

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

AGENCIES: The New York City Department of Housing Preservation and Development (HPD), as Responsible Entity for the United States Department of Housing and Urban Development (HUD) and lead agency under the National Environmental Policy Act (NEPA) in accordance with 24 CFR 58.2(a)(7), and the New York City Housing Authority (NYCHA), as project sponsor and joint-lead agency under NEPA.

This is a Notice of Intent to Request Release of Funds for the proposed Fulton and Elliott-Chelsea Redevelopment Project.

Fulton and Elliott-Chelsea Redevelopment Project

As part of the Permanent Affordability Commitment Together (PACT) Program, NYCHA intends to submit an application(s) to HUD for disposition of public housing property as authorized under Section 18 of the United States Housing Act of 1937 as amended and implementing regulations at 24 CFR part 970 (Section 18) and the Rental Assistance Demonstration (RAD) Program created by the Consolidated and Further Continuing Appropriations Act of 2012, as amended, for the conversion of subsidies under Section 9 of the US Housing Act of 1937, 42 USC § 1437g, to project-based vouchers (PBVs) subsidies under Section 8 of the United States Housing Act of 1937, 42 USC § 1437f. HPD, serving as Responsible Entity and lead agency, and NYCHA, serving as local project sponsor and joint-lead agency, have prepared an Environmental Impact Statement (EIS) for the proposed Fulton and Elliott-Chelsea Redevelopment Project (the Proposed Project).

The Proposed Project includes the staged demolition and full replacement of existing residential and community facility spaces across NYCHA's Fulton, Elliott, Chelsea, and Chelsea Addition Houses campuses in the Chelsea neighborhood in the Borough of Manhattan (collectively, the Project Sites) as well as the staged development of additional new mixed-use buildings on the Project Sites that would create additional permanently affordable and market-rate residential units, as well as additional community facility space, new commercial uses, and accessory open space across the Project Sites. The EIS includes a detailed project description and a description of environmental impacts, including direct, indirect, and cumulative impacts, associated with a No-Action Alternative, Rezoning Alternative, Non-Rezoning Alternative, Midblock Bulk Alternative, Rehabilitation and Infill Alternative, a No Significant Adverse Impacts Alternative, and the City of Yes (COY) Alternative. Of these alternatives, the Rezoning Alternative, Non-Rezoning Alternative, Midblock Bulk Alternative, and COY Alternative were considered as options for the implementation of the Proposed Project, as they would satisfy the purpose and need for the Proposed Project. The Rezoning Alternative has been identified as the Preferred Alternative for the implementation of the Proposed Project in the final EIS.

RECORD OF DECISION AND FINDINGS STATEMENT

Electronic copies of the FEIS are available for public review on the following websites: HPD - <https://www.nyc.gov/site/hpd/services-and-information/environmental-review.page> and NYCHA - <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>. CDs/flash drives and paper copies of the FEIS will be available upon request by NYCHA and HPD as long as copies are available.

HPD and NYCHA anticipate that they will issue a Joint Record of Decision (ROD) and New York State Environmental Quality Review (SEQRA) Findings Statement for the Proposed Project on July 28, 2025. The Joint ROD and SEQRA Findings Statement will also be available on the following websites: HPD - <https://www.nyc.gov/site/hpd/services-and-information/environmental-review.page> and NYCHA - <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments to HPD within seven (7) days of this Notice. HPD will consider all comments received by the end of the comment period before submitting the request for release of funds to HUD. Comments and/or objections to the obligation of funds for the aforementioned project must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov, via mail addressed to Anthony Howard, Director of Environmental Planning at the below-referenced address, or by telephone at (212)863-7248 on or before the 7th day following the publication date of this notice.

CONTACT PERSON: Anthony Howard
ADDRESS: 100 Gold Street, #7-A3
New York, NY 10038

ENVIRONMENTAL CERTIFICATION

As the NEPA Responsible Entity, HPD, through its Certifying Officer Ahmed Tigani, will certify in its request for release of funds to HUD that New York City consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that the responsibilities have been satisfied. HPD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and confirms the site-specific environmental reviews for the Proposed Project have been conducted prior to any obligation of funds.

OBJECTIONS TO RELEASE OF FUNDS

Upon the anticipated request for release of funds submission date or HUD's actual receipt of the request for release of funds (whichever is later), HUD will accept objections to its release of funds and HPD's environmental certification for a period of fifteen (15) days only if objections are based on one of the following: (a) the certification was not executed by the Certifying Officer of NYC HPD; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be emailed to ny_ph_director@hud.gov in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Jacqueline Molinaro-Thompson, Director, Office of Public Housing. Potential objectors should contact HUD to verify the actual last day of the objection period.