

Fulton and Elliott-Chelsea Houses Redevelopment Project Draft Environmental Impact Statement (DEIS)

Lead Agencies:

New York City Department of Housing Preservation and Development (HPD)
New York City Housing Authority (NYCHA)

March 24, 2025

Fulton and Elliott-Chelsea Houses Redevelopment Project

Draft Environmental Impact Statement (DEIS)

Project Location:	New York, New York Community District 4
NEPA Lead Agency and Responsible Entity	New York City Department of Housing Preservation and Development (HPD)
HPD Commissioner	Acting Commissioner Ahmed Tigani
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Acceptance Date:	March 24, 2025

Public hearings on the Draft Environmental Impact Statement (DEIS) will be held at later dates to be announced. Advance notice will be given of the time and place of the hearings, at which oral or written comments may be provided. Additionally, written comments on the DEIS are requested and will be received and considered by the Lead Agencies until Monday, May 12, 2025. Refer to DEIS Chapter 03.0, "Process, Coordination, and Public Participation for more information. The DEIS is available on the NYCHA website at: <https://www.nyc.gov/site/nycha/about/pact/chelsea-fulton.page> and at the HPD website at: <https://www.nyc.gov/site/hpd/services-and-information/environmental-review.page>



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DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR FULTON AND ELLIOTT-CHELSEA HOUSES REDEVELOPMENT PROJECT

Location: Fulton, Elliott, Chelsea, and Chelsea Addition Houses New York City Housing Authority (NYCHA) campuses located in the Chelsea neighborhood of the Borough of Manhattan in New York County, New York

Agencies: The New York City Department of Housing Preservation and Development (HPD), Responsible Entity for the United States Department of Housing and Urban Development (HUD) and lead agency under the National Environmental Policy Act (NEPA), and the New York City Housing Authority (NYCHA), as project sponsor and joint-lead agency.

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Summary: As part of the Permanent Affordability Commitment Together (PACT) Program, NYCHA intends to submit an application(s) to HUD for disposition of public housing property as authorized under Section 18 of the United States Housing Act of 1937 as amended and implementing regulations at 24 CFR part 970 (Section 18) and the Rental Assistance Demonstration (RAD) Program created by the Consolidated and Further Continuing Appropriations Act of 2012, as amended, for the conversion of subsidies under Section 9 of the US Housing Act of 1937, 42 USC § 1437g, to project-based vouchers (PBVs) subsidies under Section 8 of the United States Housing Act of 1937, 42 USC § 1437f. Under the PACT Program, NYCHA would enter into 99-year ground leases involving the Project Sites, with Elliott Fulton LLC, a joint venture between Essence Development and The Related Companies and/or affiliates thereof (collectively, the PACT Partner). The Fulton and Elliott-Chelsea Houses Redevelopment Project (the Proposed Project) includes the staged demolition and full replacement of existing residential and community facility spaces across NYCHA's Fulton, Elliott, Chelsea, and Chelsea Addition Houses developments (collectively, the Project Sites) as well as the staged development of additional new mixed-use buildings on the Project Sites, that would create additional permanently affordable and market rate residential units, as well as additional community facility space, new commercial uses, and accessory open space.

Date of Publication: March 28, 2025

Public Comment Period Ends: May 12, 2025

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