



Dear Resident,

Your building is part of the first phase of the redevelopment of the Fulton and Elliott-Chelsea campuses. Enclosed in this mailing is your official **90-Day Notice**, which explains that your household will be temporarily relocated to a refurbished apartment within the Fulton and Elliott-Chelsea campus. NYCHA, the PACT Partner team, the PACT Partner's Relocation Agent, Housing Opportunities Unlimited (HOU) will ensure you are informed and supported throughout this process.

This relocation is required to allow the construction of NYCHA replacement buildings. This move is temporary, and once construction is complete, you will have the right to return to a newly built apartment at your development.

Key Information from the 90-Day Notice:

Please review the enclosed 90-Day Notice. The Notice includes the address of your matched temporary apartment and your estimated moving date.

- **You do not need to move right at this moment.** You will not be required to move sooner than October 26, 2025, which is 90 days from the date of this notice. You may choose to voluntarily move before that date.
- **You have the right to return.** Existing authorized NYCHA households will have the right to a new apartment in a completed NYCHA replacement building.
- **You will receive relocation assistance.** NYCHA and the PACT Partner will provide packing supplies and moving services at no cost to you, including packing boxes, tapes, and transportation of your belongings to your temporary apartment. Additional support will be available for residents with special needs.
- **Your rent will continue to be calculated at 30% of your household's adjusted gross income,¹** during your time in the temporary apartment and once you return to a new apartment.
- **Your relocation will be completed consistent with fair housing and civil rights requirements.** If you need a reasonable accommodation due to a disability or have other special needs, please contact HOU.

Questions about Moving Logistics?

If you have questions about the relocation process, viewing a refurbished model unit or your temporary apartment, scheduling your move, or requesting packing or transportation services, please contact **Housing Opportunities Unlimited (HOU) at (718) 775-3712**, email FEC@housingopportunities.com, or visit their office at 420 West 19th Street, Apt 1E, Monday through Friday, 9 AM to 5 PM.

Questions about Your Rights or Lease?

If you have legal questions about your rights as a resident, including your right to return, lease terms, or the contents of this Notice, you may contact **Convergent Law**, an independent legal advisor available to you at no cost, at **(973) 358-2500**.

More Information

For more information about the Fulton and Elliott-Chelsea Redevelopment Project and the relocation process, including the Relocation Plan and the Right to Return Agreement, please visit www.nyc.gov/nycha-pact-chelsea-fulton.page or scan the QR code.



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.



NEW YORK CITY HOUSING AUTHORITY
90 CHURCH STREET • NEW YORK, NY 10007
TEL: (212) 306-3000 • 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)

July 28, 2025

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

[Resident Name]

[Current Address]

Dear [Resident 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 [Current Address] 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 (HOU), 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 October 26, 2025, 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:

Development	Address	Apt. #	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

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。
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Перевод этого документа находится в Офисе управления вашего жилищного комплекса.