



July 2025

FULTON ELLIOTT-CHELSEA RELOCATION PLAN

NYCHA and our partners continue to progress towards the comprehensive redevelopment of Fulton and Elliott-Chelsea (FEC) Houses through the Permanent Affordability Commitment Together (PACT) program (the Project).

The Project includes the one-for-one replacement of 2,056 existing public housing apartments (with consideration given to necessary and appropriate bedroom sizes) and creates up to 3,400 new units of housing in Chelsea, including up to 1,038 new permanently affordable homes. The Relocation Plan sets forth the specific policies, procedures, rights, and benefits that will govern the relocation of residents at FEC.

Approximately 94 percent of the residents living in Fulton and Elliott-Chelsea will only move a single time, from their current apartment into a new apartment in a replacement building. The other 6 percent (residents at 401 and 419 West 19th Street, and 436 West 27th Drive, known as “Phase 0 Affected Residents”) will move twice: once into a vacant, refurbished apartment in an existing building on the FEC campus, and then again into their new permanent apartment.

Overview of the Moving Process and Anticipated Timeline

Phase 0: Residents of Chelsea Addition and Fulton Building #11

Residents of Chelsea Addition (436 West 27th Drive) and Fulton Building 11 (401 West 19th Street and 419 West 19th Street) will move into refurbished vacant apartments in other buildings on the FEC campus beginning in the summer of 2025.

At the conclusion of the environmental review process this summer, residents will be issued a notice informing them that they have at least 90 days until the required moving process begins. However, residents may choose to move into refurbished apartments sooner, and those voluntary moves may begin before the 90-day period has begun or elapsed.

All Phase 0 residents will sign new leases for their relocation apartment, as well as a Right to Return Agreement that guarantees them a right-sized apartment in the redevelopment. All Phase 0 residents who have an approved reasonable accommodation currently on file with NYCHA will be assigned temporary apartments that meet those accommodations.

Phase 1:

Based on the current estimations of the proposed Project schedule, construction on the first replacement buildings will begin in late 2025. The first replacement buildings are anticipated to be complete and ready for residents in 2028 at Fulton and 2029 at Elliott-Chelsea.

Residents who will move into the first phase of replacement buildings will sign new Project-Based Section 8 leases prior to the replacement buildings being completed. NYCHA will conduct additional outreach to all households moving into the first phase of replacement buildings to further explain the process.

The Rental Assistance Demonstration (RAD) program and other federal regulations ensure that homes remain permanently affordable and resident rights are fully preserved. Moving assistance will be paid for by the PACT Partner. Residents from the following addresses will move into the Phase 1 replacement buildings once the buildings are complete: Fulton 5 (431 W 17th St.), Fulton 7 (121 9th Ave.), Fulton 8 (401 W 18th St.), Fulton 10 (412 W 19th St.), Elliott 1 (288 10th Ave. and 450 W 27th Drive), and Chelsea 2 (420 W 26th St. and 415 W 25th St.).



Key Facts

- **Moving Assistance for Residents:** Housing Opportunities Unlimited (HOU) Relocation Coordinators will work one-on-one with each household to identify needs for relocation. Costs associated with moving assistance for all residents who are temporarily relocated will be covered by NYCHA and Elliott Fulton LLC, a joint venture between Essence Development and the Related Companies (the PACT Partner).
- **Resident Rights:** PACT is New York City's implementation of the federal RAD program. PACT and RAD, along with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, ensure that homes remain permanently affordable, resident rights are fully preserved, and residents who are required to move are guaranteed a right-sized apartment in the redevelopment.
- **Rent During and After Relocation:** Residents who move temporarily as part of Phase 0 will continue to pay 30% of their adjusted income for rent. When the project is completed, residents will continue to pay 30% of their adjusted household income for rent in the replacement buildings.¹
- **Community Spaces:** The Fulton Community Center will remain in place until a new building is complete, then permanently move into a new space. The Elliott Center will temporarily relocate during construction of the new building, then move into the brand-new facility permanently. The PACT Partner will arrange temporary space and cover all moving-related expenses.
- **Community Engagement:** Keeping residents informed throughout this process is a priority. HOU, the PACT Partner, and NYCHA will continue to distribute notices and regularly attend and host meetings to discuss various elements of the project, including the relocation process.

A translation of this document is available in your management office.

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Перевод этого документа находится в офисе управления Вашего жилищного комплекса.

¹ Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

RESIDENT RELOCATION PLAN

For the Redevelopment of the
New York City Housing Authority

Fulton & Elliott-Chelsea Houses

A NEW YORK CITY HOUSING AUTHORITY

PERMANENT AFFORDABILITY COMMITMENT TOGETHER (PACT) PROJECT

A HUD RENTAL ASSISTANCE DEMONSTRATION (RAD) and SECTION 18 REDEVELOPMENT

DEVELOPER: ELLIOTT FULTON, LLC

A joint venture between
Essence Development and The Related Companies

RELOCATION AGENT: HOUSING OPPORTUNITIES UNLIMITED

May 2, 2025

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I. DEFINITIONS

1. **Affected Residents** – All households residing at Fulton & Elliott-Chelsea Houses at the time of the distribution of the RAD Information Notice ('RIN') or after. *See section IV, Phasing and Redevelopment Plan Overview for further details.*
2. **Decent, Safe and Sanitary** – A replacement dwelling that is (a) structurally sound, weather tight and in good repair, (b) contains safe electrical wiring and a safe heating system, (c) is adequate in size to meet the space needs of the displaced person, (d) contains safe unobstructed egress that is free from barriers in cases where there is mobility impairment and (e) complies with lead-based paint and other environmental hazard requirements.
3. **Demolition** – The act or process of removing, by tearing down, one or more permanent buildings of a development.
4. **Elliott Fulton, LLC**- A joint venture between Essence Development and the Related Companies referred to as the PACT Partner throughout the Plan.
5. **Elderly Person** – Person 62 years of age or older.
6. **Existing Buildings** – The current buildings of Fulton & Elliott-Chelsea Houses.
7. **Fulton & Elliott-Chelsea Houses ('FEC') Project (or the 'Project')** – The properties whose assistance is converting from one form of rental assistance to another under RAD/Section 18 and will go through a redevelopment.
8. **Housing Choice Voucher ('HCV') Program** – The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.
9. **Housing Opportunities Unlimited ('HOU')** – Professional relocation agent hired by the PACT Partner that has experience and expertise in facilitating large-scale rehabilitation, redevelopment, and relocation projects.
10. **HUD** – The United States Department of Housing and Urban Development.
11. **PACT** – Permanent Affordability Commitment Together ('PACT') is a program that allows NYCHA to unlock funding to complete comprehensive repairs or build new, modern homes at NYCHA properties. Through PACT, developments are included in the federal Rental Assistance Demonstration ('RAD') and transition to a more stable, federally funded program called Project-Based Section 8. PACT ensures that homes remain permanently affordable and resident rights are fully preserved.
12. **PACT Partner** – Elliott Fulton LLC, a joint venture between Essence Development and the Related Companies.
13. **PBV**- Section 8 project-based vouchers ('PBVs') are a component of a public housing agency's (PHA's) Housing Choice Voucher ('HCV') program.
14. **Person with a Disability** – Person who has a physical or mental impairment that substantially limits one or more major life activities.
15. **Phase 0** – The first buildings to be demolished, which are Chelsea Addition (436 West 27th Street), a senior 14-story building containing 96 one-bedroom units, and Fulton Houses Building 11 (401 and 419 West 19th Street), containing a total of 36 units in a 6-story building (24 three-bedroom and 12 four-bedroom units).
16. **Phase 0 Affected Residents** – All households in the first buildings to be demolished, which are Chelsea Addition (436 West 27th Drive), a senior 14-story building containing 96 one-

bedroom units, and Fulton Houses Building 11 (401 and 419 West 19th Street), containing a total of 36 units in a 6-story building (24 three-bedroom and 12 four-bedroom units). All Phase 0 Affected Residents will be required to move for more than twelve months due to the construction timeline. All, or at least the vast majority, of Phase 0 Affected Residents will temporarily transfer onsite into existing vacancies at the Fulton & Elliott-Chelsea Houses complex and remain in their relocation unit prior to their move into the Phase 1 Replacement Buildings or other buildings in the redeveloped Project.

17. **Phase 1 Re-Occupancy** – The relocation of Phase 0 Affected Residents into the two Phase 1 Replacement Buildings that will also house additional residents from other FEC existing buildings ('Existing Buildings') in addition to Phase 0 Affected Residents
18. **RAD** – The Rental Assistance Demonstration is a HUD program that seeks to preserve affordable housing by allowing Public Housing Agencies ('PHAs') and owners of other HUD-assisted properties to convert units from their original sources of HUD financing to project-based Section 8 contracts.
19. **Redevelopment** – The act or process of expanding, remodeling, altering or renovating apartments and common areas in a development.
20. **Relocation** – A move from one unit to another to accommodate the rehabilitation project and new construction.
21. **Relocation Coordinator** – A representative of the PACT Partner's relocation agent, whose specific task is to relocate each resident as a result of the redevelopment as well as monitor and coordinate all relocation activity and implement the Relocation Plan to ensure compliance with applicable relocation regulations, guidelines and laws.
22. **Relocation Plan or ('Plan')** – The Relocation Plan or 'Plan' sets forth the specific policies, procedures, rights, and benefits that will govern the relocation of all Affected Residents of Fulton & Elliott-Chelsea Houses. This Plan is written in accordance with HUD RAD and Section 18 requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ('the URA'), 42 U.S.C. Section 4601 et seq. and its implementing regulations at 49 C.F.R. Part 24; HUD Handbook 1378, policy and guidance on implementing URA and its implementing regulations; and NYCHA PACT guidelines.
23. **Replacement Buildings** – The new buildings constructed during redevelopment to replace the existing 2,056 NYCHA units in Fulton & Elliott-Chelsea Houses.
24. **Section 18** – Section 18 of the U.S. Housing Act of 1937 (as amended in 1998) provides broad authority to Public Housing Agencies ('PHAs') to demolish or dispose of public housing and HUD has created tools to use it in conjunction with RAD such that all residents retain RAD rights.
25. **TSAP** – NYCHA'S Tenant Selection and Assignment Plan.
26. **URA** – Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ('URA') provides important protections and assistance for people affected by the acquisition, rehabilitation, or demolition of real property for Federal or federally funded projects.

II. INTRODUCTION

Fulton & Elliott-Chelsea Houses ('FEC') is a New York City Housing Authority ('NYCHA') federal public housing community consisting of 2,056 apartments. Under NYCHA's Permanent Affordability Commitment Together ('PACT') program, the residents of FEC selected Elliott Fulton, LLC (a joint venture between Essence Development and The Related Companies), to serve as the developer ('PACT Partner') for a Rental Assistance Demonstration ('RAD') and Section 18 project conversion and redevelopment of Fulton & Elliott-Chelsea Houses ('Project'). The Relocation Plan ('Plan') sets forth the specific policies, procedures, rights, and benefits that will govern the relocation of all Affected Residents of Fulton & Elliott-Chelsea Houses. This plan is written in accordance with HUD RAD and Section 18 requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ('the URA'), 42 U.S.C. Section 4601 et seq. and its implementing regulations at 49 C.F.R. Part 24; HUD Handbook 1378, policy and guidance on implementing URA and its implementing regulations; and NYCHA PACT guidelines.

The underlying objective of this Plan is to ensure residents of Fulton & Elliott-Chelsea Houses affected by this project are treated fairly and consistently so that they will not suffer disproportionate hardships as a direct result of activities designed for the benefit of the residents as a whole.

Prior to project conversion to Section 8, resident transfers and resident reasonable accommodation moves are managed pursuant to NYCHA public housing occupancy rules and NYCHA's Tenant Selection and Assignment Plan ('TSAP'). For purposes of this Relocation Plan and associated resident transfers and relocations, Fulton & Elliott-Chelsea Houses are considered one project complex given their proximity, communal operations, and coordinated redevelopment.¹

The Plan will be available to all Affected Residents at the New York City Housing Authority Management offices at Fulton House, located at 421 W 17th Street, and Elliott-Chelsea Houses, located at 430 W 26th Street. It will also be available at the relocation agent's on-site office: Housing Opportunities Unlimited ('HOU'), 420 W 19th Street, Apt 1E.

Persons who may be contacted with any questions regarding this Relocation Plan include the following:

Relocation Agent:
Housing Opportunities Unlimited
420 West 19th Street, Apt 1E
New York, NY 10011
Caitlin Coleman
Project Manager
ccoleman@housingopportunities.com

¹ Any moves between campuses of this project complex would be considered an onsite move.

New York City Housing Authority:

90 Church Street, 5th Floor New York, NY 10007
Spencer Edwards
Senior Project Manager

PACT Partner:**Elliott Fulton LLC**

30 Hudson Yards FL72
New York, NY 10001
Essence Development, LLC, its Member
Jamar Adams, President
Related Elliott Fulton, LLC, its Member
Gregory Gushee, Vice President

III. EXISTING PROJECT SUMMARY

The residents of Fulton & Elliott Chelsea Houses have decided to move forward with an ambitious proposal to rebuild their community through NYCHA's Permanent Affordability Commitment Together ('PACT') program, providing residents with permanently affordable homes in new, modern buildings. The Project will also accommodate new residents in mixed-income apartments that will be added to the Project site, as well as new, modern open spaces with expanded amenities and reimagined public spaces.

Fulton & Elliott-Chelsea Houses, NYCHA federal public housing located in the City of New York's Chelsea neighborhood, has provided affordable housing to the community for over 60 years.

The John Lovejoy Elliott houses was completed in 1945. Construction of the Chelsea Houses and Robert Fulton Houses followed, each within a year of each other in May of 1964 and March 1965, respectively. Chelsea Addition was completed in 1968. The New York City Housing Authority (NYCHA) has maintained ownership of the Fulton & Elliott-Chelsea Houses since their construction.

The FEC complex is composed of 2,056 units over four different building sites located within 6-blocks. Fulton Houses is composed of 11 buildings between 9th and 10th Avenues on West 16th through West 19th Streets. Fulton Houses contains three 25-story high rise buildings, and eight 6-story low rise buildings composed of 944 units. The Hudson Guild Fulton Center, a nonprofit organization providing social services to the Fulton Houses residents and surrounding community members, is also located in one of the Fulton Houses low rises. The Chelsea Houses are composed of two 21-story high-rise buildings containing 425 units. Chelsea Addition was added in 1968 and is composed of 96 units in a 14-story high rise building. Hudson Guild Elliott Center, a nonprofit organization providing social services to the Elliott and Chelsea Houses residents and surrounding community members, is located on the first two floors of Chelsea Addition. Elliott

Houses are composed of four 11- and 12-story high rise buildings containing 591 units. One of the Elliott Houses high rises contains a daycare center on the bottom floor.

The Project entails the phased demolition and construction of new buildings ('Replacement Buildings,' and collectively the "Replacement Project") to ensure the long-term sustainability of affordable housing at FEC. By replacing one-for-one the 2,056 existing public housing apartments (with consideration given to necessary and appropriate bedroom sizes) and converting FEC to long-term Project-Based Section 8, the Project will provide long-term affordable housing with public housing resident protections, for a new building life cycle, improving living conditions in a way that rehabilitation cannot.

Current Resident Demographics	Fulton	Elliott	Chelsea	Chelsea Addition
Seniors	581	314	240	107
Houses with Children under 6 years old	63	48	31	0
Households with children 6 to 17 years old	260	202	141	0
Single Person Households	391	200	166	59
4 + Person Households	121	71	57	0

Existing Site Information Chart:

Sites	# of Buildings	# of Units	# of 0 BRS	# of 1BRS	# of 2 BRS	# of 3 BRS	# of 4BRS	# of 5BRS
Fulton	12	944	72	288	288	192	97	7
Elliott	4	591	5	47	341	162	34	2
Chelsea	2	425	23	140	120	99	40	3
Chelsea Addition	1	96	0	96	0	0	0	0

IV. PHASING AND REDEVELOPMENT PLAN OVERVIEW

NYCHA has been authorized pursuant to an award from the U.S. Department of Housing and Urban Development ('HUD') under its Rental Assistance Demonstration ('RAD') program to convert the existing public housing units to long-term Section 8 project-based voucher ('PBV')

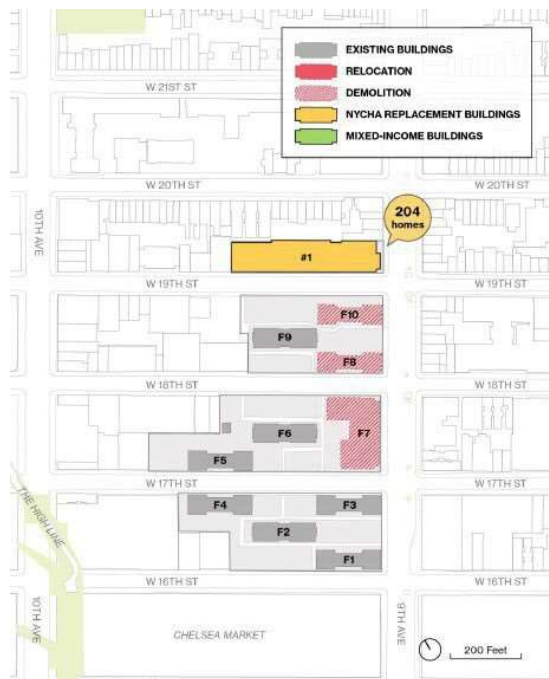
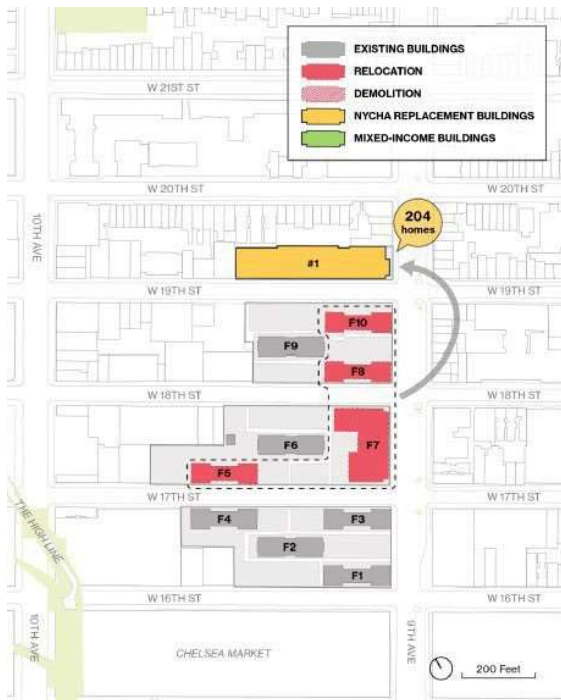
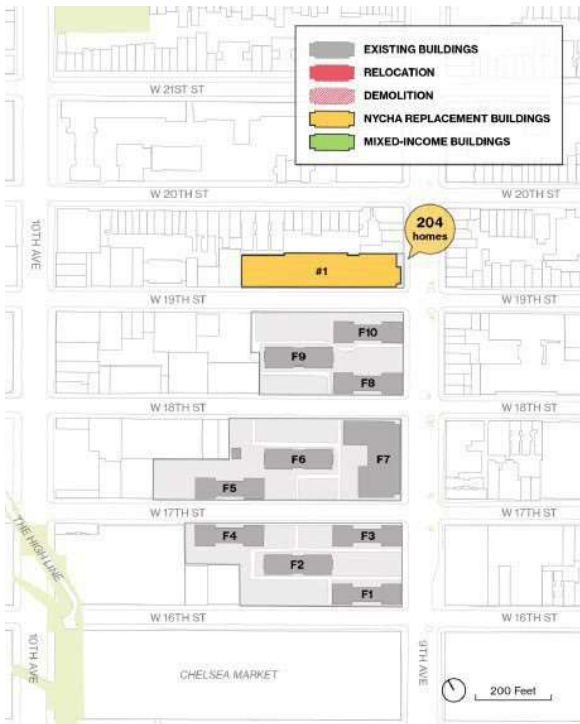
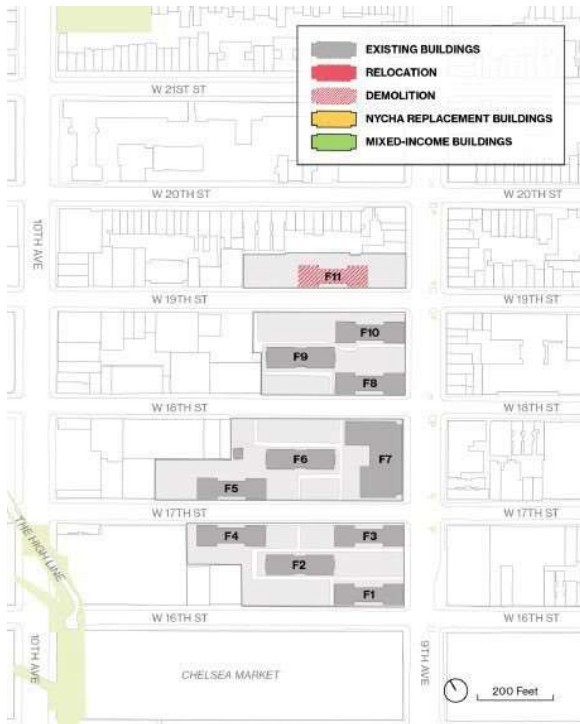
contracts at Fulton & Elliott-Chelsea Houses. NYCHA and the PACT Partner executed a Master Development Agreement outlining the process by which NYCHA will maintain ownership and the PACT Partner in partnership with NYCHA will enter into long-term land leases with NYCHA for each new Replacement Building, upon approval from HUD. These primary legal documents, in addition to others, will ensure project resident completion, resident rights, legal right to return for the site's public housing residents as of the date of the issuance of the RAD Information Notice by NYCHA, or after, and the long-term affordability of the replacement units of the redeveloped Fulton & Elliott-Chelsea Houses.

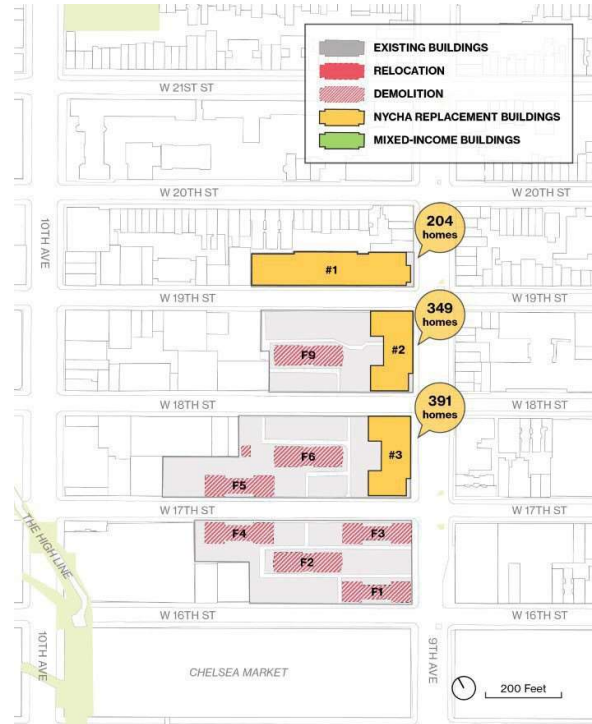
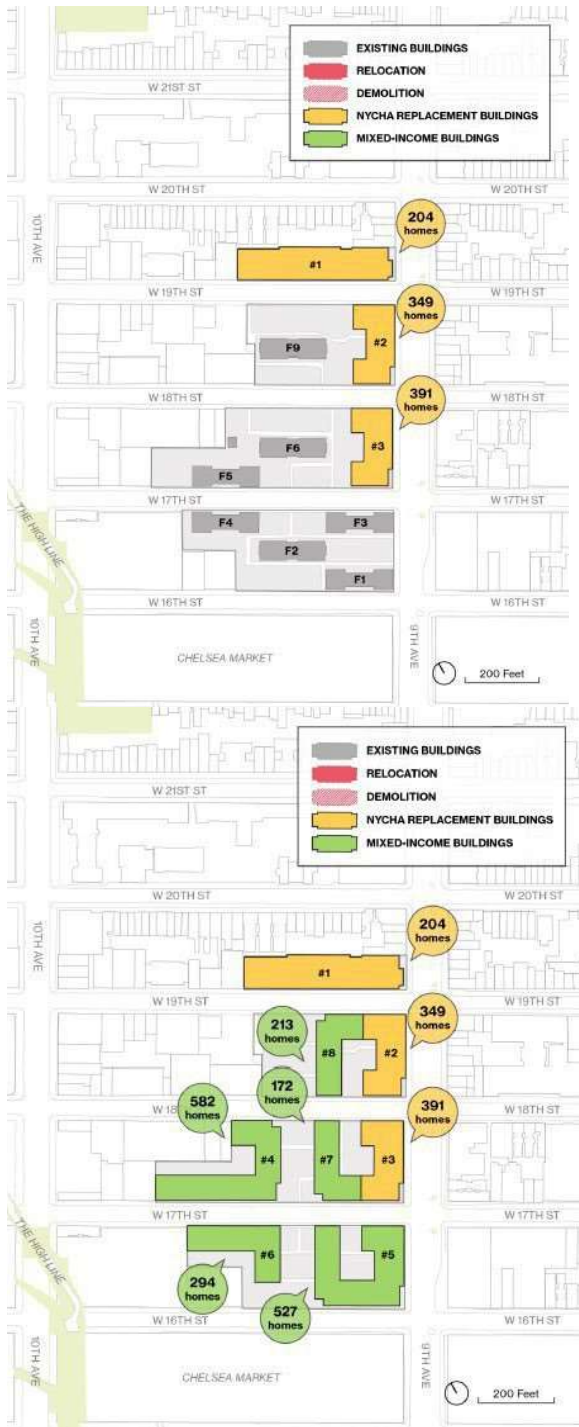
The Project will involve the demolition and redevelopment of the Fulton & Elliott-Chelsea campus in phases. This Relocation Plan specifically addresses the redevelopment, relocation and re-occupancy associated with the first phase of redevelopment as these are residents ('Phase 0 Affected Residents') who will need to temporarily relocate during the construction of the Phase 1 Replacement Buildings. The remaining Affected Residents will move directly from their current homes in the Existing Buildings into their newly constructed homes in the Replacement Buildings.

Fulton Campus Anticipated Phasing Site Map²

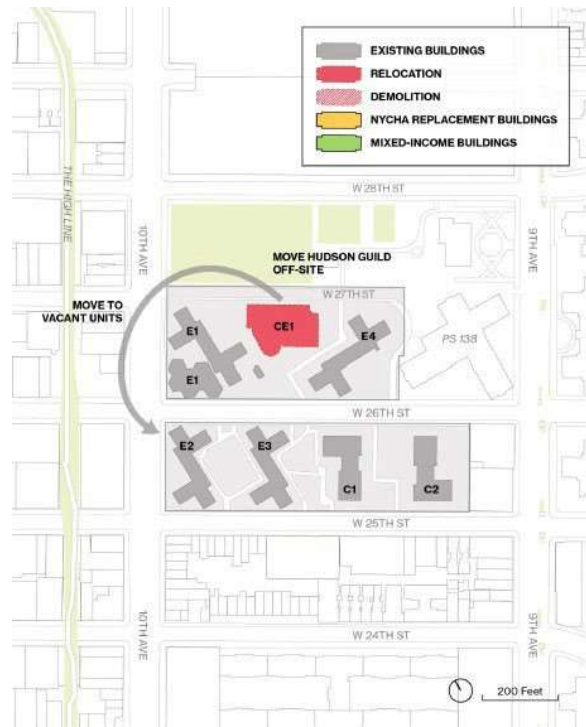
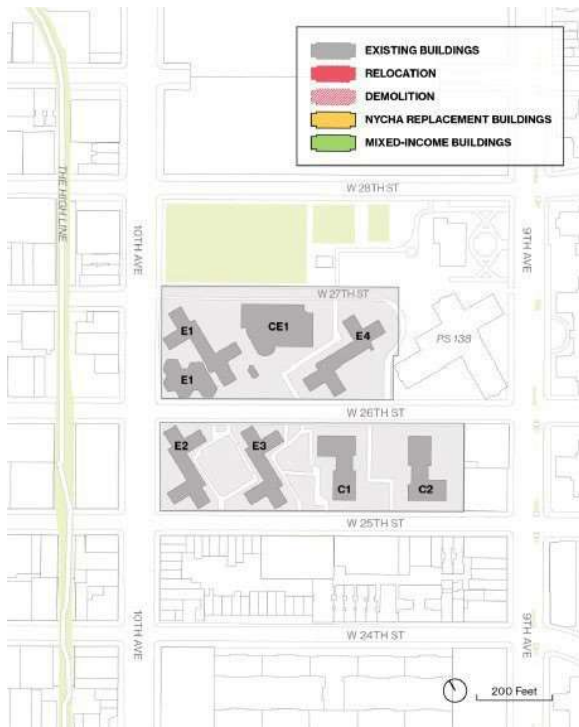


² Phasing reflects plans as of 2.7.2025. Potential changes to phasing may occur in which case the Relocation Plan will be amended.

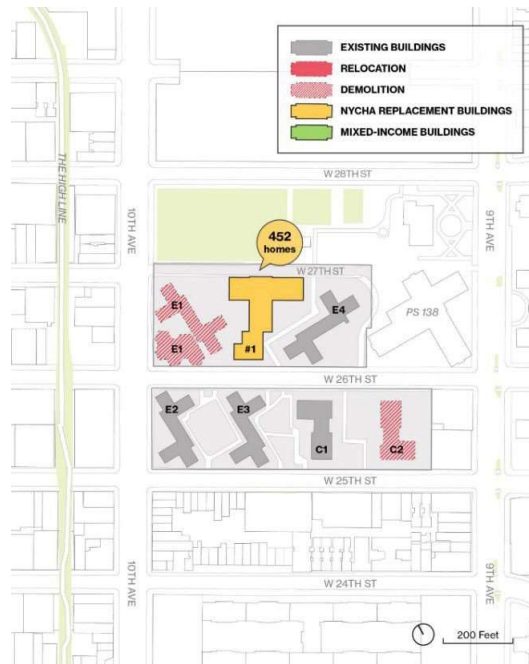
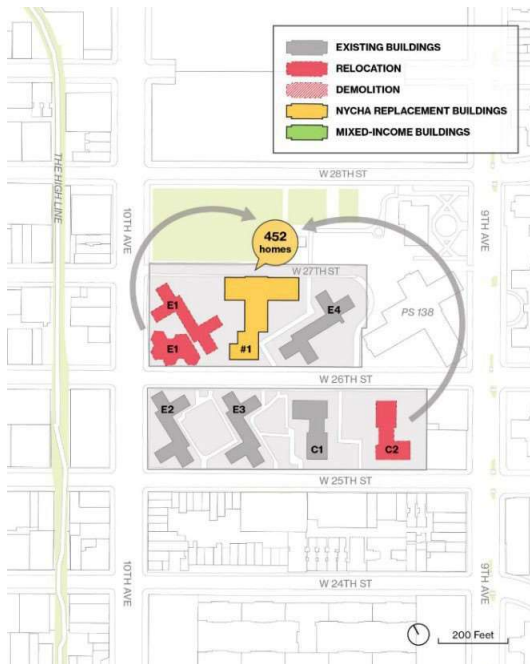
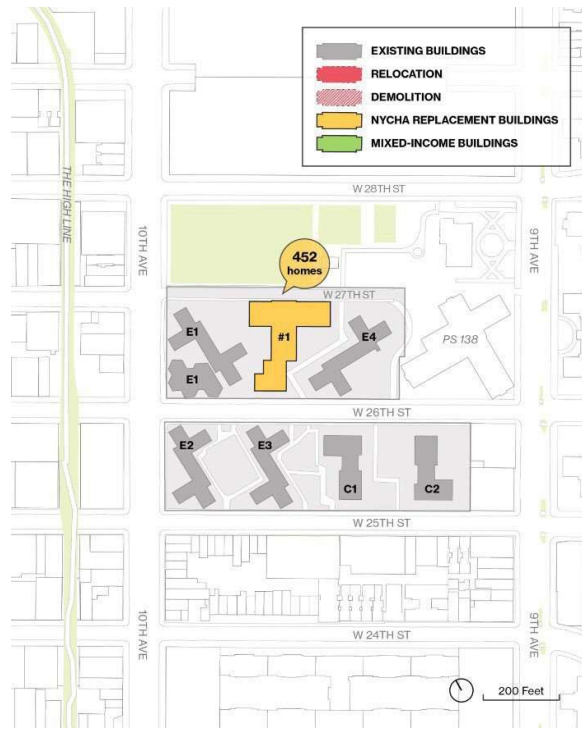
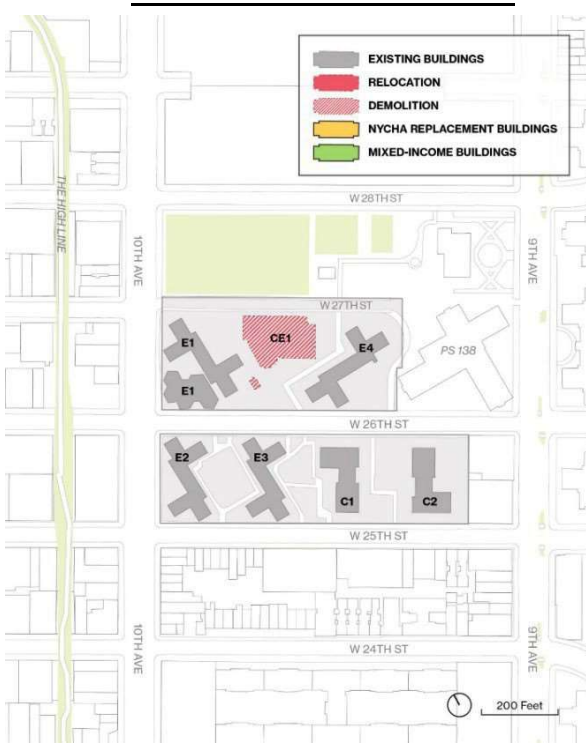


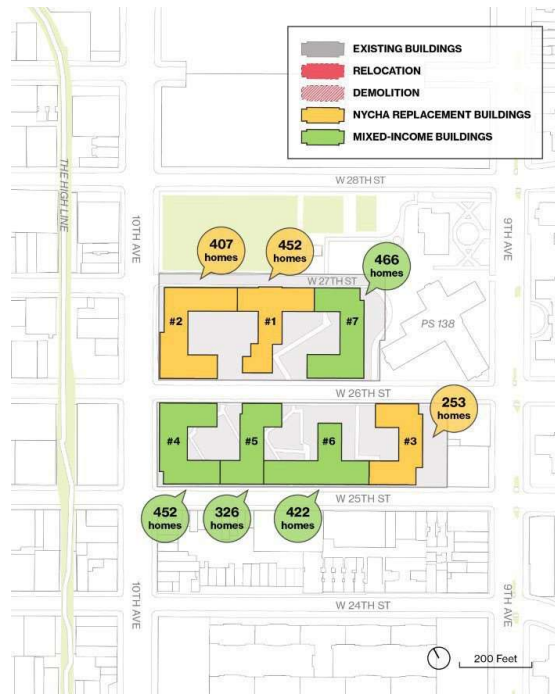
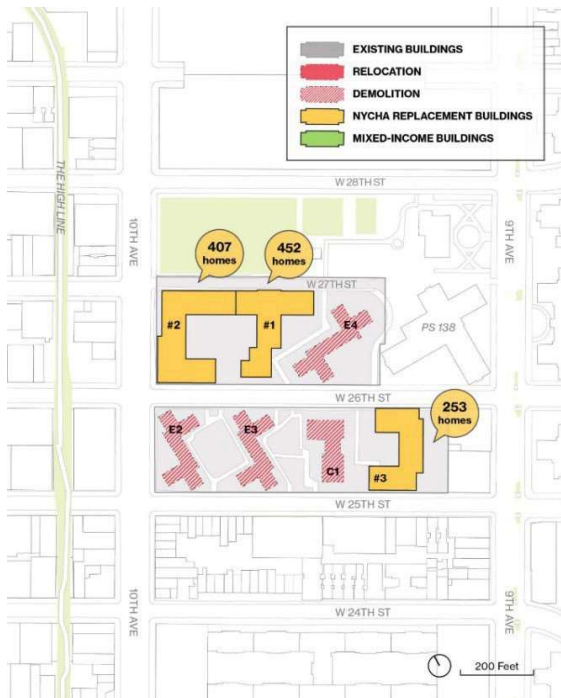
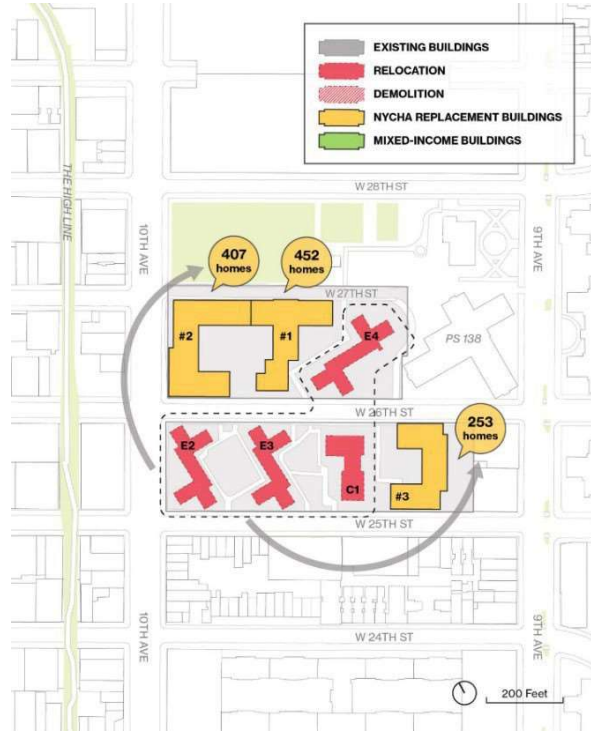
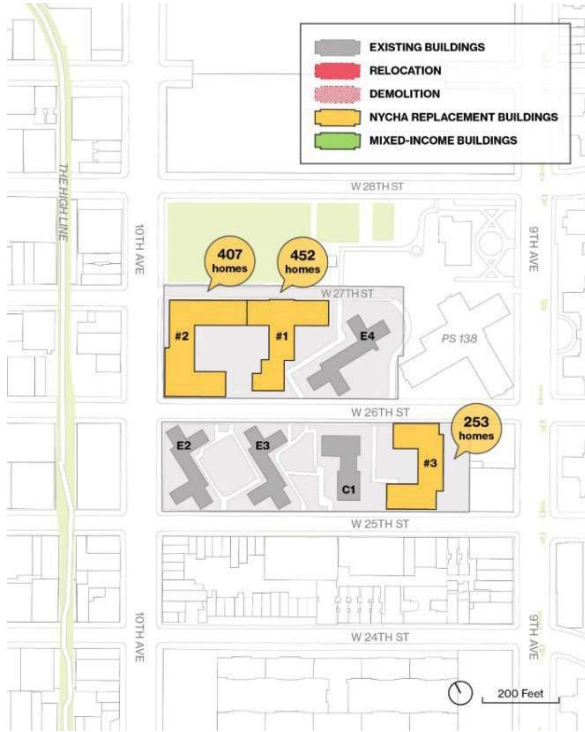


Elliott- Chelsea Anticipated Phasing Site Map³



³ Phasing reflects plans as of 2.7.2025. Potential changes to phasing may occur in which case the Relocation Plan will be amended.





Proposed Phase One Unit Mix – Elliott-Chelsea and Fulton

Phase 1 Replacement Housing Unit Mix							
Phase 1 - Elliott-Chelsea and Fulton	Studios**	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total
Rightsized Mix - Current Phase 1 Households*	115	140	268	54	26	0	603
Proposed Mix - Phase 1 Replacement Buildings	0	280	267	73	33	3	656

*Based on occupancy data as of February 2025. Household composition and rightsizing information is subject to change.

** All households currently rightsized for a studio will move into a new 1 Bedroom in their Replacement building

Project Timeline

Phase 1						
Phase 1 Building	GSF [*]	Resi RSF*	# of Units	Construction Commencement ^{**}	Substantial Completion ^{**}	Lease Up ^{**}
EC 1	510,327	429,906	452	2025	2029	2029
F1	245,040	220,109	204	2025	2028	2028
Phase 1 Total	755,367	650,015	656			

* Numbers are approximate and subject to change

** Dates are estimates based on current project schedule

V. RELOCATION PLANS FOR PHASE 0 AND PHASE 1 RE-OCCUPANCY

Relocation Plans

Phase 0 Temporary Transfers/Relocation during Phase 1 Development

All Phase 0 Affected Residents will be required to move for more than twelve months due to the construction timeline. The intention is for all Phase 0 Affected Residents to temporarily transfer onsite into existing public housing unit vacancies at the Fulton & Elliott-Chelsea Houses complex under NYCHA's existing Admissions and Continued Occupancy Policy and remain in their relocation unit until their final relocation into the Phase 1 Replacement Buildings. Existing vacancies used for temporary transfers at Fulton & Elliott-Chelsea Houses will meet the decent, safe, and sanitary URA thresholds.

All Phase 0 Affected Residents are anticipated to relocate to an on-site temporary relocation unit through NYCHA's existing Admissions and Continued Occupancy Policy for Section 9 public housing units. As of April 17, 2025 the Fulton Elliott Chelsea Houses has 169 vacancies. As needed, residents may be placed in a larger unit size for their relocation unit. The table below shows Phase 0 Affected bedroom size needs and the site's current vacant unit mix.

Bedroom Size	FEC Vacant Units	Phase 0 Bedroom size (Per NYCHA Occupancy Standards)
0	19	6
1	68	71
2	58	27
3	17	10
4	6	3
5	1	0
Total	169	117

Phase 0 Affected Residents will have the right to return to a new unit in the Replacement Buildings in the redeveloped FEC community that meets their household composition needs. Phase 0 Affected Residents, like all FEC residents, will be entitled to protections, including prohibition of any permanent displacement without resident's voluntary written consent and prohibition of rescreening, income screening or income targeting. Residents required to relocate in connection with the Project will receive a legal notice ('Right to Return Agreement') with their relocation documentation that clarifies these obligations. The only exception to this rehousing guarantee is if a household has been evicted before they are rehoused, due to a serious or repeated violation of material terms of their public housing lease. Should residents have any questions or concerns, they will be provided access to free legal services.

A household being relocated from a unit subsidized under one program to a unit subsidized under another program (i.e., a public housing unit to HCVP) will be subject to the occupancy standards of that new program, in conjunction with the household family size and composition at the time of displacement, and therefore may be entitled to either a larger or smaller unit than the one previously occupied.

No Phase 0 Affected Residents are anticipated to be required to move offsite. Although no offsite relocation of any Phase 0 household is anticipated, this Plan includes process, resident rights and notifications for offsite relocation in case a Phase 0 Affected Resident needs to be relocated off site due to an extenuating circumstance. The Phase 0 Affected Resident will be offered the opportunity relocate offsite temporarily using a mobile Section 8 voucher, for use in the private market, or to another NYCHA public housing unit in New York City. If offsite relocation is needed, Phase 0 Affected Residents will be fully informed in writing and verbally by HOU's Relocation Coordinator that they have the option to either remain permanently offsite and receive permanent relocation assistance and benefits under the URA or remain temporarily relocated offsite and exercise their right to return. HOU Relocation Coordinators will assist the households in searching for voucher-eligible housing. In addition to meeting HQS requirements, a private market unit must meet the voucher payment standards established by NYCHA through Fair

Market Rents ('FMRs') or gross rent estimates that include the cost of rent plus all utilities. HOU will continue to track these offsite temporarily relocated residents by checking in monthly to ensure residents are fully supported during the relocation and HOU is aware of any household changes that could impact unit assignment for the Replacement Buildings.

Although off-site moves are not anticipated due to ample existing vacancies on the FEC campus, if a Phase 0 Affected Resident transfers out of the development or receives a tenant- based Section 8 Voucher prior to the Phase 1 Re-Occupancy project closing, they will still maintain a right to return to the Phase 1 Redevelopment. Any resident who chooses to keep the Section 8 tenant-based voucher, receive permanent relocation assistance and benefits under the URA, and not return to the redeveloped project will be asked to sign a document confirming their decision not to return.

Rent During Relocation

Phase 0 Affected Residents will continue to pay 30% of their adjusted income for rent during the time they are transferred or relocated for construction and will continue to have all utilities included in their rent. Exceptions may apply to households who pay flat rent; are current tenant-based Section 8 participants; are a mixed family as defined by HUD; or who signed a non-public housing over-income lease.

VI. COMMERCIAL AND COMMUNITY FACILITY SPACES

The Project will involve the demolition and redevelopment of the Fulton & Elliott-Chelsea campus in phases. The phasing aims to minimize disruption to Hudson Guild community facility spaces during the redevelopment and maintain all existing programming. The plan for each of the four locations on campus is listed below:

- **Children's Center (located at Elliott Chelsea Houses):** Remain in place until new building is complete, then move into the brand- new facility permanently
- **Fulton Community Center (located at Fulton Houses):** Remain in place until new building is complete, then move into the brand-new facility permanently
- **Tech Up Youth Services (located at Fulton Houses):** Remain in place until new building is complete, then move into the brand-new facility permanently
- **Elliott Center (located at Elliott Chelsea Houses):** Temporarily relocate during construction of the new building, then move into the brand-new facility permanently

The Elliott Center currently houses Hudson Guild's mental health counseling center and staff offices, including the executive team, Hudson Guild, the PACT Partner, Arts Team, and Human Resources.

During construction of the new Elliott-Chelsea building, the PACT Partner will arrange temporary space for all Elliott Center programming, including community events space, after school program, early childcare classroom, staff offices, mental health counseling, basketball court and performance theater.

The PACT Partner will cover rent, utilities, and relocation costs during the construction period, facilitate the moving process with transportation and storage, and cover all moving-related expenses.

VII. RESIDENT RELOCATION

Relocation Services and Procedures

HOU Relocation Coordinators will work one-on-one with each household to identify needs for relocation. HOU will place Affected Residents in decent, safe, and sanitary units based on comparable unit availability, specific household circumstances and project timing. Phase 0 Affected residents will move twice, and all other Affected residents will move once directly into brand new buildings. Relocation Services will be provided to Phase 0 Affected Residents for both of their moves (out of their current apartments into temporary units as well as assistance into their permanent redeveloped unit) as well as to Affected Residents who are only moving once directly into their replacement unit.

The HOU site team is responsible for:

- Conducting group informational meetings.
- Providing regular office hours on-site to answer questions and providing support for residents; hours will be adjusted to meet resident schedules and include evening and weekend hours when needed.
- Identifying appropriate options for relocation for residents and ensuring units meet all regulatory requirements.
- When directed to by the resident, outreach to and including family members and/or other support people in relocation conversations and updates.
- Explaining how the costs associated with relocating will be paid for as a cost to the project (transfer of utilities, moving, packing supplies, packing assistance, etc.) and how HOU staff will be coordinating and supporting the resident through all the relocation as well as following up once they are settled.
- Notifying residents of their move date and providing ongoing contact and support to ensure that residents are prepared to move.
- Providing packing materials and packing tips checklist.
- Identify and coordinate packing assistance for qualified residents.
- Conducting pre-move walk through and inventory of belongings to limit and manage damage and/or theft claims.
- Assisting residents in transfer of mail, phone, cable, and internet services, etc. if applicable.

- Making referrals to social service providers, as needed, to address social service-related barriers to relocation and transferring of current social services (i.e., home delivery meals, emergency response services, etc.)
- Scheduling and facilitating resident moves.
- Overseeing all moves.
- Visiting each household one to two times per week in the month leading up to relocation to ensure packing is on schedule.
- Maintaining contact throughout construction to keep residents informed of progress and timing.
- Although no off-site moves are anticipated, if a Phase 0 Affected Resident has to move off campus, they will be notified of the opportunity to move back to the redeveloped FEC campus. HOU Coordinators will accompany residents on apartment viewing, coordinate movers, service providers, utility companies, etc.

HOU staff are responsible for conducting resident meetings, providing the required resident notices, providing referrals to supportive services, scheduling and coordinating relocation moves, administering relocation benefits, coordinating utility hook-ups, conducting follow-up visits, communicating on an ongoing basis with Affected Residents, as needed, and documenting and tracking the relocation activities.

Moving Assistance – Relocation and Transfer Expenses

Costs associated with moving assistance for all residents who are temporarily relocated will be costs to the Project. Residents who are transferring to another unit onsite will be transferred under NYCHA's TSAP with a right to lease an apartment in a Replacement Building and HOU-contracted moving assistance.

The relocation services provider will contract with a state-approved, licensed, and insured moving company, at no cost to the household being displaced. The household will be entitled to the following:

- Packing and unpacking assistance if requested, by an "elderly person" so defined herein and/or required for reasons of reasonable accommodation of a disability in the household.
- New boxes, packing paper, and tape as well as packing instructions.
- Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property, including personal computer set-up and beds, as long as they have been installed with the approval of NYCHA management and are done so in compliance with the lease.
- Disposing of Affected Residents' unwanted items (including appliances) upon resident request.
- The replacement value of property lost, stolen or damaged in the moving process (that is not the result of the fault or negligence of the displaced person, his/her agent or

employee), where insurance covering such loss, theft or damage is not reasonably available.

- Other reasonable moving-related expenses, such as sensitive medical/adaptive equipment, furnishings, and personal belongings of a live-in aid, a piano, or a greater than usual number of items stored in the household.

Although not anticipated, if any residents relocate outside of public housing, they may choose either the HOU- Contracted Move or one of the other two options outlined below:

A. Fixed Payment for Moving Expenses

A household can receive a lump sum based on the schedule of allowance published by the Federal Highway Administration ('FHWA'). A separate \$100 Dislocation Allowance as well as reimbursement of utility reconnection fee/s **will not** be paid under this option, as the lump sum includes these reimbursements. No invoices/receipts are required because the payment amount is fixed based on the number of rooms of furniture in the current dwelling. However, the household will not receive the fixed payment until after the HOU Staff has completed an inspection of the public housing unit and verified that all belongings have been removed, that the unit is in broom-swept condition and the unit keys have been returned to the property management staff. A household may substantiate a hardship condition that would necessitate upfront payment of the lump sum allowance. Households choosing this option will be informed in advance of the amount for which they would be eligible. As of August 26, 2021, for the State of New York, the "Fixed Payment for Moving Expenses; Residential Moves" as published in the Federal Register was as follows:

Number of Rooms of Furniture	1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms
New York	\$675	\$900	\$1,125	\$1,350	\$1,575	1,800

B. Reimbursement for Actual Reasonable Moving and Related Expenses

A household may be reimbursed for the actual cost of all reasonable moving and related expenses, not to exceed the costs of a commercial move. To be reimbursed, the resident must provide documentation of incurred reasonable moving and related expenses and submit a claim within 18 months from the date of their move. Reasonable moving and related expenses include:

- Dislocation costs such as for meals during the move.
- Cost of commercial move or cost of labor and equipment to complete the move. (supported by receipt bills)
- Transportation of household members and their personal property, which cannot be in excess of 50 miles (may include reimbursement for personally owned vehicles which need to be moved). Mileage reimbursement shall be calculated based on the Internal Revenue Service ('IRS') Standard Mileage Rate in effect at the time of travel.
- Packing boxes.
- Packing, creating, uncrating, and unpacking of personal property, if needed.

- Storing personal property for a period not to exceed 12 months, unless NYCHA determines that a longer period is necessary. Any items that could pose a health or safety hazard (i.e., infested furniture) will not be stored.
- Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property, including computer set-up, as long as they have been installed with the approval of management and are done so in compliance with the lease.
- Reinstallation of telephone, cable, and Internet service.
- Insurance coverage for the replacement value of the property in connection with the move and necessary storage.
- The replacement value of property lost, stolen or damaged in the process of moving (not through the fault or negligence of the displaced person) where insurance covering such loss, theft or damage is not reasonably available.
- Other reasonable moving-related expenses, such as sensitive medical/adaptive equipment, furnishings, and personal belongings of a live-in aide, a piano, or a greater than usual number of items stored in the household.

Regardless of the option chosen, in the event HOU staff determines that a household has not taken good faith steps to meet reasonable moving deadlines, the HOU staff may contract with a state-approved, licensed, and insured moving company to provide the move as provided under the HOU-Contracted Move option. HOU staff will complete an inspection of the public housing unit and verify that all belongings have been removed, that the unit is left in broom-swept condition and that the unit keys are returned to the property management staff.

For Affected Residents, moving expenses into the Replacement Buildings will also be part of the Project budget. Residents will be provided with the services of a licensed and insured moving company (including packing and unpacking, if needed due to medical/physical limitations), receive packing supplies, and be reimbursed for any utility reconnection fees.

Resident Notifications

NYCHA distributed the informational RAD Information Notice ('RIN') on February 28, 2022. NYCHA has tracked residents' moves on and off site since January 10, 2023, the date HUD issued a Commitment to Enter into Housing Assistance Payments (CHAP). At the time the RIN was distributed, NYCHA had intended for Fulton & Elliott-Chelsea Houses to being rehabilitated. Through the course of the Project's due diligence, it became apparent to all parties involved that the cost to rehabilitate the property was significant enough to explore a one for one replacement. On October 30, 2024, the NYCHA board approved the plan to demolish the existing buildings with one-for-one replacement of units in newly constructed buildings. The Notice of Intent to Acquire, Demolish, and Redevelop, and the General Information Notice will be distributed by certified mail or hand delivered with proof of receipt to Affected Resident households, reflecting the current plan to redevelop the properties. Throughout the relocation and redevelopment, the HOU Staff will maintain communication with Affected Residents to keep them informed of progress and to answer questions about the implementation of the Plan, including through periodic virtual or in-

person meetings, notices, newsletters, flyers, website, door-to-door communication, and other in-person or alternative means of communications. HOU Staff will communicate with residents in writing or via text and/or email if that is their preferred method of communication. Residents will be informed in writing, or via another appropriate and accessible mode of communication, of their right to reasonable accommodation to enable them to fully participate in all Replacement Project activities. The HOU team at FEC covers the site's four major languages (English, Spanish, Cantonese and Russian) and additional translation services will be provided when needed. Resident communication is logged as part of HOU's record keeping.

All Affected Residents will be provided with regulatory relocation notices written in plain language, directed to the head of each household, that includes the name and telephone number of the person who may be contacted for further information so that tenants who are unable to read and understand the notices will be provided with appropriate translation, communication, and counseling. The regulatory relocation notices will be in English, with translation into Spanish, Cantonese, and Russian, and provided by certified mail, return receipt requested, or hand delivered with a signature of receipt.

The following relocation notices have been or will be provided to residents:

1. **RAD Information Notice ('RIN')**- distributed February 28, 2022. The RIN serves to inform residents of the proposed plan for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program and their potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).
2. **General Information Notice ('GIN')**- The purpose of the GIN is to inform residents about the plans for redevelopment and about their potential eligibility for receiving relocation assistance under the URA. This mailing will be sent certified mail, return receipt requested, or hand delivered with receipt with an update on the project and residents' rights reminder.
3. **Notice of Intent to Acquire, Demolish, and Redevelop**- A notice of intent to acquire is an agency's written communication that is provided to a person anticipated to be displaced, including persons required to temporarily move, which clearly sets forth that the agency intends to acquire, rehabilitate, and/or demolish the property.
4. **Relocation Update Notice** – Informs the resident that if the Project receives environmental approval, the resident will need to temporarily relocate and what type of relocation assistance they would be entitled to.
5. **RAD Notice of Relocation**- Informs the resident that they will need to temporarily relocate and what type of relocation assistance they are entitled to.
6. **90-Day Notice with additional 30 days for consideration (Offsite Relocation only, which is not anticipated)**- Informs the resident they will be separated from the subject property for more than 12 months and thus considered permanently relocated, with the right to return unless they voluntarily choose to give this up. The resident will have the option to remain temporarily relocated with the right to

return upon project completion or to remain permanently relocated.

7. **90 Day PACT Notice** - This notice informs residents their estimated date for temporary relocation, their comparable replacement unit, and the last day by which they need to vacate their dwelling, which is 90-Days after the issuance of the notice.
8. **Notice of Eligibility**- This written notice provides information on residents' eligibility for relocation assistance and benefits, and cautions residents to make sure they seek out HOU relocation assistance. If a resident cannot be accommodated with an on site transfer and has to be relocated off site, they will receive a Notice of Eligibility at the same time of the RAD Notice of Relocation and 90 Day PACT Notice.
9. **60 Day PACT Notice** - This notice informs residents of a comparable replacement unit for their transfer or temporary relocation and the last day by which they need to vacate their dwelling, which is 60-Days after the issuance of the notice.
10. **30-Day Notice to Vacate**- This notice will confirm the address of the unit to which the resident is transferring or temporarily relocating as well as the date of their move and will be given 30 days before the resident's move date. The HOU Staff will work with the household to identify this unit.

Transfers onsite within the Fulton & Elliott-Chelsea Houses complex are considered temporary relocation, not displacement, and these residents will receive, at a minimum, a 90-day Notice to Vacate prior to their temporary moves.

Residents will not be required to transfer onsite prior to the effective date of the RCC but residents may request to move voluntarily prior to the effective date of the RCC, and these requests may be honored before the applicable 90-day period has begun or elapsed. No actions will be taken to coerce residents to make such requests.

VIII. Resident Services and Community Engagement Summary

In October 2019, the Chelsea NYCHA Working Group was established to research, evaluate, and recommend strategies to address the capital needs of the Properties. The Working Group was made up of a group of residents, area elected officials and their staff, Community Board 4 members, staff from NYCHA and the Mayor's office, and affordable housing and legal advocates. The Working Group's report was released in February 2021 and highlights recommended strategies for investing in the Properties, including the new construction of mixed-income housing, retail retrofit, and the PACT conversion that is the subject of this resolution.

In addition to the Working Group, NYCHA has held regular consultation with the resident associations, hosted virtual and in-person community meetings in multiple languages, attended community events, conducted surveys and inspections, and distributed information about the Authority's plans.

In December 2021, a resident review committee consisting of 10 resident leaders from the Project Site selected Essence Development and Related Companies as the team that would deliver comprehensive upgrades for nearly 4,500 residents living in 2,056 apartments through the PACT

program. The resident review committee evaluated proposals and conducted interviews regarding proposed building upgrades, management practices, sustainability and design features, and plans to enhance social services.

Following the 2021 designation of Essence Development and Related Companies as the PACT Partner, a pre-design due diligence process revealed significant, previously unknown structural, systemic, and environmental issues, tripling the cost and requiring temporary resident relocation. Before moving forward with renovations at such a drastically higher cost, longer timeline, and more disruptive schedule, Essence Development, NYCHA, and resident association leadership partnered to develop two alternative paths forward and engaged with residents directly in a transparent process for them to determine the future of their homes.

Following the issuance of Resident Information Notice (RIN) on February 28, 2022, NYCHA and the PACT Partner hosted a series of meetings at the Fulton, Elliott-Chelsea to keep residents informed and engaged:

Date	Development
4/26/2022	Fulton Houses
4/28/2022	Fulton, Elliott-Chelsea
4/28/2022	Fulton Houses
4/30/2022	Elliott-Chelsea Houses
5/2/2022	Elliott-Chelsea Houses
5/3/2022	Fulton, Elliott-Chelsea
6/14/2022	Elliott-Chelsea Houses
6/16/2022	Fulton Houses
6/16/2022	Elliott-Chelsea Houses
9/29/2022	Fulton Houses
10/3/2022	Elliott-Chelsea Houses
10/7/2022	Fulton, Elliott-Chelsea

In March 2023, over a 60-day period, Essence and NYCHA held 35 information sessions, canvassed thousands of residents, and mailed informational packets to every apartment within the developments to inform the community of the selection process and the three options up for consideration. Residents 18 years of age and older could indicate their preference of new buildings or rehabilitation of existing buildings, using either an online or paper survey. If residents selected new buildings, they could then choose from two variations of new construction plans.

In June 2023, NYCHA and resident leaders announced the plan to completely rebuild the Fulton and Elliott-Chelsea campuses. This Project can serve as a new model that repositions NYCHA's rapidly deteriorating public housing stock through the creation of inclusive mixed-income and mixed-use communities that better serve NYCHA families and individuals, while also expanding opportunities for New Yorkers, including low-income families, to access deeply affordable homes in high-amenity neighborhoods.

Following the decision to rebuild the Fulton and Elliott-Chelsea campuses, resident engagement remains ongoing, with NYCHA and PACT Partner continuing to provide updates, gather feedback, and collaborate with the community throughout the redevelopment process.

IX. RELOCATION BUDGET

See Appendix

X. GRIEVANCE AND APPEALS PROCEDURES

Failure of Residents to Adhere to This Plan

NYCHA will exercise its authority judiciously with respect to its rights to relocate Affected Residents in order to ensure and enable the redevelopment activities to occur in a timely fashion. Residents will receive ongoing relocation support and written notifications including 90, 60- & 30-day notices prior to their moves. Eviction will be employed only as a last resort and undertaken in conformance with applicable state and local law and carried out in the manner described in 49 CFR 24.206 (as amended and as it may be amended). An eviction related to non-compliance with a requirement related to carrying out a project (e.g. failure to move or relocate when instructed, or to cooperate in the relocation process) shall not negate a person's entitlement to relocation payments and other assistance set forth in 49 CFR Part 24. Nonetheless, in accordance with 49 CFR 24, property management may initiate actions under the eviction procedures if a resident refuses to comply with the following:

1. Move or relocate.
2. Meet with Management/HOU Relocation Coordinator regarding relocation.
3. Cooperate in the relocation process.

HOU will work closely with resident formal and informal supports to best accommodate resident needs during resident transfers and HOU will work closely with other site and supportive service staff to coordinate support and communication.

Grounds for Appeal

If a resident contends that this Relocation Plan is not being implemented properly or believes HOU has failed to properly consider the person's request for relocation assistance, the resident may file a written appeal to NYCHA and the PACT Partner. This team is responsible for ensuring that the Relocation Consultant:

- Properly determines whether the resident qualifies or will qualify as a person who is eligible for relocation assistance.
- Properly determines the amount of any relocation payment required by this plan.
- Properly provides an appropriate permanent relocation unit.

- Ensures that no residents are under-housed when returning to the property post conversion or if voluntarily relocated to an alternative permanent relocation unit.
- Properly responds to an appeal in a timely manner.

HOU Relocation Coordinators shall inform residents, in writing, of their right to appeal if they deny a resident relocation benefits.

Grounds for an appeal may include:

- A determination of the individual's eligibility or ineligibility as an Affected Resident, as defined by the Relocation Plan.
- A determination of the scope and amount of relocation assistance made available to an Affected Resident, including advisory services, moving expenses, and replacement housing payments.
- Any decision to permanently relocate the family, including the terms and conditions of the permanent move, or the amount and scope of permanent relocation benefits.
- Determination that an Affected Resident rejected an offer of a Comparable Replacement Dwelling without good cause.

Filing an Appeal

An appeal must be filed in writing with the PACT Partner and/or administrator of NYCHA within sixty (60) calendar days of the date of the contested action, or by referral from NYCHA or Relocation Consultant, in which event written notice from the resident is not required. The date of the contested action is the date on which a determination was received by the resident. If the appeal is based on an event for which a date of action cannot be determined, the appeal must be filed within sixty (60) calendar days of the action.

Right to Representation; Right to File Review. Any resident requesting an appeal shall have the opportunity to examine and to copy all documents, records and regulations that are relevant to the appeal prior to any hearing. NYCHA may charge a reasonable fee for copies of more than fifty (50) pages. Any resident requesting an appeal shall have the right to be represented by counsel or any other person of their choice.

Conduct of the Appeal. An appeal hearing shall be scheduled as promptly as possible. All requests for appeals shall be heard within ten calendar days from the time of the request for the appeal. The appellant shall have at least five calendar days' advance written notice of the date, time, and place of the hearing. If the appellant requires a change in the date of the hearing, the resident must contact NYCHA at least forty-eight (48) hours in advance of the scheduled hearing. Upon the resident's showing of good cause, NYCHA shall arrange an alternate date and time for the hearing and notify all parties.

The appeal hearing will be conducted by a representative of NYCHA who is not the person who took the action under appeal. The hearing shall be informal, and oral or documentary evidence pertinent to the facts and issues raised by the appeal may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. At the appeal hearing, the appellant shall have the right to:

- examine and copy all documents, records and regulations that are relevant to the appeal prior to any hearing.
- be represented by counsel or any other person of their choice.
- present evidence and arguments in support of the appeal, to controvert evidence relied on by HOU and to confront and cross-examine all witnesses on whose testimony or information HOU relies on; and
- a decision based solely and exclusively upon the facts presented at the hearing.

Decision by NYCHA. Within five (5) calendar days after the hearing, the hearing officer (NYCHA representative identified by NYCHA) shall prepare a written decision, which shall include a statement of its findings of fact and specific reasons for the results. A copy of the decision shall be mailed or delivered to the parties, or their representatives, and a copy shall be kept in the resident's file.

Appeal to HUD. Within 30 days of receipt of the decision a displaced person who is dissatisfied with the displacing agency's determination on the amount of a relocation payment or resident's eligibility for a relocation payment or resident's eligibility for a relocation payment may submit a written request for further review to HUD at:

Eman (Emie) Eshmawy, Regional Relocation Specialist
 U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 26 Federal Plaza #3541
 New York, NY 10278

XI. RELOCATION RECORDKEEPING AND NOTICES

As part of its recordkeeping requirements, an occupant list will be maintained that when the Replacement Project is completed will identify:

- A. All persons occupying the site as of the date of the RIN.
- B. All persons moving onto the property on or after the RIN.
- C. Addresses of individuals and families who have moved from the site since the date of the RIN.

All personal data of residents (e.g., occupant lists, tenant surveys) must be kept confidential.

The following notices were delivered by mail:

- A. RAD Information Notice

The following notices (as applicable) have been or will be delivered by certified mail, return receipt requested, or hand-delivered with proof of receipt:

- A. General Information Notice ('GIN')
- B. Notice of Intent to Acquire, Demolish, Redevelop
- C. Notice of Eligibility for Relocation Assistance
- D. Relocation Update Notice
- E. RAD Notice of Relocation/90-Day Notice
- F. 60-Day Notice
- G. 30- Day Notice

HOU will maintain the following records in each resident file for this relocation project:

- 1. Resident Relocation Needs Assessment
- 2. General Information Notice ('GIN')
- 3. Notice of Intent to Acquire, Demolish, Redevelop
- 4. Relocation Update Notice
- 5. Notice of Eligibility for Relocation Assistance
- 6. RAD Notice of Relocation
- 7. 90-Day PACT Notice
- 8. 60-Day PACT Notice
- 9. 30-Day PACT Notice

HOU will track, maintain, and update an electronic tracking chart that covers all reporting requirements with special attention to the following logs:

- RAD Temporary Move Log - In accordance with the provided log from NYCHA and the RAD Resident log, the Relocation Consultant's project matrix will track and include all the required reporting and documentation as outlined in the RAD Relocation Notice.
- Notices Sent Log - including date, description, affected units (if not all), and method of delivery. Signed copies will be kept in a physical and electronic file for each household.
- Log of Residents Who Moved Out – In conjunction with property management, the Relocation Consultant will maintain a list of any residents who voluntarily moved out during the renovations; this log will detail the date of move out and reason known for moving out.
- Log of Temporary Moves - Details of household's temporary move to another onsite unit during their unit renovations. Details on the log will include unit number, date on which temporary move occurred, location of temporary move, date returned to unit, and any expenses paid.

The tracking chart will be maintained in an online electronic database (Airtable, Resonance, or other software platform), which will be the main platform for keeping the PACT Partner informed of temporary move activities at Fulton & Elliott-Chelsea Houses. The database will include temporary addresses for residents, as well as any other relocation notices and records, and will be maintained in accordance with 49 CFR 24.9 for at least three years.

APPENDIX:

NOTICES

Relocation Budget



NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007

TEL: (212) 306-3000 • <http://nyc.gov/nycha>

LISA BOVA- HIATT
CHIEF EXECUTIVE OFFICER

EVA TRIMBLE
CHIEF OPERATING OFFICER

NOTICE OF INTENT TO ACQUIRE, DEMOLISH, AND REDEVELOP

_____, 2025

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

[Addressee]

Dear [Name]:

As we have previously notified you, the Fulton and Elliott-Chelsea campuses, including the property you currently occupy located at _____, NY, NY, are anticipated to be redeveloped as part of a proposed project that may receive federal funding assistance under the Rental Assistance Demonstration (“RAD”) from the U.S. Department of Housing and Urban Development (“HUD”) as part of NYCHA’s Permanent Affordability Commitment Together (“PACT”) Program (the “Proposed Project”). NYCHA has been coordinating with Elliott Fulton, LLC, a joint venture of Essence Development and the Related Companies (the “PACT Partner”) on the Proposed Project. The environmental impacts of the Proposed Project are currently being studied and will be the subject of an Environmental Impact Statement that will be made available for public review and comment.

This is not a notice to vacate your unit. You do not have to move yet. NYCHA will notify you at least 90 days before you will be required to move.

The purpose of this notice is to inform you that the proposed plans for the redevelopment of Fulton and Elliott-Chelsea would involve a full redevelopment of Fulton and Elliott-Chelsea by NYCHA and the PACT Partner as presented to residents through extensive engagement and as presented to the NYCHA Board of Directors on October 30th, 2024. The Proposed Project would demolish the existing buildings and replace the units one-for-one in newly constructed buildings.

If the environmental review is completed and approved, and HUD provides financial assistance and approves the Proposed Project, the PACT Partner would proceed with the Proposed Project to replace all existing units on a one-for-one basis with units in the redeveloped project and provide every current Fulton and Elliott-Chelsea resident the opportunity to return to a suitable, decent, safe and sanitary apartment in the newly redeveloped Fulton and Elliott-Chelsea campus under reasonable terms and conditions.

NYCHA's goal is to minimize moves and disruption for NYCHA residents. It is anticipated that most residents will move directly into brand-new apartments and will not move temporarily.

Some residents may be required to move temporarily so that the redevelopment of Fulton and Elliott-Chelsea Houses can be completed. If you live in 401 & 419 West 19th Street or 436 West 27th Drive, will need to relocate for approximately 36-48 months while the first phase of redevelopment takes place. NYCHA will follow up with additional notices for these residents. In advance of that redevelopment, we will help relocate residents in these buildings to another public housing unit in Fulton or Elliott-Chelsea or, if there is no suitable public housing unit on-site, to an off-site unit. NYCHA is working together with the PACT Partner and Housing Opportunities Unlimited (the "Relocation Agent") to collect information from residents regarding household needs that will inform them about the relocation process and the units where residents will move during the construction period.

Upon the completion, of the replacement buildings, residents from 401 & 419 West 19th Street or 436 West 27th Drive will be able to lease and occupy a unit in the replacement buildings that complies with HUD and NYC building safety and occupancy standards under reasonable terms and conditions. However, in the event there are not enough appropriately sized apartments available in the new buildings because of household changes, certain residents may need to stay in their relocation unit or NYCHA and the PACT Partner will identify other apartments for all eligible residents of Fulton and Elliott-Chelsea until an appropriately sized unit becomes available. All residents who are required to move will receive relocation assistance, including moving costs.

Additional information will follow about the timing of moves for all other residents not currently residing in 401 & 419 West 19th Street or 436 West 27th Drive.

Please be advised that this notice does not change your obligation to continue to pay your rent and meet all other lease obligations. Failure to do so may be cause for termination of your tenancy.

Again, this is NOT a notice to vacate the premises. Do not move or commit to the purchase or lease of a replacement home before NYCHA and the PACT Partner staff have a chance to discuss with you whether you are eligible for relocation assistance. It is important that you contact NYCHA and the PACT Partner before making any moving plans. Please keep this letter for your records.

Any relocation will be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the relocation, please contact the PACT Partner's Relocation Agent, who can assist you.

We are sure that you have many questions, and we will address your concerns and answer your questions as we continue to engage with you over the months to come. We will be holding additional meetings on [DATE] to explain the redevelopment process. The PACT Partner's Relocation Agent will be scheduling appointments with each household to discuss the contents of this letter and answer any questions you may have regarding the relocation process. The PACT Partner's Relocation Agent can also be contacted at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com** and will be available to assist you with your move to a new home when the time comes.

Sincerely,

New York City Housing Authority



NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007

TEL: (212) 306-3000 • <http://nyc.gov/nycha>

LISA BOVA- HIATT
CHIEF EXECUTIVE OFFICER

EVA TRIMBLE
CHIEF OPERATING OFFICER

GENERAL INFORMATION NOTICE

_____, 2025

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

[Addressee]

Dear [Name]:

The New York City Housing Authority (NYCHA) is writing to inform you that the Fulton and Elliott-Chelsea campuses, including the property you currently occupy located at _____, NY, NY, are anticipated to be redeveloped as part of a proposed project that may receive federal funding assistance from the U.S. Department of Housing and Urban Development (“HUD”) as part of NYCHA’s Permanent Affordability Commitment Together (“PACT”) Program (the “Proposed Project”). NYCHA has been coordinating with Elliott Fulton, LLC, a joint venture of Essence Development and the Related Companies, (the “PACT Partner”) on the Proposed Project. The environmental impacts of the Proposed Project are currently being studied and will be the subject of an Environmental Impact Statement that will be made available for public review and comment.

This is not a notice to vacate your unit. You do not have to move yet. NYCHA will notify you at least 90 days before you will be required to move.

The purpose of this notice is to inform you of the proposed plans for the redevelopment of Fulton and Elliott-Chelsea and your potential eligibility for relocation assistance under a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (“URA”). You may be eligible for relocation assistance and payments under the URA. In addition, resident rights and protections will be preserved through NYCHA’s PACT Program.

If the environmental review is completed and approved, and HUD provides financial assistance and approves the Proposed Project, the PACT Partner in partnership with NYCHA would replace all existing public housing units with units in the redeveloped project and every current Fulton and Elliott-Chelsea resident would be provided the opportunity to return to a suitable, decent, safe and sanitary apartment in the newly redeveloped Fulton and Elliott-Chelsea campus under reasonable terms and conditions.

NYCHA's goal is to minimize moves and disruption for NYCHA residents. It is anticipated that most residents will move directly into brand-new apartments and will not move temporarily.

However, if you live in 401 & 419 West 19th Street or 436 West 27th Drive, it is anticipated that you will need to relocate for approximately 36-48 months while the first phase of the redevelopment takes place. In advance of that redevelopment, we will help relocate residents in these buildings to another public housing unit in Fulton or Elliott-Chelsea or, if there is no suitable unit on-site, to an off-site unit. NYCHA is working together with the PACT Partner and Housing Opportunities Unlimited (the "Relocation Agent") to collect information from residents regarding household needs that will inform them about the relocation process and the units where residents will move during the construction period.

Upon the completion of the new building, residents currently residing in 401 & 419 West 19th Street or 436 West 27th Drive will be able to lease and occupy a unit in the first new buildings that is decent, safe and sanitary under reasonable terms and conditions. However, in the event there are not enough appropriately sized apartments available in the redevelopment because of household changes, certain residents may need to stay in their relocation unit or NYCHA and the PACT Partner will identify other apartments for all eligible residents of Fulton and Elliott-Chelsea until an appropriately sized unit becomes available in the new buildings of Fulton and Elliott-Chelsea. All residents who are required to move will receive relocation assistance, including moving costs.

Additional information will follow about the timing of moves for all other residents not currently residing in 401 & 419 West 19th Street or 436 West 27th Drive.

NYCHA has not yet determined whether you are eligible for relocation assistance. This is not a notice of relocation eligibility.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

If NYCHA determines that you are eligible for relocation assistance in the future, you will receive: 1) relocation advisory services, including help to find another place to live; 2) at least 90 days advance written notice of the date you will be required to move; 3) payment of your moving expenses; and 4) replacement housing payments if required to enable you

to rent a comparable replacement home, which could apply instead to the purchase of a home. You may return to the redevelopment once it is completed. If you decide to return, the PACT Partner will pay the costs of the return move. You also have the right to appeal NYCHA's determination if you feel that your application for assistance was not properly considered. The enclosed HUD brochure, "Relocation Assistance to Tenants Displaced from Their Homes," provides an explanation of this assistance and other helpful information.

Please be advised that this notice does not change your obligation to continue to pay your rent and meet all other lease obligations. Failure to do so may be cause for termination of your tenancy.

Again, this is NOT a notice to vacate the premises and does not establish your eligibility for relocation payments or assistance at this time. Do not move or commit to the purchase or lease of a replacement home before NYCHA and the PACT Partner staff have a chance to discuss with you whether you are eligible for relocation assistance. If you move without coordinating with NYCHA prior to receiving a formal notice of relocation eligibility, you will not be eligible to receive relocation assistance. It is important that you contact NYCHA and the PACT Partner before making any moving plans. Please keep this letter for your records.

Any relocation will be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the relocation, please contact the PACT Partner, who can assist you.

We are sure that you have many questions, and we will address your concerns and answer your questions as we continue to engage with you over the weeks to come. The PACT Partner's Relocation Agent will be scheduling appointments with each household to discuss the contents of this letter and answer any questions you may have regarding the relocation process. The PACT Partner's Relocation Agent can also be contacted at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com** and will be available to assist you with your move to a new home when the time comes and help you preserve any eligibility for relocation assistance payments.

Sincerely,

New York City Housing Authority



NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007

TEL: (212) 306-3000 • <http://nyc.gov/nycha>

LISA BOVA- HIATT
CHIEF EXECUTIVE OFFICER

EVA TRIMBLE
CHIEF OPERATING OFFICER

**RAD NOTICE OF RELOCATION AND 90 DAY
NOTICE FOR “PHASE 0” RESIDENTS (Residents of 401 & 419 West 19th Street or
436 West 27th Drive) (On-Site Move)**

_____, 2025

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

[Addressee]

Dear [Name]:

As we have previously informed you through notices and meetings, the Fulton and Elliott-Chelsea campuses, including the property you currently occupy located at _____, NY, NY, is being redeveloped as part of a project that will receive federal funding assistance from the Rental Assistance Demonstration (“RAD”) program of the U.S. Department of Housing and Urban Development (“HUD”) as part of NYCHA’s Permanent Affordability Commitment Together (“PACT”) Program (the “Project”).

The purpose of this notice is to inform you that all residents living in 401 & 419 West 19th Street or 436 West 27th Drive will need to move for approximately 36-48 months while Phase 1 of the redevelopment takes place. NYCHA and Elliott Fulton LLC (the “PACT Partner”) will work with you at every step of the moving process. **Remember, you do not need to move right this moment.**

- This is your 90-Day Notice.

In advance of that Phase 1 redevelopment, we will help move residents in these buildings to another public housing unit in Fulton or Elliott Chelsea or, if there is no suitable public housing unit onsite, to an off-site unit. Residents will be contacted when construction is near completion and an appropriately sized unit is ready for occupancy. NYCHA and the PACT Partner will keep track of appropriate family sizing throughout the conversion process. Upon the completion of construction of the first phase of redevelopment, residents living in 401 & 419 West 19th Street or 436 West 27th Drive will be able to lease and occupy a unit

at the new buildings that is decent, safe and sanitary under reasonable terms and conditions. However, in the event there are not enough appropriately sized apartments available in the new buildings because of household changes, certain residents may need to stay in their relocation unit or NYCHA and the PACT Partner will identify apartments for all eligible residents of Fulton and Elliott- Chelsea until an appropriately sized unit becomes available in the new buildings of Fulton and Elliott-Chelsea. All residents who are required to move will receive relocation assistance, including moving costs.

Based on the interviews that Housing Opportunities Unlimited, the PACT Partner's Relocation Agent (the "Relocation Agent"), has had with your household, you will be moving to another public housing unit on the Fulton and Elliott-Chelsea campus.

Please note:

- You will not be required to move sooner than 90 days after receiving this notice.
- You will receive relocation assistance, which includes reimbursement for all reasonable out-of-pocket expenses incurred in connection with any temporary move (including, but not limited to, increased housing costs and moving costs).
- You have the right to return to a new apartment in the redeveloped Fulton and Elliott-Chelsea project once it is complete, but you are under no obligation to return to the completed project if you have moved offsite
- Your relocation will be completed consistent with fair housing and civil rights requirements.
- The Relocation Agent will work with you to identify another apartment on the Fulton and Elliott-Chelsea campus [and upon selecting an apartment, you will receive and sign a tenant acceptance letter confirming your apartment selection as well as a new public housing lease at your temporary unit.
- You will need to be temporarily moved for approximately 36-48 months for the redevelopment project to be completed.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

You will not be required to vacate your apartment earlier than [date], or 90 days after you receive this letter, whichever is later. We have identified a comparable replacement apartment for you, described below, based on your housing preferences and needs.

You are entitled to temporary relocation assistance that includes:

Relocation Advisory Services. This includes counseling and other assistance to help you find another home and prepare to move.

Payment for Moving Expenses. NYCHA and the PACT Partner will provide all necessary moving services at no cost to you, including packing and unpacking of personal belongings.

Temporary Replacement Apartment. The below apartment has been determined to be decent, safe, and sanitary: .

Apt Offer No.	Development	Address	Estimated Rent & Utility Costs	Room Size	Floor
			\$		

HOU will serve as your primary point of contact and coordinate the logistics of your move within the Fulton and Elliott-Chelsea campus. The PACT Partner will be primarily responsible for your return to the newly constructed building on the Fulton and Elliott-Chelsea campus after it has been redeveloped, which will be coordinated by HOU.

Any relocation will be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the relocation, please contact the PACT Partner's Relocation Agent at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com**. They will assist you.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be kept.

Sincerely,

New York City Housing Authority



NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007

TEL: (212) 306-3000 • <http://nyc.gov/nycha>

LISA BOVA- HIATT
CHIEF EXECUTIVE OFFICER

EVA TRIMBLE
CHIEF OPERATING OFFICER

**RAD NOTICE OF RELOCATION, 90 DAY NOTICE, AND NOTICE
OF ELIGIBILITY FOR RESIDENTS OF 401 & 419 WEST 19th STREET
OR 436
WEST 27th DRIVE (Off-Site Relocation)**

_____, 2025

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

[Addressee]

Dear [Name]:

As we have previously informed you through notices and meetings, the Fulton and Elliott- Chelsea campuses, including the property you currently occupy located at

_____, NY, NY, is being redeveloped as part of a project that will receive federal funding assistance from the Rental Assistance Demonstration (“RAD”) program of the U.S. Department of Housing and Urban Development (“HUD”) as part of NYCHA’s Permanent Affordability Commitment Together (“PACT”) Program (the “Project”).

The purpose of this notice is to inform you that all residents living in 401 & 419 West 19th Street or 436 West 27th Drive will need to relocate for approximately 36-48 months while Phase 1 of the redevelopment takes place. NYCHA and Elliott Fulton, LLC (the “PACT Partner”) will work with you at every step of the relocation process.

Remember, you do not need to move right this moment.

- This is your 90-Day Notice to vacate.
- This is your Notice of Eligibility for relocation assistance.
- The effective date of your eligibility is [Date of NOIA].

This 90-day notice to vacate gives you at least 3 months advanced notice of the earliest date by which you will be required to vacate your current apartment. Since you are relocating off of the Fulton and Elliott-Chelsea campuses, you also have an additional 30 days to voluntarily decide whether you wish to be temporarily relocated and retain

your right to return or be permanently relocated. If you choose temporary relocation now, you can also revisit this decision later on. The effective date of this 90-Day Notice is [DATE]. Therefore, the earliest by which you will be required to move is [DATE (90 days from effective date + 30 days)].

In advance of that Phase 1 redevelopment, we will help relocate residents in these buildings to another public housing unit or, if there is no suitable public housing unit, to an off-site unit. Residents have the right to return and will be contacted when construction is near completion and an appropriately sized unit is ready for occupancy. NYCHA and the PACT Partner will keep track of appropriate family sizing throughout the conversion process. Upon the completion of Phase 1, Phase 0 residents will be able to lease and occupy a unit at the redeveloped Phase 1 that is decent, safe and sanitary under reasonable terms and conditions. However, in the event there are not enough appropriately sized apartments available in the redevelopment because of household changes, NYCHA and the PACT Partner will identify apartments for all eligible residents of Fulton and Elliott-Chelsea. All residents who are required to move will receive relocation assistance, including moving costs.

Based on the interviews that Housing Opportunities Unlimited, the PACT Partner's Relocation Agent (the "Relocation Agent"), has had with your household, you will be moving to an apartment off-site [to another Section 9 development managed by NYCHA] / [with a Section 8 Housing Choice Voucher].

Because you are moving offsite and we expect the Project to take longer than one year, we have determined that you will be displaced by the Project. This means that you will be eligible for relocation assistance and payments under the Uniform Relocation Assistance and Real Property Acquisition Act (URA). We believe that you will be relocated for approximately 36 to 48 months.

Please note:

- You will not be required to move sooner than 90 days after receiving this notice with an additional 30 days to decide whether you wish to be temporarily relocated and retain your right to return or be permanently relocated.
- You will receive relocation assistance, which includes reimbursement for all reasonable out-of-pocket expenses incurred in connection with any temporary move (including, but not limited to, increased housing costs and moving costs).
- You have the right to return to an apartment in the redeveloped Fulton and Elliott-Chelsea project once it is complete, but you are under no obligation to return to the completed project.
- Your relocation will be completed consistent with fair housing and civil rights requirements.
- The Relocation Agent will work with you to identify a temporary relocation apartment and upon selecting an apartment, you will receive and sign a tenant acceptance letter confirming your apartment selection.

- You will need to be temporarily relocated for approximately 36-48 months for the redevelopment project to be completed.

You have the choice to either:

- Receive temporary relocation assistance and maintain your right to return to a unit in the redeveloped Fulton and Elliott-Chelsea campus once complete; or
- Receive any permanent relocation assistance and payments consistent with the URA, and terminate your right to return to the redeveloped Fulton and Elliott-Chelsea campus once complete.
- You must inform us of your choice within 30 days. However, you do not need to move now. If you choose to receive temporary relocation assistance and maintain your right to return, you can revisit this decision at a future time if you wish.

If you choose temporary relocation, one of the URA protections for persons temporarily relocated off-site is that such relocations shall not extend beyond one year. Since the temporary relocation off-site will last more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with a temporary relocation off-site and will not be reduced by the amount of any temporary relocation previously provided.

Please contact the Relocation Agent at the number or address below to inform us of your choice. You must inform us of your choice in 30 days.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

You will not be required to vacate your apartment earlier than [date inclusive of 30 day period to decide], or 90 days after you receive this letter, whichever is later. We have identified a comparable replacement apartment for you, described below, based on your housing preferences and needs. You are not required to move to this apartment. We will offer another comparable apartment if you believe this apartment is not comparable to your current home.

Regardless of whether you choose to receive temporary relocation assistance and preserve your right to return to the Fulton and Elliott-Chelsea campus, or elect to receive permanent relocation assistance and terminate your right to return to the Fulton and Elliott-Chelsea campus, you are entitled to temporary relocation assistance that includes:

- Relocation Advisory Services. This includes counseling and other assistance to help you find another home and prepare to move.

- Payment for Moving Expenses. NYCHA and the PACT Partner will provide all necessary moving services at no cost to you, including packing and unpacking of personal belongings. You are also entitled to a fixed moving payment of \$100, based on the URA Fixed Residential Moving Cost Schedule.
- Temporary Replacement Apartment. The below apartment has been determined to be decent, safe, and sanitary:

Apt Offer No.	Development	Address	Estimated Rent & Utility Costs	Room Size	Floor
			\$		

If you choose to receive permanent relocation assistance and terminate your right to return to the Fulton and Elliott-Chelsea campus, you are entitled to additional relocation assistance that includes:

Replacement Housing Payment. If the estimated cost of rent and utilities in the comparable replacement apartment is the same as what you pay now, you will not be entitled to receive any replacement housing payment. If you are entitled to receive a replacement housing payment, you can use it for rent or for the down payment to purchase a home. Should you choose to purchase (rather than rent) a decent, safe, and sanitary replacement home, we will help you locate such housing. The amount of any replacement housing payment is based on several factors, including: (1) the estimated monthly rent and cost of utility services for a comparable replacement apartment; (2) the monthly rent, including flat rate rent, and cost of utility services for your current home; and (3) for low-income persons, 30 percent of your average monthly gross household income. This payment is calculated based on the difference between your current and new housing costs in a comparable apartment for one month, multiplied by 42.

Comparable Replacement Apartment(s)

The below apartment is a comparable replacement apartment. The PACT Partner or their Relocation Agent will schedule an appointment with you to explain our basis for selecting this apartment as most representative of your current home and address any questions you may have about the apartment or neighborhood.

Apt Offer No.	Development	Address	Estimated Rent & Utility Costs	Room Size	Floor
			\$		

Your rent is currently \$_____ based on _____ of your income. The rent of the above comparable replacement apartment will also be based on 30 percent of your income, and it is therefore estimated to be \$_____. If the Comparable Replacement Apartment has tenant-paid utilities, you will be responsible for paying your own utilities and you will receive a utility allowance. Because the estimated rent and utilities of the comparable apartment is the same as in your current apartment, you are entitled to \$0 in replacement housing payments.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount you are eligible to receive, even if your income

later increases. If you choose to rent a different home that costs more than the comparable replacement apartment, your payment amount will not change and will still be based on the above cost of a comparable apartment. If you rent a decent, safe, and sanitary home with monthly rent and utilities that cost less than the comparable apartment, your replacement housing payment will be based on the lower actual cost of that apartment, which will not result in a higher replacement housing payment. We will not base your payment on any apartment that is not a comparable replacement home. If you are entitled to any amount of replacement housing payments, they must be paid in installments. Please note that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made.

For more information about your relocation rights, please see the brochure we previously provided, “Relocation Assistance to Tenants Displaced From Their Homes.” If you need another copy, please contact the PACT Partner or their Relocation Agent. Please read the brochure carefully.

If you elect to accept temporary relocation assistance, you will have a right to return to an assisted unit at the Fulton and Elliott-Chelsea campus once construction work is done.

NYCHA and the PACT Partner will contact you and provide you with another notice when your relocation extends beyond one year.

HOU will serve as your primary point of contact and coordinate the logistics of your move within the Fulton and Elliott-Chelsea campus. The PACT Partner will be primarily responsible for your return to the newly constructed building on the Fulton and Elliott-Chelsea campus after it has been redeveloped, which will be coordinated by HOU.

Any relocation will be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the relocation, please contact the PACT Partner’s Relocation Agent at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com**. They will assist you.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be kept.

Sincerely,

New York City Housing Authority



NEW YORK CITY HOUSING AUTHORITY

90 CHURCH STREET • NEW YORK, NY 10007

TEL: (212) 306-3000 • <http://nyc.gov/nycha>

RAD [60-DAY / 30-DAY] NOTICE OF RELOCATION

(Residents of 401 & 419 West 19th Street or 436 West 27th Drive) (On-Site Relocation Temporary)

DATE

VIA HAND DELIVERY

FIRST NAME LAST NAME

ADDRESS, APT #

BOROUGH, NY ZIP CODE

Dear NAME:

As we have previously informed you through notices and meetings, the Fulton and Elliott-Chelsea campuses, including the property you currently occupy located at _____, NY, NY, is proposed to be redeveloped with federal funding assistance from the Rental Assistance Demonstration (“RAD”) program of the U.S. Department of Housing and Urban Development (“HUD”) as part of NYCHA’s Permanent Affordability Commitment Together (“PACT”) Program (the “Proposed Project”). NYCHA has been coordinating with Elliott Fulton, LLC, a joint venture of Essence Development and Related Companies (the “PACT Partner”) on the Proposed Project.

You received a series of relocation notices, including a 90-Day Notice of Relocation [and a 60-Day Notice of Relocation], in which you were notified that you would need to move temporarily in order to carry out those redevelopment activities. As a reminder, you have the right to return to a new apartment in the redevelopment upon its completion.

This notice serves as your [60-Day / 30-Day] Notice of Temporary Relocation. This notice informs you that a decent, safe, and sanitary dwelling unit, listed below, has been made available to you and you will be required to move by, **(insert date at least [60 / 30] days after the date of this notice), but you can move sooner if you choose**. You will be temporarily relocated to a relocation unit located at: **(temporary relocation unit address)**.

Your move is anticipated to last for 36-48 months. We anticipate that most residents of 401 & 419 West 19th Street or 436 West 27th Drive will be able to move to a new apartment in the first phase of redevelopment at Fulton and Elliott-Chelsea Houses upon its completion. However, in the event there are not enough appropriately sized apartments available in the new buildings because of changes in household sizes, certain residents may need to stay in their relocation unit or NYCHA and the PACT Partner will identify other apartments for all eligible residents of Fulton and Elliott-Chelsea until an appropriately sized unit becomes available in the new buildings of Fulton and Elliott-Chelsea.

You will be moved by: **(name of moving company/move contact)** and the estimated move start time is: **(start time of move)**.

This temporary move will be paid for by the PACT Partner and you will not have any increased housing costs during your temporary relocation unless changes occur in your household income. You have the right to return to a new unit in the development and will receive the same moving assistance to return which is at no cost to you.

Unit assignments for residents have been completed based on the extensive resident relocation consultations and survey data that has been collected from your household and reasonable accommodation information from your management office. Residents with approved reasonable accommodations have been assigned to units which meet their needs. Any new reasonable accommodation requests, if approved, will be accommodated as soon as an appropriate unit is available. If you feel that your new unit does not meet your needs because of accessibility or mobility issues please contact the PACT Partner's Relocation Agent at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com** to begin the necessary documentation.

We will provide you with packing materials, assistance and guidance throughout the process to ensure that you have what you need in order to be prepared for a successful and stress-free move.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact PACT Partner's Relocation Agent at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com** before you make any moving plans.

Sincerely,

The New York City Housing Authority

If hand delivered, sign below to confirm receipt of this notice:

Resident Signature

Date

A translation of this document is available in your Property Management Office.
La traducción de este documento está disponible en su Oficina de Administración de Propiedades.
您所居住宅區物業管理處辦公室提供本文件的譯本。
您所居住宅區物業管理處辦公室提供本文件的譯本。
Перевод этого документа находится в Офисе управления вашего жилищного комплекса.



NEW YORK CITY HOUSING AUTHORITY

90 CHURCH STREET • NEW YORK, NY 10007

TEL: (212) 306-3000 • <http://nyc.gov/nycha>

RAD [60-DAY / 30-DAY] NOTICE OF RELOCATION

(Residents of 401 & 419 West 19th Street or 436 West 27th Drive) (Off-Site Relocation Temporary)

DATE

VIA HAND DELIVERY

FIRST NAME LAST NAME

ADDRESS, APT #

BOROUGH, NY ZIP CODE

Dear NAME:

As we have previously informed you through notices and meetings, the Fulton and Elliott-Chelsea campuses, including the property you currently occupy located at _____, NY, NY, is proposed to be redeveloped with federal funding assistance from the Rental Assistance Demonstration (“RAD”) program of the U.S. Department of Housing and Urban Development (“HUD”) as part of NYCHA’s Permanent Affordability Commitment Together (“PACT”) Program (the “Proposed Project”). NYCHA has been coordinating with Elliott Fulton, LLC, a joint venture of Essence Development and Related Companies (the “PACT Partner”), on the Proposed Project.

You received a series of relocation notices, including a 90-Day Notice of Relocation/Notice of Eligibility [and a 60-Day Notice of Relocation], in which you were notified that you would need to move in order to carry out those redevelopment activities.

This notice serves as your [60-Day / 30-Day] Notice of Relocation. Based on the interviews that Housing Opportunities Unlimited, the PACT Partner’s Relocation Agent (the “Relocation Agent”), has had with your household, there is no appropriately sized available apartment in Fulton or Elliott-Chelsea so you will be moving to an apartment off-site [to another Section 9 development managed by NYCHA] / [with a Section 8 Housing Choice Voucher].

Your move is anticipated to last for 36-48 months. Because you are moving offsite and we expect the Project to take longer than one year, we have determined that you will be displaced by the Project. This means that you will be eligible for relocation assistance and payments under the Uniform Relocation Assistance and Real Property Acquisition Act (URA). **You have confirmed for us that you choose to receive temporary relocation assistance and maintain your right to return to a unit in the redeveloped Fulton and Elliott-Chelsea campus once complete.**

One of the URA protections for persons temporarily relocated off-site is that such relocations shall not extend beyond one year. Since the temporary relocation off-site will last more than one year, you will be contacted again in the future and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition to any assistance you may receive in connection with a temporary relocation off-site and will not be reduced by the amount of any temporary relocation previously provided. You may also continue to choose to be temporarily relocated and retain your right to return.

This notice informs you that a decent, safe, and sanitary dwelling unit, listed below, has been made available to you and you will be required to move by, **(insert date at least [60 / 30] days after the date of this notice), but you can move sooner if you choose**. You will be relocated to a temporary relocation unit located at: **(relocation unit address)**.

You will be moved by: **(name of moving company/move contact)** and the estimated move start time is: **(start time of move)**.

This temporary move will be paid for by the PACT Partner and you will not have any increased housing costs during your temporary relocation unless changes occur in your household income. You have the right to return to a new unit in the development and will receive the same moving assistance to return which is at no cost to you.

Unit assignments for residents have been completed based on the extensive resident relocation consultations and survey data that has been collected from your household and reasonable accommodation information from your management office. Residents with approved reasonable accommodations have been assigned to units which meet their needs. Any new reasonable accommodation requests, if approved, will be accommodated as soon as an appropriate unit is available. If you feel that your new unit does not meet your needs because of accessibility or mobility issues please contact the PACT Partner's Relocation Agent at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com** to begin the necessary documentation.

We will provide you with packing materials, assistance and guidance throughout the process to ensure that you have what you need in order to be prepared for a successful and stress-free move.

We anticipate that most residents of 401 & 419 West 19th Street or 436 West 27th Drive will be able to move to a new apartment in the first phase of redevelopment at Fulton and Elliott-Chelsea Houses upon its completion. However, in the event there are not enough appropriately sized apartments available in the new buildings because of changes in household sizes, certain residents may need to stay in their relocation unit or NYCHA and the PACT Partner will identify other apartments for all eligible residents of Fulton and Elliott-Chelsea until an appropriately sized unit becomes available in the new buildings of Fulton and Elliott-Chelsea.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact PACT Partner's Relocation Agent at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com** before you make any moving plans.

Sincerely,

The New York City Housing Authority

If hand delivered, sign below to confirm receipt of this notice:

Resident Signature

Date



NEW YORK CITY HOUSING AUTHORITY

90 CHURCH STREET • NEW YORK, NY 10007

TEL: (212) 306-3000 • <http://nyc.gov/nycha>

LISA BOVA- HIATT
CHIEF EXECUTIVE OFFICER

EVA TRIMBLE
CHIEF OPERATING OFFICER

**RELOCATION UPDATE NOTICE RESIDENTS OF 401 & 419 WEST 19th
STREET AND 436 WEST 27th DRIVE)**

_____, 2025

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

[Addressee]

Dear [Name]:

The New York City Housing Authority (NYCHA) is writing to inform you that the Fulton and Elliott-Chelsea campuses, including the property you currently occupy located at _____, NY, NY, are anticipated to be redeveloped as part of a proposed project that may receive federal funding assistance from the U.S. Department of Housing and Urban Development ("HUD") as part of NYCHA's Permanent Affordability Commitment Together ("PACT") Program (the "Proposed Project"). NYCHA has been coordinating with Elliott Fulton LLC (the "PACT Partner") on the Proposed Project. The environmental impacts of the Proposed Project are currently being studied and will be the subject of an Environmental Impact Statement that will be made available for public review and comment.

This is not a notice to vacate your unit. You do not have to move yet. NYCHA will notify you at least 90 days before you will be required to move. You may choose to voluntarily relocate to a renovated unit identified for you on campus at any point following this notice and your temporary unit being identified. Again, you are not required to move at this time.

If the environmental review is completed and approved, and HUD provides financial assistance and approves the Proposed Project, the PACT Partner in partnership with NYCHA would proceed with the Proposed Project to replace all existing units on a one-for-one basis with units in the redeveloped project and provide every current Fulton and Elliott-Chelsea resident the opportunity to return to a suitable, decent, safe and sanitary apartment

in the newly redeveloped Fulton and Elliott-Chelsea campus under reasonable terms and conditions.

To accomplish this redevelopment, all residents living in 401 & 419 West 19th Street or 436 West 27th Drive will need to move for approximately 36-48 months while the first phase of the redevelopment takes place. NYCHA and Elliott Fulton, LLC (the “PACT Partner”) will work with you at every step of the moving process. **Remember, you do not need to move right this moment. We are sending this notice to give you an update and remind you that we welcome questions from you about your move now and throughout the process.**

We will help residents of 401 & 419 West 19th Street or 436 West 27th Drive move to another public housing unit in Fulton or Elliott-Chelsea or, if there is no suitable public housing unit on-site, to an off-site unit. Upon the completion, residents living in 401 & 419 West 19th Street and 436 West 27th Drive will be able to lease and occupy a unit in the new buildings of the Proposed Project that is decent, safe and sanitary under reasonable terms and conditions.

All residents who are required to move will receive relocation assistance, including moving costs.

NYCHA is working together with the PACT Partner and Housing Opportunities Unlimited (the “Relocation Agent”) to collect information from residents regarding household needs that will inform them about the relocation process and the units where residents will move during the construction period.

Please note:

- If the environmental review is completed and approved, and HUD provides financial assistance and approves the Proposed Project, you will need to be temporarily moved for approximately 36-48 months while the first phase of redevelopment is underway.
- NYCHA will notify you at least 90 days before you have to move.
- If you have any questions about your move or want additional information now, please contact the Relocation Agent:

Housing Opportunities Unlimited

in person: 420 West 19th Street 1E NY, NY, 10011,

by phone: 718-775-3712, or

by email: FEC@housingopportunities.com

- You will receive relocation assistance, which includes reimbursement for all reasonable out-of-pocket expenses incurred in connection with any temporary move (including, but not limited to, increased housing costs and moving costs).

- You have the right to return to an apartment in the redeveloped Fulton and Elliott-Chelsea project once it is complete, but you are under no obligation to return to the completed project if you have moved offsite
- Your relocation will be completed consistent with fair housing and civil rights requirements.
- The Relocation Agent will work with you to identify another apartment on the Fulton and Elliott-Chelsea campus and upon selecting an apartment, you will receive and sign a tenant acceptance letter confirming your apartment selection and sign a new lease for your new temporary apartment.

Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

HOU will serve as your primary point of contact and coordinate the logistics of your move within the Fulton and Elliott-Chelsea campus. The PACT Partner will be primarily responsible for your return to the newly constructed building on the Fulton and Elliott-Chelsea campus after it has been redeveloped, which will be coordinated by HOU.

Any relocation will be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the relocation, please contact the PACT Partner's Relocation Agent at **Housing Opportunities Unlimited in person at 420 West 19th Street 1E NY, NY, 10011, by phone 718-775-3712 or by email FEC@housingopportunities.com**. They will assist you.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. If you have questions about your move, please contact the Relocation Agent using the information above. This letter is important to you and should be kept.

Sincerely,

New York City Housing Authority

FEC

Phase 0 Relocation and Re-Occupancy Moves⁴

	Cost	Instances	Phase 0 Relocation		Phase 0 Re-Occupancy		TOTAL
Moving Expenses							
1br	\$1,500.00	1	82	\$123,000.00	82	\$123,000.00	\$246,000.00
3br	\$1,900.00	1	23	\$43,700.00	23	\$43,700.00	\$87,400.00
4br	\$2,000.00	1	12	\$24,000.00	12	\$24,000.00	\$48,000.00
Total				\$190,700.00		\$190,700.00	\$381,400.00
Packing Supplies							
1br	\$200.00	1	82	\$16,400.00	82	\$16,400.00	\$32,800.00
3br	\$300.00	1	23	\$6,900.00	23	\$6,900.00	\$13,800.00
4br	\$350.00	1	12	\$4,200.00	12	\$4,200.00	\$8,400.00
Total				\$27,500.00		\$27,500.00	\$55,000.00
Pack/unpack Assistance (assume all senior and disabled households) for Relocation							
3 people (\$190/hr; average 3 hrs)	\$570.00	1	108	\$61,560.00	108	\$61,560.00	\$123,120.00
Utility Transfer Costs							
Phone, Cable and Internet Service	\$150.00	1	117	\$17,550.00	117	\$17,550.00	\$35,100.00
Pest Inspections for all households							
Bedbug inspection for all units	\$160.00	1	117	\$18,720.00	117	\$18,720.00	\$37,440.00
Bedbug treatment (assume 10% of households)	\$713.00	1	12	\$8,556.00	12	\$8,556.00	\$17,112.00
Total				\$27,276.00		\$27,276.00	\$54,552.00
Dumpster (relocation only)							
Dumpster (including drop-off and pick- up)	\$1,200.00	1	6	\$7,200.00			\$7,200.00
Junk Removal Labor	\$1,600.00	1	6	\$9,600.00			\$9,600.00
Total				\$16,800.00		\$0.00	\$16,800.00
Hoarding/Downsizing Specialist (relocation only and includes man hours and large cleanups)							
Total	\$3,250.00	1	12	\$39,000.00	4	\$13,000.00	\$52,000.00
Moving Related Claims							
Total	\$250.00	1	40	\$10,000.00	40	\$10,000.00	\$20,000.00
Moving Contingency							
Total	\$100.00	1	117	\$11,700.00	117	\$11,700.00	\$23,400.00
TOTAL				\$402,086		\$359,286	\$761,372
<i>Per Unit</i>				<i>\$3,436.63</i>		<i>\$3,070.82</i>	<i>\$6,507.45</i>

⁴ Estimated numbers are preliminary and subject to change