



FULTON & ELLIOTT-CHELSEA NEWSLETTER

NYCHA and the PACT partners, Essence Development and Related Companies, continue to make progress towards the redevelopment of Fulton and Elliott-Chelsea Houses through the PACT program.

In this newsletter, you will find updates on the following topics:

- Environmental review process
- Resident relocations
- Section 8 lease signings
- Free legal advisory support
- Upcoming resident engagement

Quick Facts about the Project

- ✓ All **2,056** existing NYCHA apartments at Fulton and Elliott-Chelsea will be replaced with new, permanently affordable homes, and **all authorized residents will have a right to a new apartment.**
- ✓ **The new buildings will feature modern residential amenities for NYCHA residents**, such as 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.
- ✓ Approximately **3,500** new homes, including approximately **1,000** new, permanently affordable apartments, will be built in later phases following the completion of the NYCHA replacement buildings.
- ✓ For more information, see the attached Project Overview flyer.



Conceptual rendering of Fulton Houses on W 19th St. Renderings are for illustrative purposes only.

NYCHA is committed to frequent communication and transparency, and we are working to ensure that the residents of Fulton and Elliott-Chelsea remain centered in this process. If you have any immediate questions or concerns, please contact us directly by phone at our PACT hotline (212-306-4036) or by email at PACT@nycha.nyc.gov.

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

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居公房管理處備有文件譯本 可供索取。所居公房管理处备有文件译本可供索取。

Перевод этого документа находится в офисе управления Вашего жилищного комплекса.

Environmental Review Process

After the environmental review process, including a public comment period, a Final Environmental Impact Statement (FEIS) was published on NYCHA's website on June 27, 2025. The FEIS analyzes topics like greenhouse gas emissions, water and sewer infrastructure, traffic, and much more. The FEIS contains detailed information about the potential impacts of the project and plans to mitigate or address those impacts. On July 28, 2025, a joint Record of Decision/Statement of Findings was issued by the lead agencies, concluding the environmental review process.

Key steps of the environmental review process



Scoping

The purpose of scoping is to gather input from government agencies and the public to define the issues that should be analyzed in the EIS. This process included the release of the Draft Scope of Work (DSOW) on **January 8, 2024**. The DSOW outlines the topics to be studied in the DEIS.



Final Scope of Work (FSOW)

The FSOW was released on **March 28, 2025**. It is a revised version of the DSOW that incorporates the public's feedback from the scoping process, along with responses to the comments received.



Public Comment & Response

After the DEIS was issued on March 28, 2025, NYCHA and the NYC Department of Housing Preservation and Development (HPD) hosted two in-person public hearings along with one virtual hearing and received comments verbally and in writing during the 45-day comment period that extended until **May 19, 2025**.



Draft Environmental Impact Statement (DEIS)

The DEIS is the draft document released on **March 28, 2025**. It provides an initial look at the project's potential environmental impacts and allows for public feedback.



Final Environmental Impact Statement (FEIS)

On **June 27, 2025**, the final version of the EIS was published on the NYCHA website.



Record of Decision

On **July 28, 2025**, NYCHA and HPD issued a joint Record of Decision and Statement of Findings, which concludes the environmental review process.

Resident Relocations

Relocation Plan and Right to Return Agreement

The Relocation Plan, which has been reviewed by the U.S. Department of Housing and Urban Development (HUD) is available on the NYCHA website at nyc.gov/site/nycha/about/pact/chelsea-fulton.page. The Relocation Plan sets forth the specific policies, procedures, rights, and benefits that will govern the relocation of residents at Fulton and Elliott-Chelsea. The Plan also includes all sample resident notices and documents related to the project, such as the Right to Return Agreement.

Resident Moves and 90-Day Notice

On or around July 28, 2025, residents of Chelsea Addition (436 West 27th Street) and Fulton Building 11 (401 and 419 West 19th Street) received a **90-Day Notice** indicating that after 90 days they will be required to complete their temporary relocation. Households may voluntarily move in advance of the 90-day period.

All authorized residents of these buildings will be offered a refurbished unit on the Fulton or Elliott-Chelsea campus while the new buildings are under construction. All authorized residents will sign a Right to Return Agreement, which guarantees them an apartment in the new buildings.

Housing Opportunities Unlimited (HOU) will work one-on-one with each household to determine their specific relocation needs. Costs associated with moving assistance for all residents who are temporarily relocated will be covered by NYCHA and the PACT partner.

Only residents of Chelsea Addition (436 West 27th Street) and Fulton Building 11 (401 and 419 West 19th Street) are required to temporarily move to facilitate the construction of the NYCHA replacement buildings.

Following the issuance of the 90-Day Notice, the relocation process includes the following steps:

- **90 to 30 days before the scheduled move**, the HOU team will conduct one-on-one meetings with each household to assess relocation needs, review any reasonable accommodation requests, and answer questions related to upcoming moves. Residents may choose to voluntarily move during this time.
- **Approximately 30 days before the move**, each household will receive a written notice confirming the scheduled move date and providing additional information. Households may also request packing supplies or assistance from the HOU team.
- **In the weeks leading up to the move**, boxes, tape, and packing supplies will be delivered if requested. Households will be asked to prepare by packing belongings and placing items in the center of each room.
- **On the scheduled moving day**, moving assistance will be provided to transfer all belongings to a refurbished temporary apartment within Fulton or Elliott-Chelsea Houses. Keys to the temporary unit will be distributed at the property management office, and keys to the current apartment will be collected. Every household member must vacate the existing apartment, along with their possessions.
- **Approximately one week after relocation**, a brief survey will be distributed to collect feedback on the experience. Resident input will help NYCHA and PACT partners improve future moves.

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):**

 **(718) 775-3712**

 **fec@housingopportunities.com**

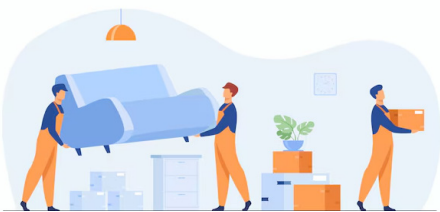
 **420 W 19th St, Apt 1E
New York, NY 10011**

*Please make an appointment by calling HOU for an in-person meeting.

NYCHA and the PACT partner team are committed to providing clear communication and support throughout the relocation process. No household will be asked to move until appropriate accommodation is in place and until the 90-Day Notice period has expired, although residents may voluntarily choose to move prior to the expiration of the 90-Day Notice period. If households are interested in moving prior to the expiration of the 90-Day Notice period, they should contact HOU.

Voluntary Moves Have Begun

Some residents of Fulton 11 and Chelsea Addition have already chosen to voluntarily move early into an apartment elsewhere on the Fulton or Elliott Chelsea campus. Those moves are underway and residents are settling into their refreshed units.



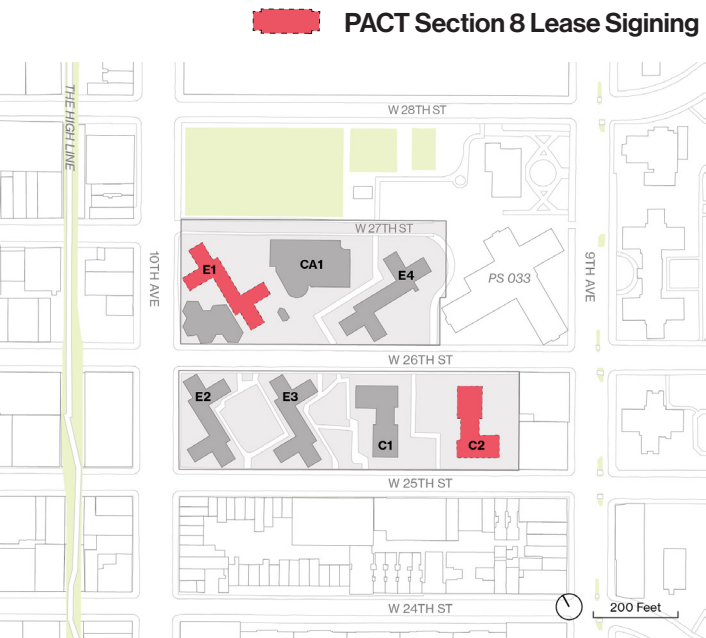
Section 8 Lease Signings

Later this year, residents in the buildings identified on the maps below will convert to Project-Based Section 8 through the PACT program. These households will be the first to move into the new replacement buildings. As part of this process, households will sign a PACT Resident Lease and Right to Return Agreement. These agreements preserve resident rights and protections, including rent calculation, and guarantee your right to an apartment in the new replacement buildings.

Transitioning these buildings to Project-Based Section 8 funding early will accomplish several key goals. First, NYCHA can unlock additional federal funding to construct the replacement buildings. Second, additional funding will also support a higher level of maintenance and more timely repairs across the existing buildings, while the replacement buildings are under construction. Lastly, with oversight from NYCHA, the Related Companies will maintain and operate the buildings during this interim period until residents are able to move into their new homes.

First-phase buildings include:

Fulton 5	427 West 17th Street & 431 West 17th Street	Elliott 1	288 10th Avenue & 450 W 27th Drive
Fulton 7	121 9th Avenue & 117 9th Avenue	Chelsea 2	420 West 26th Street & 415 West 25th Street
Fulton 8	401 West 19th Street & 411 West 18th Street		
Fulton 10	412 West 19th Street & 400 West 19th Street		



More information about the lease-signing process, conversion to Project-Based Section 8, and property management will be shared with residents of these buildings shortly.

Free Legal Advisory Support

With resources provided by NYCHA, **Convergent Law** will provide free, independent legal assistance to Fulton and Elliott-Chelsea Houses residents who have questions about the PACT process, the PACT Section 8 lease, or any other legal questions relating to the PACT program.

To speak with a member of the Convergent Law team, please call **(973) 358-2500**.

Additional information about Convergent Law can be found in the enclosed flyer.

Please note that Convergent Law is available to address legal questions relating to the PACT conversion only. Convergent Law cannot provide legal representation or serve as personal or business legal counsel to any residents.



CONVERGENT LAW



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.

CONTACT US

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on.nyc.gov/nycha-pact

PACT Partner Team



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