

Fulton and Elliott-Chelsea Resident Survey Process

Manhattan Community Board 4:
Chelsea Land Use Committee

April 15, 2024



Background

- In early 2023, tenant association leadership from Fulton and Elliott-Chelsea Houses asked NYCHA and Essence Development to conduct a community outreach and engagement process to evaluate alternative investment strategies, including new construction/replacement housing, for the two public housing campuses.
- Letters from the tenant association presidents were distributed to every household notifying the communities that NYCHA and Essence would be hosting a series of meetings beginning in March 2023 to provide additional information about the new options and selection process.

这封信的翻译版本可在 Fulton Hudson Guild Center 获得。
Переведенная версия этого письма доступна в Fulton Hudson Guild.

February 24, 2023

Dear Resident of Fulton Houses,

We are writing today with important updates for all Fulton and Elliott-Chelsea Houses residents regarding efforts to begin repairs and upgrades at both campuses.

With repairs and maintenance scheduled to begin later this summer, we would also like to begin a conversation with residents regarding potential new construction opportunities. After hearing directly from many of you, there is an opportunity for residents to consider additional options for improvements to the campuses. These alternative options could include new upgrades and benefits, brand-new units for all current residents, and a shorter construction timeline.

To be absolutely clear: Fulton and Elliott Chelsea tenants will still receive the same or greater investments into upgrading our complex, apartments, and facilities, regardless of what options are chosen. And those choices will be made by you, the residents.

Starting in March, we will provide additional information about the new options and the selection process, and be available to answer any questions you may have with our development partner, Essence. Residents will have a chance to meet with the development team directly to better understand the different options, timelines, and how they may impact residents during and after construction.

This process will continue to be entirely resident-driven — and your input and opinions are essential to us and the development team. We look forward to speaking with you soon.

Sincerely,

Miguel Acevedo
Fulton Tenant Association
President

www.fultonelliottchelsea.com

Resident Outreach and Engagement Process

- NYCHA and Essence launched a 60-day engagement process that began on March 20 and concluded on May 20, 2023.
- During this period, NYCHA and Essence hosted **over 35 community meetings** plus additional engagement activities that reached over 1,000 residents:
 - **18 town halls**
 - **13+ small group meetings**
 - **4 virtual meetings**
 - **6 tours** of new construction affordable housing in LIC and Roosevelt Island (~300 attendees)
 - **Other activities**, including office hours, tabling, and participation in local events



Resident Outreach and Engagement Process

- Meetings were advertised by distributing **flyers** to every apartment door; HOU hotline available to answer questions.
- All materials were **translated** into Spanish, Russian, Simplified Chinese, and Traditional Chinese.
- **Interpretation** was provided at all town hall meetings and tours.
- Additional **copies of all materials** were available for residents at the HOU office, the property management office, and the Hudson Guild community centers.



**PACT
DEVELOPER
RESIDENTS
MEETING**

Join us to hear about the new construction options presented by the Development Team. Residents are invited to make a selection for their preference by May 20, 2023. Please attend to hear more.

Date: Thursday, March 23rd
Time: 6:00 PM
Place: Fulton Hudson Guild Center

Resident Outreach and Engagement Process

- At each engagement touchpoint, residents were invited to complete an online or paper **survey** to indicate their preference for one of three options:
 - 1A. New Construction with Rezoning**
 - 1B. New Construction within Existing Zoning**
 - 2. Rehabilitation of Existing Units**
- On May 12, **information packets** were distributed to every apartment. The packets described the three options in detail and instructed residents on how to complete an online survey or request a paper survey.
- The packets also indicated that the survey would close on May 20, 2023.

Confidential
Fulton and Elliott-Chelsea Resident Selection

Thank you for taking the time to attend the meeting to hear about options and the resident-led selection process for the Fulton and Elliott-Chelsea PACT program. We appreciate you taking the time to make a selection for the future direction of the project. All responses must be submitted by May 20, 2023.

The selection process is being overseen and audited by Citizens Housing and Planning Council (CHPC). For more information on CHPC, visit www.chpcny.org. If you have any questions, please do not hesitate to call the team at 917-601-7220 or email us at fec@essencedev.com.

To be eligible to make a selection, you must confirm:

- You are a named lessee on an apartment located at Fulton or Elliott-Chelsea Houses; and
- You are at least 18 years old

Contact Information

First Name	
Last Name	
Address	
Apartment #	
Email Address	
Phone Number	

I hereby certify that the above information is true and accurate.

_____ (sign here) _____ (date)

The process I select as my preferred choice for moving forward with the Fulton and Elliott-Chelsea PACT program is the following (*choose 1*):

- New Construction/Full Replacement of existing units** (*Select one of the below*)
Both new construction options include minimal temporary off-site relocation of residents in Chelsea Addition (436 West 27th Dr) and Fulton 11 (401 West 19th St and 419 West 19th St).

- 1A. New Construction with Rezoning** – Targeted 5- Year Construction Timeline
- 1B. New Construction within Existing Zoning** – Targeted 6 to 8-Year Construction Timeline
- OR -
- 2. Rehabilitation of existing units**

Resident Information Packet

The information packet, which was distributed to every apartment, included:

1) Detailed description of each option

COMPARISON OF OPTIONS

OPTION 1A

New Construction with Rezoning for Taller Buildings in Less Time

- All current residents will receive a new unit within new NYCHA buildings on the existing campus
- New buildings would be completed in approx. **6 years** with the first NYCHA buildings being moved in 3 years
- Residents must right-size
- Resident amenities in each building include central air conditioning, dishwashers, in-unit washers/dryers, large multipurpose community spaces such as fitness rooms and children's playrooms, and a rooftop terrace
- Healthcare facilities, grocery stores, retail stores, **100,000+ sqft** of new outdoor space with new playgrounds, basketball courts, and seating areas (programmed with resident input) at both **Elliott-Chelsea** and **Fulton**
- **35,000+** sqft of new community facilities at **Elliott-Chelsea** and 20,000+ sqft at **Fulton** (programmed with resident input)

COMPARISON OF OPTIONS

OPTION 1B

New Construction within Current Zoning for Shorter Buildings in More Time

- All current residents will receive a new unit within new NYCHA buildings on the existing campus
- New buildings would be completed in approx. **9 years** with the first NYCHA buildings being moved in 3 years
- Residents must right-size
- Resident amenities in each building include central air conditioning, dishwashers, in-unit washers/dryers, large multipurpose community spaces such as fitness rooms and children's playrooms, and a rooftop terrace
- Healthcare facilities and **60,000+ sqft** of new outdoor space with new playgrounds, basketball courts, and seating areas (programmed with resident input) at both **Elliott-Chelsea** and **Fulton**
- **55,000+** sqft of new community facilities at **Elliott-Chelsea** and **35,000+** sqft at **Fulton** (programmed with resident input)
- New **grocery and retail** stores at **Fulton**

COMPARISON OF OPTIONS

OPTION 2

Rehabilitation of Current Buildings

- **Total renovation** of all 2,056 units at Fulton and Elliott-Chelsea
- Residents must right-size
- All tenants **must relocate for at least 21-30 days** to temporary housing while renovations are underway in their units
- Construction of **one new affordable building** (apartments awarded via lottery)
- Current buildings updates include: new window AC units, apartment heating system updates, lead/asbestos/mold remediation, new windows, new building access controls, all major building systems upgraded, new kitchens/bathrooms/floors for all apartments, and upgraded outdoor spaces

Resident Information Packet

2) FAQ and comparison between options

FREQUENTLY ASKED QUESTIONS (FAQS)			
Have other questions? Contact the development team at fec@essencedev.com			
Question	Option 1A New Construction with Rezoning for Taller Buildings in Less Time	Option 1B New Construction with Current Zoning for Shorter Buildings in More Time	Option 2 Rehabilitation of Current Buildings
How will my rent be determined?	30% of your adjusted gross income, per Section 8 requirements	30% of your adjusted gross income, per Section 8 requirements	30% of your adjusted gross income, per Section 8 requirements
Will I be put into an apartment that appropriately fits my household size according to NYCHA Standards?	Yes	Yes	Yes
Will I be relocated out of my apartment?	Permanent relocation into a newly built NYCHA apartment on-site	Permanent relocation into a newly built NYCHA apartment on-site	Temporary relocation while work is completed in your unit; then return to your original unit.
Will my utilities cost remain the same?	Yes	Yes	Yes
Will I have free WiFi?	Yes	Yes	Yes
Will there be newly activated outdoor greenspaces?	Yes	Yes	Yes
Can't control the temperature in my apartment?	Yes	Yes	No
Will I have central air conditioning?	Yes	Yes	No
Will I have a Washer/Dryer in-unit?	Yes	Yes	If you currently have a washer machine, you will be able to keep it.
Will I have a dishwasher?	Yes	Yes	No
Can I keep my pets?	The site pet policy will be enforced	The site pet policy will be enforced	The site pet policy will be enforced

3) Description of Interim Repair Plan for 1A and 1B

MEANWHILE PLAN - OPTIONS 1A & 1B

Exclusively with Options 1A & 1B, the development team will deploy a Meanwhile Plan to make site improvements before new construction is set to start

SECURITY

24/7 team to provide an enhanced level of security

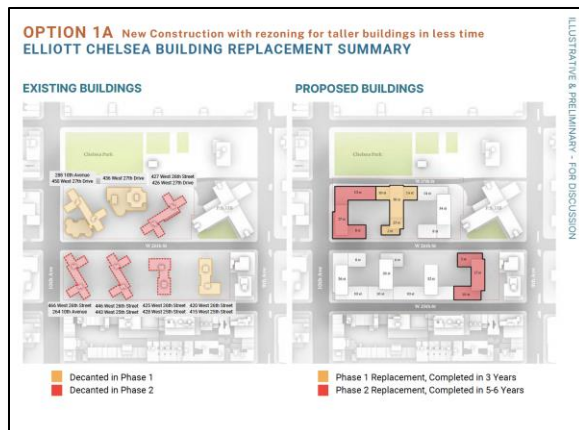
- Foot Patrols
- Door Access Controls
- Additional Interior Cameras
- Roof Alarm Systems
- Monthly Security Meetings
- NYPD Substations

MAINTENANCE

Address all Tier 1 open Work Orders within units

- Unit, Building, and Landscape Extermination
- Address heating issues prior to winter
- Address hot water issues
- Better maintain and respond to elevator outages
- Address all lead hazards in units with children under 6 years old
- Responsive remediation or repair of mold and leaks

4) Site plans for each option



5) PACT resident rights and protections

PACT TENANT PROTECTIONS

Your rights and protections are guaranteed through the following legal agreements and documents:

- Regulatory Agreements** between HUD, NYCHA, and the development team
- Rental Agreements** are between the residents and the development team
- Management Documents** between NYCHA and the development team
- Conveyance Documents** such as the ground lease between NYCHA and the development team
- Organizational Documents** between NYCHA and the development team

Survey Results

- To support the integrity of the survey process, the Citizens Housing & Planning Council (CHPC) served as an independent third party that reviewed and tabulated the survey results.
- CHPC received all online and paper surveys, verified resident eligibility, performed quality assurance functions, and summarized the results.



969 residents

participated in the survey

29% of the total eligible population

submitted a survey response

37% of all households

participated in the survey

57% of respondents indicated a preference for new construction

with the vast majority selecting the “rezoning” option

Survey Results

Overall Survey Participation	Surveys Received
Total surveys submitted	1,183
Total surveys submitted from verified residents*	1,157
Total surveys submitted from verified residents with duplicates resolved**	969

* Verified residents must be at least 18 years old and an authorized household member

** Duplicate and conflicting responses were removed from this count. When one individual submitted multiple matching responses, one was counted. When one individual submitted multiple conflicting responses, none were counted.

See full results here: www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page

Survey Results

Development	Number of Leased Residents (over 18)	Total Surveys Submitted	Survey Participation (as % of Eligible Residents)	Total Households	Households with ≥ 1 Survey Submitted	Survey Participation (as % of Total Households)
Fulton	1,621	476	29%	911	329	36%
Elliott-Chelsea	1,767	493	28%	1,053	396	38%
Total	3,388	969	29%	1,964	725	37%

See full results here: www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page

Survey Results

Survey Option Selected	Surveys Submitted	% of Total
Fulton Houses	476	100%
Rehabilitation of existing units	182	38%
New construction/full replacement of existing units	294	62%
Elliott-Chelsea Houses	493	100%
Rehabilitation of existing units	237	48%
New construction/full replacement of existing units	256	52%
Total Combined	969	100%
Rehabilitation of existing units	419	43%
New construction/full replacement of existing units	550	57%

See full results here: www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page