Is-PACT-English.pdf>

And here:

<https://www.nyc.gov/assets/nycha/downloads/pdf/PACT-test-english.pdf>

More information on plans within CB8 can be found in the Northwest Bronx Community Plan:

<https://www.nyc.gov/assets/nycha/downloads/pdf/nwbronx-plan.pdf>

### **What sort of green energy upgrades do they plan to implement?**

PACT modernizations typically include building system upgrades that improve energy efficiency and long-term sustainability. These upgrades may include:

- Modernized and more efficient heating systems
- Upgraded building systems and infrastructure
- New windows and improved building envelopes to reduce energy loss
- Replaced or upgraded building equipment that reduces waste and improves performance

Additionally, where found, environmental health hazards within apartments and buildings, including lead, radon, and asbestos, will be remediated and monitored during construction.

### **How can NYCHA residents get involved in the process of helping PACT to fulfill its goals?**

Residents of Ft. Independence should continue to attend construction meetings and provide feedback on the process. If residents have ideas, issues or questions, they should continue to raise with the PACT partner, including the on-site property management team. Residents may also reach out to NYCHA directly for additional support.

### **How many apartments can we expect to be impacted by PACT in 2026?**

Within CB8, 344 apartments have been converted through the PACT program and are currently undergoing construction. No other developments in the district are being considered for the PACT program at this time.

### **Additional Follow-ups**

1. NYCHA Capital tracker: [NYCHA Capital Tracker](#)
2. NYCHA 2023 PNA: [Physical Needs Assessment](#)
3. NYCHA Financial information (scroll down for PDFs): [Annual Plan Financial Information - NYCHA](#)

## **5. Question and Answer Session**

D. Rosenfeld is an accountant who focuses on reimbursements and keeping track w/such. He wants to know how he can get involved with working with companies to get them to look at accounting application to help things to run more efficiently with NYCHA developments. In response, Brian Honan's email was shared ([brian.honan@nycha.nyc.gov](mailto:brian.honan@nycha.nyc.gov)). If you live in Fort Independence or a PACT development, Brian would like to be of assistance. Jessica Sosa is concerned about NYCHA having enough money to be able catch up to the projects that need funding. It seems they will never have enough money. Brian explained that NYCHA needs support at all levels: state legislature, city and federal, especially since the federal budget defunded NYCHA by 14%. With an \$80 billion capital backlog, NYCHA needs as much as it can get. Though \$80 billion might sound like a lot of money, this money is needed for all of the

developments. For a more comprehensive overview of what was discussed at the meeting, please watch the recording.

**6. Fiscal Year 2028 Budget Priorities**

We would like to continue supporting projects such as the façade work repairs that need to happen at Marble Hill Houses and the construction of the community center. Likewise, we would like more community input about budget priorities and will reach out to Tony Edwards of Marble Hill Houses.

**7. Chair's Report**

At Fordham University, two sophomores, Angelo Mazza and Farid Sofiyev, founded [Civic Reset](#), a nonprofit that focuses on providing evidence-based solutions to the housing shortage while simultaneously providing a platform for renters and young residents to share their concerns. We would like to keep abreast of news such as this as it relates to housing concerns for the next generation.

**8. Old Business**

We would like to receive testimonies from CNYCN, so we will reach out again to our guest speaker from October 27, 2025.

**9. New Business**

We would like to create palm cards (with QR codes, perhaps) on the steps one must take to go from being unhoused to looking for housing. Likewise, we will need to look into updating the housing guide.

**10. Adjournment**

Meeting was adjourned at 8:11 p.m.

Minutes submitted by Rhashida Hilliard, Chair, Housing Committee