

Fulton & Elliott-Chelsea Redevelopment Project



Conceptual rendering of Elliott-Chelsea courtyard.

Renderings are for illustrative purposes only. The final designs will be determined in consultation with residents and subject to all applicable legal and regulatory approvals.

Project Overview

NYCHA and the PACT partners continue to make progress towards the redevelopment of Fulton and Elliott-Chelsea Houses.

Based on years of resident-driven engagement, NYCHA and its PACT partners, Essence Development and The Related Companies, plan to construct new apartment buildings for existing authorized NYCHA residents at Fulton and Elliott-Chelsea Houses, while preserving affordability and resident rights through the Permanent Affordability Commitment Together (PACT) program.

Every public housing unit will be replaced, and all authorized residents will have a right to a new apartment.

All 2,056 existing NYCHA apartments at Fulton and Elliott-Chelsea will be replaced with new, permanently affordable homes.

The new buildings will feature modern residential amenities for NYCHA residents.

New amenities are expected to include resident-controlled heating and cooling, dishwashers, in-unit washers and dryers, fitness centers, resident lounges, rooftop amenities, and lobby attendants. The campuses will also include new healthcare facilities and community centers, new grocery and retail stores, and new outdoor recreational spaces.

New affordable units will be built.

The project will create approximately 3,500 new homes, including approximately 1,000 new, permanently affordable apartments following the completion of the replacement buildings.

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NYCHA’s PACT Program

PACT preserves resident rights and protections in accordance with Federal regulations.

For example, existing public housing households automatically qualify for Project-Based Section 8 housing and are offered a new PACT tenant lease, which is modeled on the public housing lease and cannot be terminated except for good cause. In addition, rent continues to be calculated at 30 percent of adjusted gross household income¹; residents do not have to pay any additional fees, charges, or utility expenses that are greater than what they currently pay; and household members have succession rights. For more information about your rights as PACT residents, scan the QR code.



PACT keeps rent permanently affordable.

Rent will continue to be calculated at 30% of your household’s adjusted gross income.¹

The campus will not be privatized.

NYCHA will continue to own the land and buildings, while the PACT partner will manage and operate your developments subject to the terms of a ground lease and other agreements.

Residents are at the center of the process.

NYCHA and the PACT partner team will continue to hold meetings, ask for your feedback, answer your questions, and distribute notices through the duration of the project. Residents will also play a role in designing the new buildings and public spaces.

More information

For more information about the project, the PACT program, and your rights as residents, visit nyc.gov/site/nycha/about/pact/chelsea-fulton.page



Key Facts

NYCHA residents have a right to return.

Existing authorized NYCHA households will have the right to a new apartment in the completed redevelopment in accordance with U.S. Department of Housing and Urban Development (HUD) requirements. All residents will sign a new PACT Resident Lease and a Right to Return Agreement, which will guarantee their right to a new home once it is complete.

Most households will only move once, directly into their new homes.

Only residents of Chelsea Addition (436 West 27th Drive) and Fulton Building 11 (401 West 19th Street and 419 West 19th Street) will have to move twice: first temporarily to facilitate the redevelopment process and then into their new homes in the replacement buildings.

Residents of Chelsea Addition and Fulton Building 11 will move first.

When the environmental review process was completed in summer 2025, NYCHA issued a notice to residents of 401 West 19th Street, 419 West 19th Street, and 436 West 27th Drive indicating they have 90 days before they are required to move. NYCHA will work with each household to plan for and coordinate their moves. The PACT partner will cover all packing and moving expenses.

NYCHA replacement housing will be constructed first.

In later phases of the project, mixed-income housing will be added to the campus — but NYCHA residents will move into their new homes before any mixed-income residents move into the community. All NYCHA replacement units will remain permanently affordable for low-income households.

The environmental review is complete.

After an environmental review process, including a public comment period, a Final Environmental Impact Statement (FEIS) was published on NYCHA’s website in June 2025. The FEIS contains detailed information about the potential impacts of the project and plans to mitigate or address those impacts.

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.

