

FULTON & ELLIOTT CHELSEA HOUSES

RESIDENT UPDATE MEETING
JULY 2025



Project Overview



A New Fulton & Elliott-Chelsea Houses

- ✓ Replacement of all 2,056 homes for existing residents
- ✓ Approximately 3,500 new mixed-income apartments, including:
 - Approximately 1,000 new permanently-affordable apartments
- ✓ Modern residential amenities will include:
 - Resident-controlled heating, cooling, and ventilation
 - Dishwashers
 - In-unit washers and dryers
 - Common area spaces
 - Large, multi-purpose community spaces
 - Rooftop space
 - Lobby attendants
- ✓ New healthcare facilities and community centers
- ✓ New grocery and retail stores
- ✓ New outdoor recreational spaces

Unit counts are approximate and subject to change pending final design approval, including ULURP

Guiding Principles

1. **One-for-One Replacement:** All existing NYCHA apartments will be replaced with new, high-amenity, permanently affordable homes.
2. **Build First:** Ninety-four percent (94%) of households will remain in their existing apartments while the NYCHA Replacement Buildings are built, thus avoiding the need for temporary relocation.
3. **A Dignified Wait:** While the Replacement Buildings are being constructed, the PACT Partner will add capacity to NYCHA property management with additional security, pest control, building system repairs, and in-unit repairs.
4. **Comprehensive, Equitable Planning:** The campuses will be reimagined as mixed-income, mixed-use communities that are better integrated into the surrounding neighborhood and provide crucial new affordable housing in an amenity-rich neighborhood.



Rendering for illustrative purposes only

Guiding Principles (cont'd)

- 5. A Resident-led Community Planning:** Resident voices and expertise will be centered in the planning and design of each campus, culminating in the creation of Community Plans that guide all future development.
- 6. Right to Remain and Right to Return:** All resident rights will be preserved through NYCHA's PACT program. Federal rules mandate that residents have the right to a new apartment on their home campus or, if temporary relocation is necessary, the right to return.
- 7. Collaborative Process:** NYCHA and the PACT Partner are committed to continuing existing and creating new partnerships with public and private stakeholders, businesses, non-profits, and voluntary organizations for the benefit of NYCHA residents and the project goals.



Rendering for illustrative purposes only

PACT Resident Protections

RENT CALCULATION

Residents **continue to pay 30% of their adjusted gross household income** towards 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.

FEES & CHARGES

Residents do not have to pay **any additional fees, charges, or utility expenses** that are greater than what they currently pay.

SECTION 8 ELIGIBILITY

Federal rules prohibit the rescreening of current households for Section 8 eligibility. This means that all existing households residing at the development will **automatically qualify** for the Project-Based Section 8 program regardless of their income eligibility, criminal background, or credit history.

AUTOMATIC LEASE RENEWAL

Households will sign a new PACT Section 8 lease, which emulates the Public Housing lease; it **automatically renews** each year and cannot be terminated except for good cause.

RIGHT TO RETURN

Federal rules mandate that residents have the right to a new apartment on their home campus or, if temporary relocation is necessary, the **right to return**.

RIGHT-SIZING

All households who are over- or under-housed must **move into an appropriately sized apartment** when one becomes available within their development. This is a Public Housing and Section 8 requirement.

RESIDENT ORGANIZING

Residents continue to have the **right to organize**, and resident associations will receive \$25/unit in **Tenant Participation Activity (TPA) funding**.

GRIEVANCE HEARINGS

Residents continue to have the **right to initiate grievance hearings** with a third-party mediator.

JOB CREATION

The PACT partner is required to set aside 25% of all labor hours **for NYCHA residents** seeking employment in construction or property management.

For more detailed information,
please scan the QR code
or visit the Resident Resources page
on our PACT Website:
on.nyc.gov/nycha-pact



Project Timelines

Phasing: Fulton

Increased Zoning Assumed

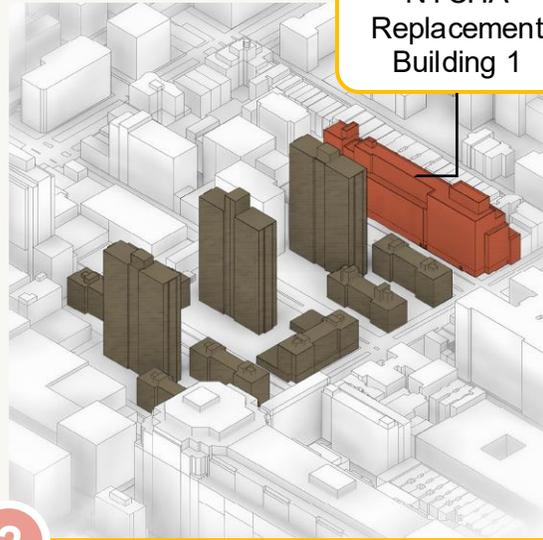


1

Pre-construction

- Move Fulton 11 households into refurbished, vacant apartments across the campus

Begins July 2025

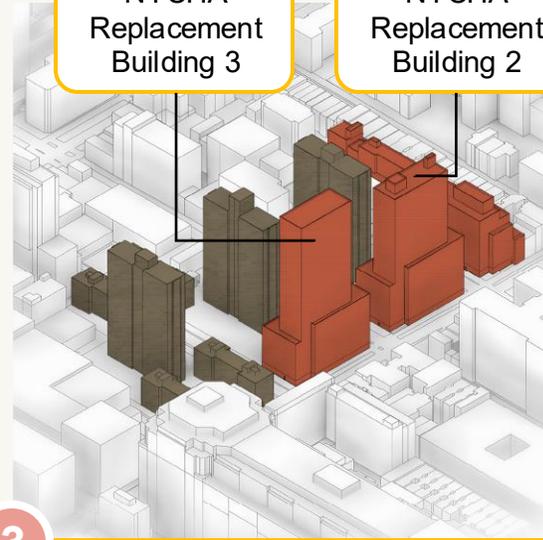


2

NYCHA Replacement Building 1

- Demolish Fulton 11
- Construct Replacement Building 1
- Move Fulton 5, 7, 8, and 10 households into Replacement Building 1
- Move Hudson Guild Community Center into Replacement Building 1

Begins Fall/Winter 2025

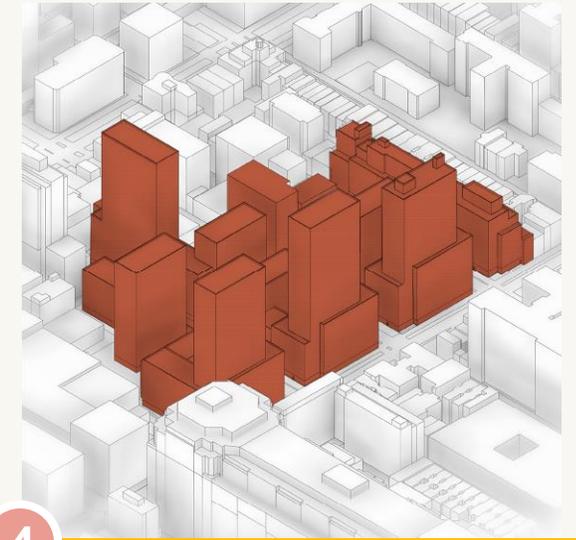


3

NYCHA Replacement Building 2

- Demolish Fulton 7, 8, and 10
- Construct Replacement Buildings 2 and 3
- Move all remaining households into Replacement Buildings 2 and 3

Begins 2028



4

Mixed-Income Buildings

- Demolish all remaining buildings
- Construct mixed-income buildings

After all NYCHA moves

Phasing: Elliott-Chelsea

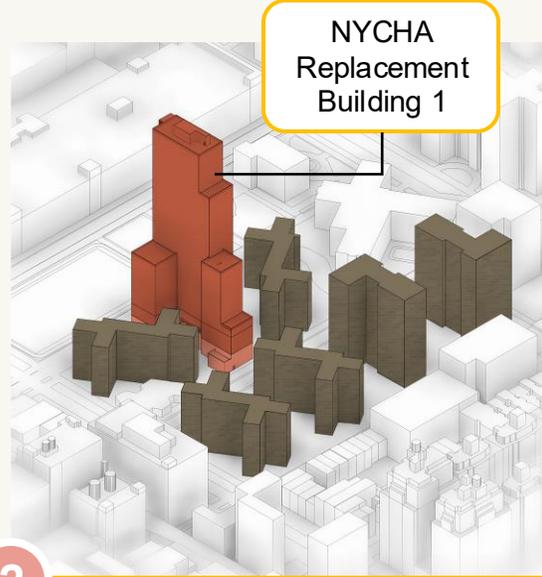


1

Pre-construction

- **Move Chelsea Addition households** into refurbished, vacant apartments across the campus
- **Move Hudson Guild** into space on 27th between 10th and 11th Avenue

Begins July 2025

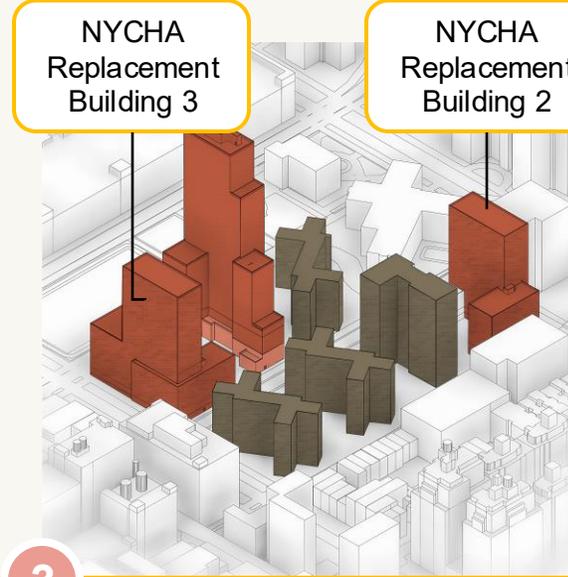


2

NYCHA Replacement Building 1

- Demolish Chelsea Addition
- **Construct Replacement Building 1**
- **Move Elliott 1 and Chelsea 2 households into Replacement Building 1**
- Move Hudson Guild Community Center into Replacement Building 1

Begins Fall/Winter 2025

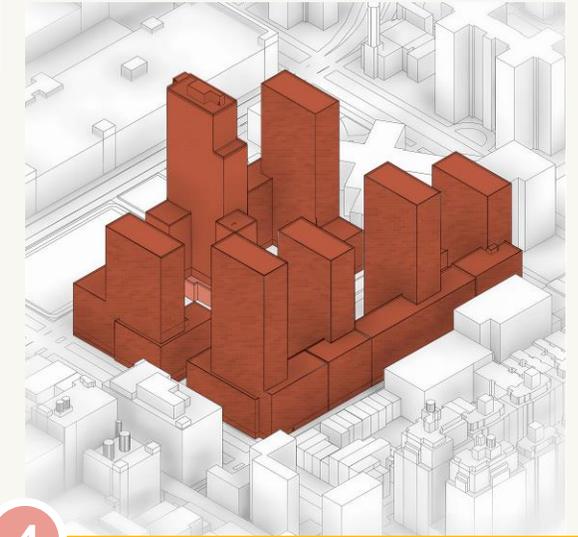


3

NYCHA Replacement Building 2

- Demolish Elliott 1 and Chelsea 2
- **Construct Replacement Buildings 2 and 3**
- **Move all remaining households into Replacement Buildings 2 and 3**

Begins 2028



4

Mixed-Income Buildings

- Demolish all remaining buildings
- Construct mixed-income buildings

After all NYCHA moves

Increased Zoning Assumed

Upcoming Relocations

Key Facts About Relocation

Only residents in Chelsea Addition (436 W 27th Drive) and Fulton 11 will be expected to move

- HOU will work **one-on-one** with each household to identify needs for relocation
- **Moving costs will be covered** by the PACT team
- All residents of Fulton 11 and Chelsea Addition will sign a **right to return agreement** that guarantees them a unit in the new building
- Residents who move will continue to pay no more than **30% of their adjusted income for rent**
- **Elliott Hudson Guild Community centers** will be relocated to 547 West 27th Street by the PACT Partner Team

Fulton Replacement Building 1 Timeline

2025

Summer

Voluntary moves start

Environmental Impact Statement (EIS) complete

90-day move notices go out to Fulton 11 and Chelsea Addition residents

Fall

Households for NYCHA Replacement Building 1 sign a Lease and Right to Return notice

Households for NYCHA Replacement Building 1 transition to Project-Based Section 8

Fall/Winter

Residents participate in selecting the interior finish palette and programming for amenities

2026

Winter

Demolition of existing building and beginning of new building construction

Spring/Summer

Residents participate in the design of the apartment interior, building amenities, and facade

2028-29

Households of Fulton 5, 7, 8, 10, and 11 move into **Replacement Building 1**

(401 W 19th, 419 W 19th, 411 W 18th, 401 W 18th, 121 9th Ave, 119 9th, 117 9th, 427 W 17th St, 431 W 17th St)

2029

Construction begins for **Replacement Buildings 2 & 3** for remaining households

Elliott-Chelsea Replacement Building 1 Timeline

2025

Summer

Voluntary moves start

Environmental Impact Statement (EIS) complete

90-day move notices go out to Fulton 11 and Chelsea Addition residents

Fall

Hudson Guild Community Center relocates from the Chelsea Addition

Households for NYCHA Replacement Building 1 sign a Lease and Right to Return notice

Households for NYCHA Replacement Building 1 transition to Project-Based Section 8

2026

Residents participate in selecting the interior finish palette and programming for amenities

Winter

Demolition of existing building and beginning of new building construction

Spring/Summer

Residents participate in the design of the apartment interior, building amenities, and facade

2028-29

Residents of Chelsea Addition, Elliott 1, and Chelsea 2 move into **Replacement Building 1**
(288 10th Ave, 450 27th Dr, 420 W 26th St, 415 W 25th St)

2029

Construction begins for **Replacement Buildings 2 & 3** for remaining households



OFFICE OF HOUSING

RAD Resident Engagement & Protections Overview

OFFICE OF MULTIFAMILY HOUSING PROGRAMS

Resident Engagement & Protections Team



The Resident Engagement & Protections Team oversees:



Resident Outreach



Resident complaints/inquiries



Relocation/right to return



Program design and implementation

HUD's Role During RAD Conversion

1

Oversee the conversion process

2

Review PHA's plans to ensure property needs are addressed, residents are protected, fair housing issues are resolved, and program requirements are met

3

Review and answer resident/public inquiries on the Project

4

Enforce resident protections

5

Ensure continued compliance post-closing

HUD Environmental Review

RAD projects are covered under 24 CFR Part 50 or 24 CFR Part 58 (in the case of NYCHA it is Part 58)

Environmental reviews are reviewed by the responsible entity

For Project Based Voucher (PBV) Part 58, the responsible entity is usually the local government

For Project Based Rental Assistance (PBRA) Part 50, the responsible entity is Office of Recap staff



RAD Resident Protections

- Right to remain/return
- No rescreening due to the conversion
- Required resident engagement and notification
- Right to organize
- Choice Mobility option

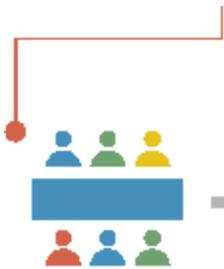
R A D C o n v e r s i o n P r o c e s s

REQUIRED PHA MEETINGS DURING THE RAD CONVERSION PROCESS

Two meetings before submitting an application to HUD to convert to RAD. The PHA must explain RAD, the general plans, and receive resident feedback.

At least two meetings with residents after HUD has accepted the PHA into RAD (CHAP) and before the PHA has a concept call with HUD

One meeting after issuance of the RAD Conversion Commitment (RCC) and prior to closing. PHA must review the conversion timing, work, changes to the lease and house rules, and any anticipated relocation, and choice mobility.



RAD Application & Resident Engagement

Commitment to Enter into a Housing Assistance Payment Contract (CHAP)

Concept Call

Financing Plan

HUD Approval: RAD Conversion Commitment

RAD Closing

Construction or Repairs

Documents to be Submitted with RAD Application



A SUMMARY OF MEETING ATTENDEES AND PARTICIPATION BY RESIDENTS (IN PERSON AND VIRTUAL)



A DESCRIPTION OF THE PHA'S EFFORTS TO PROMOTE TENANT PARTICIPATION IN MEETINGS



MEETING AGENDAS AND COPIES OF ANY HANDOUTS OR PRESENTATION MATERIALS



DESCRIPTION OF HOW MEETING MATERIALS AND QUESTIONS AND COMMENTS WERE MADE ACCESSIBLE TO RESIDENTS NOT IN ATTENDANCE AT THE MEETINGS



DESCRIPTION OF DOCUMENTS THAT WERE DISTRIBUTED TO RESIDENTS COMMUNICATING RESIDENT PROTECTIONS



CERTIFICATION THAT THE RAD INFORMATION NOTICE (RIN) AND RESIDENT MEETING NOTICES HAVE BEEN PROVIDED TO ALL TENANTS



A SUMMARY OF QUESTIONS AND COMMENTS ASKED OR SUBMITTED BY RESIDENTS TO THE PHA, AND THE RESPONSE PROVIDED BY THE PHA

Right to Remain and Right to Return



Most conversions do not involve relocation. Residents will remain in-place and cannot be rescreened when admitted into the Section 8 program



When relocation is necessary, residents have a right of return to a unit in the project



No resident may be permanently, involuntarily displaced

No Rescreening

A conversion under RAD cannot be the basis for an eviction or loss of rental assistance.

Residents may not be rescreened as a result of the RAD conversion.

This includes screening for income, criminal background, and credit.

Following conversion, residents will be protected by standard Section 8 requirements related to tenancy.

Relocation & RAD

Relocation

Where relocation is necessary, PHAs must provide residents with

Relocation cannot begin until HUD approves the Financing Plan and issues the RAD Conversion Commitment (RCC), unless specifically approved by HUD.

PHAs must maintain a resident log for all impacted residents, which must be provided to HUD upon request.

Resident notices

Moving assistance

Benefits and assistance per the “Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)”

Relocation Success Stories

Charlotte, NC

Austin, TX

<https://youtu.be/w5sMwy4mlsk> &

<https://youtu.be/v1NAQYTdMtc> &

<://www.facebook.com/watch/?v=662112150902570>

Post- Conversion Resident Rents

- Resident rents remain affordable after conversion
- Generally, residents will continue to pay 30% of their gross income after conversion

Resident Self-Sufficiency Programs

Residents can continue to participate in self-sufficiency programs the PHA may be operating, including:

Family Self-Sufficiency (FSS). Will continue at least through current grant period.

Resident Opportunities for Self-Sufficiency (ROSS). Will continue through current grant period.

Earned Income Disregard (EID). Enrolled residents can continue to benefit.

Jobs Plus. Residents enrolled in the EID component of Jobs Plus will continue to be eligible post-conversion. All residents can continue to utilize services created as a result of the program.

Resident Organizing & Funding

Residents of properties converted through RAD have the right to form and operate a resident organization.

Property owners must continue to recognize legitimate resident organization and provide funding to support these organizations.

After a RAD conversion, your property owner must continue to set aside resident participation funding in the amount of \$25 per occupied unit per year.

Choice Mobility



Following conversion, residents may request a tenant-based voucher after a period of residency at the converted property.



PBV: resident may request a voucher after one year of residency.



PBRA: resident may request a voucher after two years of residency.
HUD may approve a good-cause exemption.

Resources

- [RAD Notice Rev 4](#)
- [Relocation Notice](#)
- [RAD Factsheets](#)
- How residents can submit an inquiry or complaint: [Online complaint](#) or contact us at rad@hud.gov.



Thank You and Questions
For more information visit
www.hud.gov/hud-partners/rad
rad@hud.gov

Contact
Engagement & Relocation: Damainique Bruce
Inquiries & Complaints: Iisis Chestnut
Branch Chief: Tai Alex