

FULTON ELLIOTT-CHELSEA NEWSLETTER: REDEVELOPMENT PROJECT UPDATES

As we continue to make progress towards the comprehensive redevelopment of Fulton and Elliott-Chelsea Houses through the PACT program, NYCHA and our partners want to make sure you stay informed and up to date. The proposed project will deliver new homes, community centers, and open spaces for all Fulton and Elliott-Chelsea residents, while keeping your rent permanently affordable and ensuring all of your rights and protections are preserved.

This newsletter has important updates on a few different parts of the proposed project. Below is a summary of the updates you will find included in this packet.

WHAT'S INSIDE THIS NEWSLETTER?

General Information Notice

This packet contains a required U.S. Department of Housing and Urban Development (HUD) notice informing residents of Chelsea Addition (436 West 27th Drive) and Fulton Building 11 (401 West 19th Street and 419 West 19th Street) that they will have to temporarily move to facilitate the redevelopment process. **This is not a notice for those households to vacate their unit. No households are required to move yet. If you are required to move, NYCHA will notify you at least 90 days before you will be required to move.**

NYCHA will determine if you are eligible for relocation assistance. If you legally reside at these addresses, you will continue to pay 30 percent of your adjusted gross income towards rent. You have the right to return to a new apartment in the redeveloped Fulton and Elliott-Chelsea project once it is completed.

Environmental Review

On March 28, 2025, NYCHA released a Draft Environmental Impact Statement (DEIS) for the proposed Fulton and Elliott-Chelsea redevelopment. The NYC Department of Housing Preservation and Development (HPD), NYCHA, and the PACT partner team will hold multiple public hearings, offering residents and the public a chance to comment on the draft statement. Information on how to view the DEIS and participate in those hearings can be found in this packet.

The Bridge Plan

Before construction begins, NYCHA and the PACT partner team have started to provide immediate improvements to the Fulton and Elliott-Chelsea communities through the Bridge Plan. An update on that work is also included here.

Model Units

Model unit tours recently took place for residents of Chelsea Addition and Fulton Building 11. Residents in these buildings will be temporarily relocated during construction of the first replacement buildings.

Master Campus Planning

The PACT partner team has been engaging with resident committees to gather feedback on plans for the landscaping and outdoor spaces surrounding the new buildings.

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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Перевод этого документа находится в офисе управления Вашего жилищного комплекса.

Environmental Review Updates

As lead agencies for the environmental review, NYCHA and HPD are continuing the review process for the proposed Fulton and Elliott-Chelsea redevelopment project. NYCHA and HPD held scoping meetings and a public comment period in early 2024 to gather public comments on the proposed project, analyses, methodologies, and alternatives for the Draft Scope of Work. We are now moving into the next phase of this process – publishing the Draft Environmental Impact Statement (DEIS).

What is an Environmental Impact Statement (EIS)?

An Environmental Impact Statement (EIS) studies the potential effects of the project – short term and long term – and considers possible measures to reduce or mitigate those impacts. An EIS analyzes topics like greenhouse gas emissions, water and sewer infrastructure, traffic, and much more. It helps agencies understand the project’s impact and provides an opportunity for the public to be involved in the process by providing comments.

The EIS is prepared in a series of steps:



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

Now that the DEIS has been released, the public has a 45-day window to provide feedback, **from March 28, 2025 to May 19, 2025**. NYCHA and HPD will review these comments and respond to them, as well as consider making modifications to the DEIS based on the comments.



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)

After considering public comments, the final version of the EIS will be released later this summer.



RECORD OF DECISION

Lastly, NYCHA and HPD will publish a joint Record of Decision, which summarizes that the agencies have considered all alternatives, information, analyses, and objections submitted in developing the EIS and concludes the environmental review process.

How can I participate?

We are now in the public comment period. The DEIS is available for review, and we invite you to participate. This will help ensure that the voices of the community are heard and considered as part of the final EIS process.

The DEIS, FSO, and responses to comments can be viewed by visiting on.nyc.gov/nycha-chelsea-fulton or by scanning the QR code.



After the 45-day public comment period ends, NYCHA, HPD, and the PACT partner team will consider all comments and feedback in the preparation of a Final Environmental Impact Statement, which will be released in the summer.



From March 28, 2025, through May 19, 2025, you can submit your comments on the DEIS. Here are the ways you can get involved:

Email

Send your comments to: nepa_env@hpd.nyc.gov

Mail

Send your letter to: NYC Department of Housing Preservation & Development (HPD)
Attn: Anthony Howard
100 Gold Street, #7-A3
New York, NY 10038

Public Hearings

Attend one of our upcoming hearings to provide comments in person:

April 23 6pm	THU	Fulton Senior Center	119 9th Ave New York, NY 10011	
April 24 6:30pm	WED	Elliott-Chelsea Community Center	441 W 26th St New York, NY 10011	
May 8 4pm	THU	Virtually on Zoom	Register here: bit.ly/FEC-DEIS-Hearing	

The Bridge Plan

The Bridge Plan is a collaboration between NYCHA and the PACT partner team to provide immediate improvements to the existing buildings while residents wait for their new homes to be built.

During this time, NYCHA remains responsible for building management and day-to-day oversight of the campuses.

Maintenance and repair requests should still be submitted to NYCHA. However, with the assistance of the PACT partner team, residents can expect to see issues resolved faster and more effectively. Bridge Plan initiatives currently taking place include:

Maintenance and Repairs

The PACT partner team is working with NYCHA to catch up on the large backlog of work tickets, reduce repair wait times, and improve living conditions.

Pest Control

Additional pest control treatments are taking place across the campuses.

Security

Security concierges have been patrolling the campuses since February 2024.



Building Lobbies

Building entrance doors will be repaired or replaced as needed, and lobbies will be refreshed with new paint and signage. TV screens have been installed, which will provide you with important information and project updates.

Resident communication is critically important during this time. Housing Opportunities Unlimited (HOU) will continue to have staff onsite daily to work with residents to ensure they are informed and assist them with any questions.

Additionally, after the completion of in-unit work, NYCHA and the PACT team will issue surveys to gather resident input and ensure we are meeting your needs. These surveys will provide an opportunity for residents to share any concerns about the repairs before the work order is officially closed.

What should I do if I want repairs?

For any kinds of repair needs, submit a work ticket or schedule a repair through MyNYCHA (www.nyc.gov/myNYCHA) or by calling the NYCHA Customer Contact Center at 718-707-7771.

For more information about the Bridge Plan, visit www.fultonelliottchelsea.com/bridge-plan or scan the QR code.





Model Units for Chelsea Addition and Fulton 11 Residents

Before construction of the proposed project begins, residents from Chelsea Addition (436 West 27th Drive) and Fulton Building 11 (401 West 19th Street and 419 West 19th Street) will move into refurbished vacant units in other buildings on the campuses. This will enable construction of the first two buildings in the proposed redevelopment plan.

Recently, residents of Chelsea Addition and Fulton Building 11 got an exciting first look at their temporary units, viewing one model unit at Fulton Houses and one at Chelsea Houses.

These units are available only to people who are required to temporarily move as part of the redevelopment process. All other Fulton and Elliott-Chelsea residents can look forward to moving into brand-new apartments once the new buildings are completed.



Follow this link:
<https://bit.ly/FEC-Model-Unit>
or QR code to learn more about the model units and hear residents' reactions during the tours:



Master Campus Planning Update

The PACT partners have been working with resident design committees at both campuses. In March, the resident committees offered initial feedback on the PACT partners' landscape plans at both Fulton and Elliott-Chelsea. Landscape designers and residents talked about public space management and safety. They also discussed amenities that would be most important to the community, such as playgrounds, usable lawns, enclosed dog parks, and shaded outdoor spaces.

The PACT partners will continue to work with the resident design committees on public space and master campus planning through the rest of the year and will report out to all residents in future meetings. In the coming months, the PACT team plans to present and hear feedback on designs for building amenities, among other topics, for the first two new construction buildings.



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Перевод этого документа находится в офисе управления Вашего жилищного комплекса.