



**NEW YORK CITY HOUSING AUTHORITY**  
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**LISA BOVA-HIATT**  
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## GENERAL INFORMATION NOTICE

\_\_\_\_\_, 2025

### VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

[Addressee]

Dear [Name]:

The New York City Housing Authority (NYCHA) is writing to inform you that the Fulton and Elliott-Chelsea campuses, including the property you currently occupy located at \_\_\_\_\_, NY, NY, are anticipated to be redeveloped as part of a proposed project that may receive federal funding assistance from the U.S. Department of Housing and Urban Development (“HUD”) as part of NYCHA’s Permanent Affordability Commitment Together (“PACT”) Program (the “Proposed Project”). NYCHA has been coordinating with Elliott Fulton, LLC, a joint venture of Essence Development and the Related Companies, (the “PACT Partner”) on the Proposed Project. The environmental impacts of the Proposed Project are currently being studied and will be the subject of an Environmental Impact Statement that will be made available for public review and comment.

**This is not a notice to vacate your unit. You do not have to move yet. NYCHA will notify you at least 90 days before you will be required to move.**

The purpose of this notice is to inform you of the proposed plans for the redevelopment of Fulton and Elliott-Chelsea and your potential eligibility for relocation assistance under a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (“URA”) and as outlined in the RAD Relocation Notice (RAD Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions PIH 2016-17 (HA)). You may be eligible for relocation assistance and payments under the URA. In addition, resident rights and protections will be preserved through NYCHA’s PACT Program.

If the environmental review is completed and approved, and HUD provides financial assistance and approves the Proposed Project, the PACT Partner in partnership with NYCHA would replace all existing public housing units with units in the redeveloped project and every current Fulton and Elliott-Chelsea resident would be provided the opportunity to return to a suitable, decent, safe and sanitary apartment in the newly redeveloped Fulton and Elliott-Chelsea campus under reasonable terms and conditions.

NYCHA's goal is to minimize moves and disruption for NYCHA residents. It is anticipated that most residents will move directly into brand-new apartments and will not move temporarily.

However, if you live in 401 & 419 West 19th Street or 436 West 27th Drive, it is anticipated that you will need to relocate for approximately 36-48 months while the first phase of the redevelopment takes place. In advance of that redevelopment, we will help relocate residents in these buildings to another public housing unit in Fulton or Elliott-Chelsea or, if there is no suitable unit on-site, to an off-site unit. NYCHA is working together with the PACT Partner and Housing Opportunities Unlimited (the "Relocation Agent") to collect information from residents regarding household needs that will inform them about the relocation process and the units where residents will move during the construction period.

Upon the completion of the new building, residents currently residing in 401 & 419 West 19th Street or 436 West 27th Drive will be able to lease and occupy a unit in the first 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 redevelopment because of household changes, certain residents may need to stay in their relocation unit or NYCHA and the PACT Partner will identify other 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.

Additional information will follow about the timing of moves for all other residents not currently residing in 401 & 419 West 19th Street or 436 West 27th Drive.

**NYCHA has not yet determined whether you are eligible for relocation assistance. This is not a notice of relocation eligibility.**

***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.***

If NYCHA determines that you are eligible for relocation assistance in the future, you will receive: 1) relocation advisory services, including help to find another place to live; 2) at least 90 days advance written notice of the date you will be required to move; 3) payment of your moving expenses; and 4) replacement housing payments if required to enable you

to rent a comparable replacement home, which could apply instead to the purchase of a home. You may return to the redevelopment once it is completed. If you decide to return, the PACT Partner will pay the costs of the return move. You also have the right to appeal NYCHA's determination if you feel that your application for assistance was not properly considered. The enclosed HUD brochure, "Relocation Assistance to Tenants Displaced from Their Homes," provides an explanation of this assistance and other helpful information.

Please be advised that this notice does not change your obligation to continue to pay your rent and meet all other lease obligations. Failure to do so may be cause for termination of your tenancy.

**Again, this is NOT a notice to vacate the premises and does not establish your eligibility for relocation payments or assistance at this time. Do not move or commit to the purchase or lease of a replacement home before NYCHA and the PACT Partner staff have a chance to discuss with you whether you are eligible for relocation assistance.** If you move without coordinating with NYCHA prior to receiving a formal notice of relocation eligibility, you will not be eligible to receive relocation assistance. It is important that you contact NYCHA and the PACT Partner before making any moving plans. Please keep this letter for your records.

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, who can assist you.

We are sure that you have many questions, and we will address your concerns and answer your questions as we continue to engage with you over the weeks to come. The PACT Partner's Relocation Agent will be scheduling appointments with each household to discuss the contents of this letter and answer any questions you may have regarding the relocation process. The PACT Partner's Relocation Agent can also be contacted at **Housing Opportunities Unlimited in person at 420 West 19th Street #1E, by phone at 718-775-3712 or by email at [FEC@housingopportunities.com](mailto:FEC@housingopportunities.com)** and will be available to assist you with your move to a new home when the time comes and help you preserve any eligibility for relocation assistance payments.

Sincerely,

Jonathan Gouveia  
Executive Vice President, Real Estate Development