



NEW YORK CITY HOUSING AUTHORITY
OFFICE OF THE EVP FOR REAL ESTATE DEVELOPMENT
90 CHURCH STREET • NEW YORK, NY 10007
TEL: (212) 306-3000 • nyc.gov/nycha

January 23, 2024

Dear Residents of Fulton Houses, Elliott Houses, Chelsea Houses, and Chelsea Addition,

As you may know, based on years of resident-driven engagement, NYCHA plans to seek approvals through the Permanent Affordability Commitment Together (PACT) program to develop new apartment buildings for all existing NYCHA residents of Fulton Houses (the “Fulton Campus”) and Elliott Houses, Chelsea Houses, and Chelsea Addition (the “Elliott-Chelsea Campus”) in coordination with the resident-selected PACT Partner, Essence Development and The Related Companies. The purpose of this package is to provide you with: 1) important updates on the current status of the redevelopment of your buildings and 2) a reminder of all the resident rights and protections you will continue to receive in your new buildings under the PACT program.

Through PACT, your new residences will be included in the federal Rental Assistance Demonstration (RAD) program and transition to a stable, federally funded program called Project-Based Section 8. This allows NYCHA to create a public-private partnership that unlocks funding to fully rebuild your development while preserving your rights and protections. Importantly, all households will continue to pay 30% of their adjusted gross household income towards rent.

Under the proposed plan, every one of the existing 2,056 households will eventually move into brand new, modern buildings that are ADA accessible and sustainable. In addition, the new buildings will include amenities such as a doorman in every building, full-sized elevators, secure mailrooms, enhanced security, rooftop decks, improved park spaces, resident-controlled heat and air-conditioning in every apartment, and washers and dryers for every household. Finally, our PACT Partner will provide professional property management, enhanced social services, and community programming at both Campuses.

In addition to the replacement of all 2,056 existing NYCHA apartments, the proposed project will also provide additional affordable and market-rate housing, expanded community facilities, neighborhood retail, and open space on Fulton and Elliott-Chelsea Campuses for the benefit of all residents and the surrounding Chelsea community. Over the past months, NYCHA and the PACT Partner have initiated planning for the designs of the new buildings, relocation logistics, social services, property management, security, employment, and more. Included with this letter, please find additional information about the planning process, as well as answers to some frequently asked questions.

While we are still in the early stages of planning and public review and approval, we will continue to work with residents, the local community, and elected officials throughout the decision-making process and provide updates for residents as plans are further refined. We are committed to frequent communication, transparency, and ensuring that the residents of Fulton and Elliott-Chelsea remain centered. If you have any immediate questions or concerns, please contact us directly by phone, e-mail, or visiting us during office hours, as described on page 3 of the enclosed packet.

A handwritten signature in black ink, appearing to read "Jonathan Gouveia".

Jonathan Gouveia
Executive Vice President, Real Estate Development

FULTON AND ELLIOTT-CHELSEA REDEVELOPMENT PROJECT UPDATES



Environmental Review and Timeline

The major focus of the next year will be on environmental review. The broad nature of this redevelopment project requires that we conduct an environmental review through a National Environmental Policy Act (NEPA) Environmental Impact Statement (EIS). This process will allow us to study the potential impacts of this project to the human, built, and natural environment in the area.

The environmental review process must be completed before redevelopment can begin. At this time, we anticipate that the first phase of construction will not begin until late 2024 or early 2025. **Learn more about this process and how to participate by reading the “Environmental Review” on Page 4.**

Temporary Relocations

Only an estimated 6% of households will have to temporarily relocate during construction. The PACT Partner has proposed a “build first” approach to the new construction that will take place at the Fulton and Elliott-Chelsea

Campuses. Therefore, approximately 94% of current households will only move once—directly into their newly built homes. The first replacement buildings will be ready for residents to move in approximately 3 years from now.

Chelsea Addition (436 W 27th Street) and Fulton Building 11 (401 and 419 W 19th Street) will be the only ones expected to temporarily relocate while construction of the first replacement buildings take place. NYCHA and the PACT Partner will work with the households that reside in these two buildings to determine how to best accommodate their needs and the overall moving logistics.

For these residents, the relocation process will take place before construction begins, and they will live in temporary apartments during construction of the replacement buildings. Once construction is finished, they will be able to move into their assigned new units.

We will work with each of these households to discuss options and ensure that families are placed in a setting that most appropriately addresses their needs.

FULTON AND ELLIOTT-CHELSEA REDEVELOPMENT PROJECT UPDATES (CONTINUED)

Residents will not have to pay for any moving-related costs. NYCHA and the PACT Partner will pay for relocation costs and specialists to support residents with all stages of the packing and moving process. This applies for temporary and final relocations.

Meanwhile Plan

NYCHA will continue to manage the existing NYCHA buildings until fully vacated.

Construction of the new replacement buildings will proceed in phases over the next 3 to 8 years. The PACT Partner will assume management responsibilities for the NYCHA replacement buildings as they are completed and residents move into their new apartments. This means that NYCHA will retain its property management duties for all existing buildings and public spaces until they are vacated and replaced.

The PACT Partner will add capacity to current NYCHA property management. To support resident quality of life while the replacement buildings are being constructed, the PACT Partner has committed to help NYCHA property management with additional security, pest control, building system repairs, and in-unit repairs. As a first step, the PACT Partner will provide security patrol officers and pest control services at both the Fulton and Elliott-Chelsea Campuses starting in early 2024.

For more information about the proposed project and the ongoing planning process, visit:

<https://www.fultonelliottchelsea.com/resident-resources>

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Перевод этого документа находится в офисе управления Вашего жилищного комплекса).

How to get in touch with us:

PACT Partner Team:

To get in touch with Essence/Related and Housing Opportunities Unlimited, or to make an appointment for an in-home assessment to better understand the needs of your household, call **718-775-3712**

Or attend the following office hours:

- Elliott-Chelsea: Tuesday to Thursday from 9:00am to 5:00pm, or by appointment, at the TA Office, 415 W 25th St
- Fulton Houses: Monday to Friday from 9:00am to 5:00pm, or by appointment, at 420 W 19th St Apt 1E

NYCHA

For more information about the PACT program:

- PACT Hotline: 212-306-4036
- Email: PACT@NYCHA.NYC.GOV
- Website: <http://on.nyc.gov/nycha-pact>

For immediate repair needs or concerns, please call the NYCHA Customer Contact Center at 718-707-7771

RESIDENT RIGHTS AND PROTECTIONS

As the Fulton and Elliott-Chelsea redevelopment project begins to take shape, we understand that you may have questions and concerns related to your rights as a NYCHA resident. It is important to remember that all resident protections under the PACT program, which are required per federal regulations, will continue to apply to this project.

- **Am I guaranteed a new apartment for my household in the new buildings?**

All existing households* have a **right to remain** at the property, and will therefore be offered a new apartment in the replacement buildings.

- **What if construction requires residents to be temporarily moved to an off-site location?**

We are working hard to avoid the need for any off-site temporary relocations. However, in the event that these are required, federal regulations ensure that anyone who is temporarily moved off-site has the **right to return** to a new replacement unit at their campus once the replacement buildings are complete.

- **Will my rent change once I move into a new apartment?**

No. All Fulton and Elliott-Chelsea residents will **continue to pay 30% of their adjusted gross**

household income** towards rent when they move into their new apartments.

- **Will I have to move to a smaller or larger apartment as a result of this process?**

All households who are over- or under-housed will be required to **move into an appropriately-sized apartment** for their family when the replacement buildings are finished. We will work with you to understand the needs of each household in order to plan and design the new buildings accordingly.

- **Once I move into a new apartment in a replacement building, will there be new fees that I will have to pay?**

No. Authorized NYCHA residents will not have to pay any fees or charges in the replacement buildings that are greater than what they currently pay.

Other important resident rights and protections through PACT:

- All authorized households **will automatically qualify** for the Project-Based Section 8 program and will be offered a new PACT lease.
- Lease agreements **will automatically renew every year** and cannot be terminated except for good cause.
- Residents **will be able to add relatives** to their Section 8 Households, and they will have **succession rights**.
- Residents will have the right to initiate **grievance hearings**.
- Residents will be able **apply for jobs** created by PACT.

**Existing households includes all persons on the public housing lease or in lawful occupancy.*

***Exceptions may apply to households who pay flat rent, are current tenant-based Section 8 participants, or a mixed family, as defined by HUD.*

ENVIRONMENTAL REVIEW

To facilitate the redevelopment of Fulton and Elliott-Chelsea, the potential impacts to the human, built, and natural environment in the area will be analyzed through a National Environmental Policy Act (NEPA) Environmental Impact Statement (EIS). Decisions are not made in an EIS. Rather, the EIS analysis is one of several factors that decision makers consider before they can implement a proposed project.

The environmental review process provides a unique opportunity for residents and the public to be involved in decision-making by formally providing comments throughout the process, beginning with the scoping period. We highly encourage residents to participate closely in this process.

WHAT IS SCOPING?

Scoping is a public process to determine the environmental impacts of the redevelopment to be analyzed in the EIS. As part of scoping, the New York City Department of Housing Preservation and Development (HPD) and NYCHA, as joint lead agencies, will engage federal, state, local and tribal governments and agencies and the public in the early identification of concerns, potential impacts, mitigation plans, and possible alternatives to the proposed project. The public scoping period for this project ends on **March 8, 2024**.

Issues and analyses to be included in the Scope of Work include:

- Methodologies for analysis
- Alternatives to the proposed project
- Special conditions or concerns that the lead agency should consider

Download the Draft Scope of Work here:

<https://on.nyc.gov/nycha-chelsea-fulton>

There are three ways to provide public comment on the Draft Scope of Work



SEND AN EMAIL

Email your comments to:
nepa_env@hpd.nyc.gov



ATTEND A MEETING

Participate and comment in the following public hearings taking place in early 2024



MAIL A LETTER

To: Dept. of Housing Preservation and Development
Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038

- **Thursday, February 1, 2024 - 6:00pm** | Fulton Community Center
- **Monday, February 5, 2024 - 4:00pm** | Virtual meeting at: <https://bit.ly/FECEIS>
- **Wednesday, February 7, 2024 - 6:30pm** | Elliott-Chelsea Community Center