

Fulton & Elliott-Chelsea Redevelopment Fact Sheet

The Fulton and Elliott-Chelsea Houses will be rebuilt with new buildings, modern apartments, and improved community spaces based on years of resident engagement and feedback. **All 2,056 public housing units will be replaced first**, before a single unit of future mixed-income housing is built. There are different perspectives in the community about the project, but the goal of this Fact Sheet from Mayor Mamdani's Office is to set the record straight. This is one of the largest investments the City has ever made in a NYCHA development.



All Residents' Rights Stay the Same

- **All residents will have the same basic rights after moving into their new homes.**
- **All current, legal residents have the right to a new home.** No one's home will be turned into a market rate unit. All 2,056 existing public housing units will be re-built, and MOST families will not move until new housing units are ready for use.
- **Rent remains at 30% of income.** Residents will continue to pay 30% of their gross household income, as required by HUD.¹
- **No new charges.** Residents do not have to pay any additional fees, charges, or utility expenses greater than what they are already paying for the improved conditions.
- **Automatic lease renewal.** Residents' new PACT Section 8 lease automatically renews each year. No one will be re-screened when signing the lease or in the years that follow. That means all existing households automatically qualify for the Section 8 program regardless of income, credit history, or criminal background.
- **Ability to add new family members to the household and for them to have succession rights.** Residents can continue to add people to their household composition at any time.
- **Standards of excellence will be clearly established.** Residents have the right to grievance hearings if they have concerns about property management.

¹ Some households currently pay "flat rent". These households may see their rent increase as they switch to paying 30% of their income rather than the "flat rent" schedule.

Public Oversight and Resident Governance Continues

- **Units will be permanently affordable and there will be continued public ownership of land and buildings.** Through the Permanent Affordability Commitment Together (PACT) program, the project subsidy converts to Project-Based Section 8, which ensures permanent affordability. Continued NYCHA ownership of the land and Section 8 buildings will ensure strong public oversight and control over the project.
- **There will be public oversight of property managers.** PACT property managers are required to report how quickly they complete repairs to NYCHA. NYCHA makes this data public to ensure transparency and accountability.
- **Resident Associations will continue to receive funding.** Residents maintain the right to organize.

Temporary Relocation of Fulton 11 and Chelsea Addition Households is Underway

- **Most households at Fulton and Elliott-Chelsea will move only once, directly into the new buildings.** The 103 households from Fulton 11 and Chelsea Addition that must temporarily relocate represent 5% of the 2,056 households across the community. All other households will move once, directly into the new buildings. The new, replacement public housing buildings will be completed before any mixed-income buildings are developed.
- **The first phase of the project for new public housing buildings is anticipated to be completed in 2030.** Households relocated from Fulton 11, as well as households currently living in Fulton 5, Fulton 7, Fulton 8, and Fulton 10, will then move to the new building at Fulton Houses. Similarly, households relocated from Chelsea Addition, and households currently living in Elliott 1 and Chelsea 2, will move to the new building at Chelsea Houses.
- **Relocation can be difficult, but support is provided by Housing Opportunities Unlimited.** 103 households will temporarily relocate, with the majority (over 70 percent) already moved in winter 2026. Depending on available vacancies, tenants may also have the opportunity to transfer to other developments in NYCHA's Section 9 portfolio. All households will have the right to return.
- **New mixed-income housing in later phases both helps pay for the replacement buildings for NYCHA's residents and provides affordable housing for the community.** The PACT Partners Essence Development and Related Companies will build an additional approximate 3,500 new mixed-income (permanently affordable and market rate) apartments on the campus, including approximately 1,000 permanently affordable apartments for New Yorkers.

Resident Engagement Will Continue Throughout this Process

- **Concerns about relocation experience provided by the PACT Partner can be elevated directly to the Mayor's Office to Protect Tenants: 929-489-3692**
- For additional information, including key timelines, services, and resident rights that can be downloaded in multiple languages, please visit:
<https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page>